

# Preston Ridge III

3460 Preston Ridge Road  
Alpharetta, GA

Colliers

Class A  
Office Space  
**FOR LEASE**

[preston-ridge-iii.com](http://preston-ridge-iii.com)



# Property Features

**Class A office building located only 3 minutes to Avalon and 1/2 mile from GA-400.**

- Onsite "Market Street Cafe"
- Expansive views atop the highest point in North Fulton
- Fitness center with locker rooms
- Parking ratio of 4.0/1,000 SF
- State-of-the-art fiber optics and power capabilities
- 24/7 controlled card-key access
- Renovated lobby and common areas
- NEW! Electric vehicle charging stations
- NEW! Outdoor amenity spaces

**-chargepoint+**



Click or Scan to  
View Property Video





# Unsurpassed Amenities & Access

**3  
minutes**

to Avalon's  
dining & retail

**2  
minutes**

to GA-400

**2  
minutes**

to access point for  
Big Creek Greenway





**HOBBS BROOK**  
REAL ESTATE



1230 Peachtree St NE, Suite 800  
Atlanta, GA 30309

**Brand New! OUTDOOR TERRACE**

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