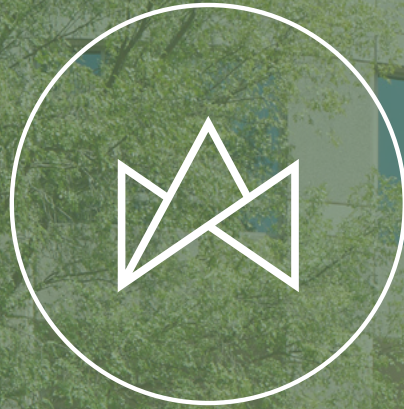


11700 Great Oaks Way  
Alpharetta, GA



ROYAL  
CENTRE  
IV

  
STREAM





# ROYAL CENTRE

## Where Businesses Reign

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Royal Centre IV has undergone a significant transformation in recent years. Originally designed for unmatched efficiency with its extra large floor plates, it continues to attract tenants with its functional layout. Recent upgrades have enhanced the building's amenities, creating an inviting atmosphere that encourages employees to return to the office.

With convenient access to Avalon, downtown Alpharetta, and GA 400, Royal Centre IV offers a perfect blend of premium office space, comfort, and collaboration. This prime location makes it an ideal choice for companies looking to thrive.



# AMENITIES

## Royal Centre IV Features



"The Royal Club" Tenant Lounge



SIGNIFICANT CAPITAL  
IMPROVEMENTS  
RECENTLY COMPLETED



FLEXIBLE GROWTH  
OPPORTUNITIES



TENANT LOUNGE &  
COLLABORATION SPACE



ONSITE CAFÉ WITH  
GRAB-N-GO OPTIONS



COVERED PARKING  
5:1000 RATIO



EV CHARGING STATIONS



STATE-OF-THE-ART  
FITNESS CENTER



ENERGY EFFICIENT SOLAR  
PANELS ON BUILDING ROOF



OUTDOOR AMENITY SPACE  
& WALKING TRAIL



# Newly Renovated LOBBY, MARKET, TENANT LOUNGE & FITNESS CENTER

Tenant Lounge Virtual Tour





# CONFERENCE FACILITIES

## Ample Meeting Spaces

- **Training Facility** | Seats 40-50
- **Board Room** | Seats 10

Large Training Room Virtual Tour



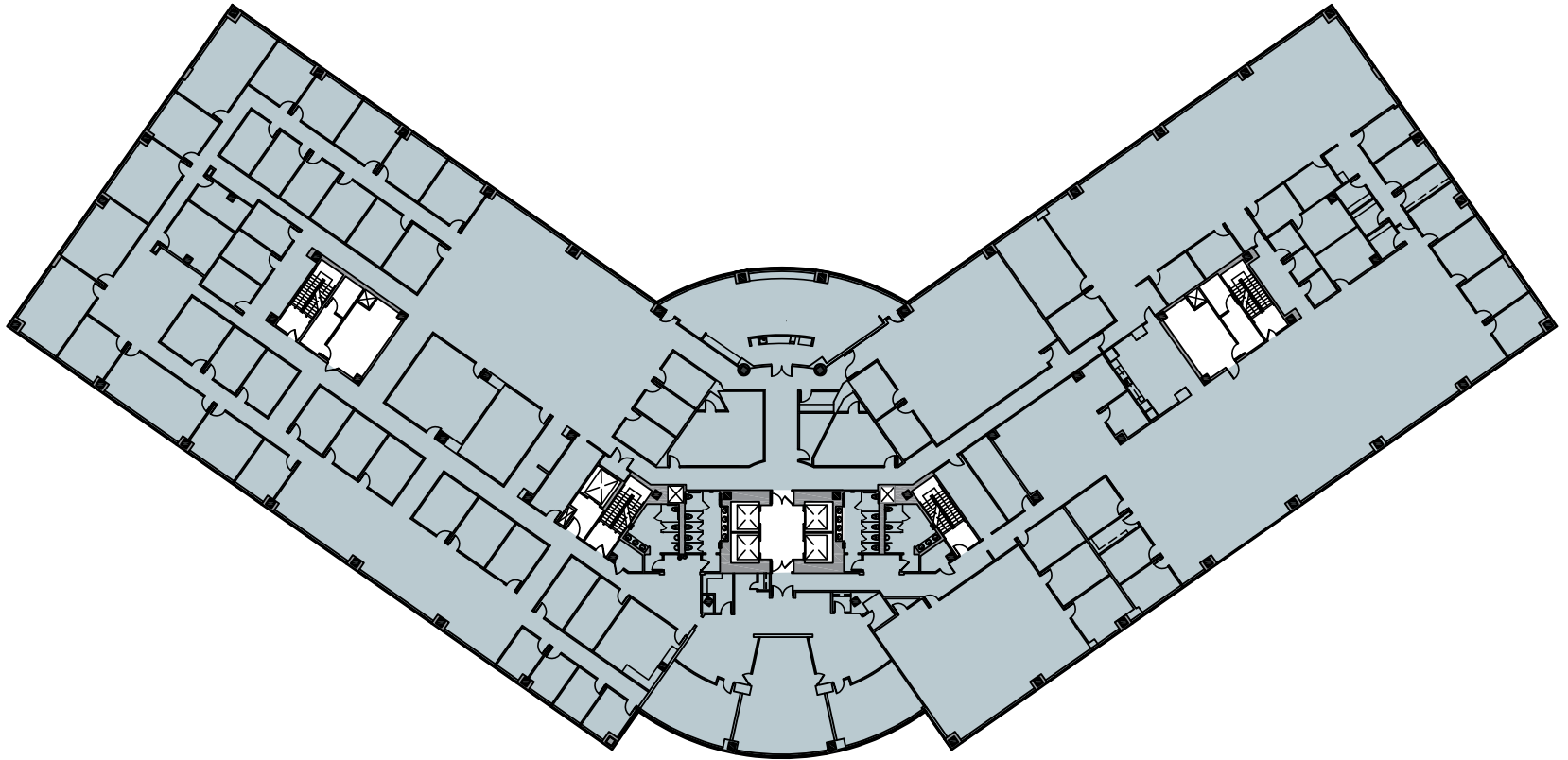
*Large Training Room – Expandable into the lounge to allow for “Town Hall” type events for +100 attendees*



Large Training Room



Executive Board Room



# FEATURED AVAILABILITY

Suite 500 | 54,710 RSF





# WHY ALPHARETTA

Leasing an office in Alpharetta offers businesses a strategic location with easy access to Atlanta while benefiting from a vibrant, growing suburban community. With its excellent infrastructure, top-rated schools, and high-quality amenities, Alpharetta is an ideal place for companies looking to attract and retain top talent.

## BIG CREEK GREENWAY

- 20 mile nature trail path connecting Alpharetta, Roswell and Cumming
- Future connection to the Alpha Loop
- Royal Centre is 2.6 miles from the Big Creek Greenway access point off of North Point Parkway



# CENTRE OF EVERYTHING

Royal Centre is ideally situated in the vibrant heart of the Southeast, surrounded by an array of amenities. Just minutes away, tenants can explore Avalon, Downtown Alpharetta and the North Point Mall area, each offering an abundance of dining, entertainment, and shopping options.

In just a -5minute drive from Royal Centre, Avalon awaits with over 70 retail stores and 25 dining options, along with a full-service hotel and conference center. This hub has become the go-to destination for both social and business gatherings in Alpharetta, making it a perfect complement to your work life.







ROYAL  
CENTRE  
IV

## FOR LEASING INFORMATION

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ACORE CAPITAL

STREAM