

9115 Westside Parkway
Building Two
Alpharetta, GA 30009

**AVISON
YOUNG**

YOUR NAME HERE

38,643 sf

**Full building leasing opportunity
in North Fulton submarket**



PROPERTY OVERVIEW

- Single tenant, full building opportunity in North Fulton submarket
- Ideal headquarters location with building signage
- Access to fitness and catering facilities
- Ample parking available
- Existing furniture available
- Market tenant improvement allowance
- Endless amenities within minutes including Top Golf, North Point Mall, Downtown Alpharetta, Avalon, and Alpha Loop
- Close to GA-400
- Alpharetta named one of the Best Places to Live in the U.S. by U.S. News & World Report
- Alpharetta is known for its schools and community and as the "Technology City of the South"

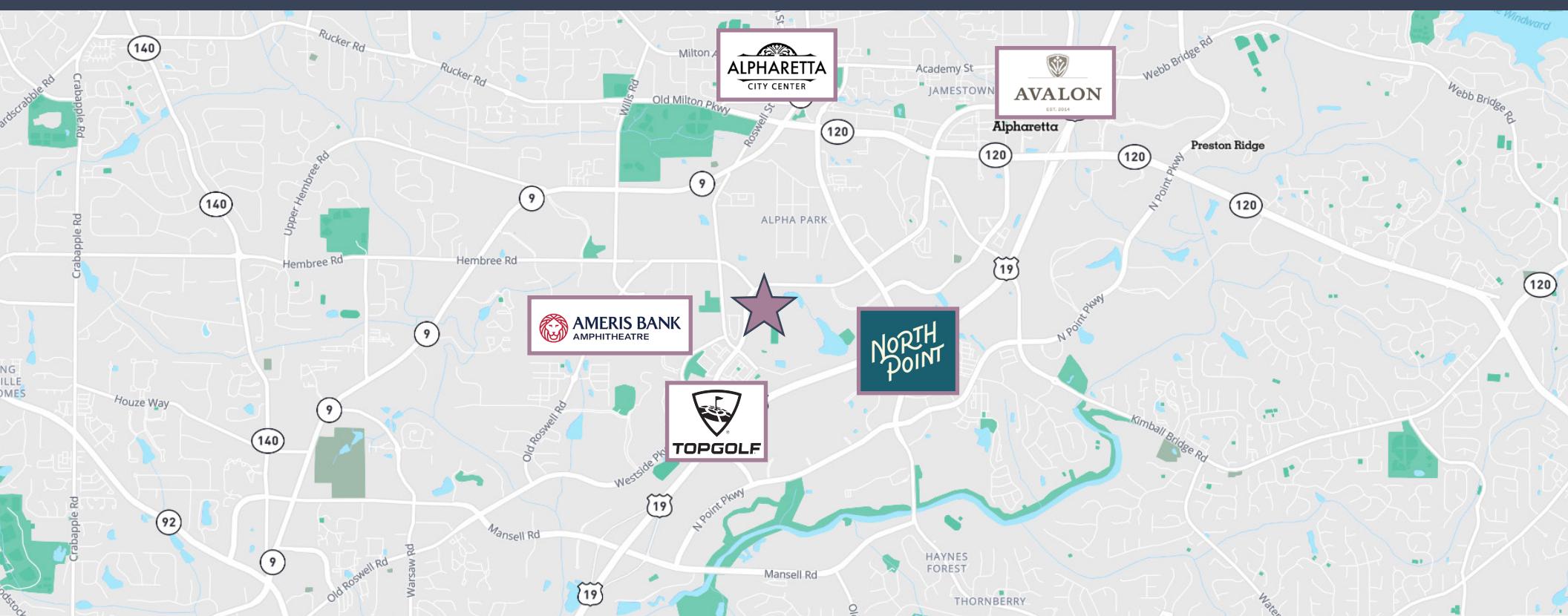
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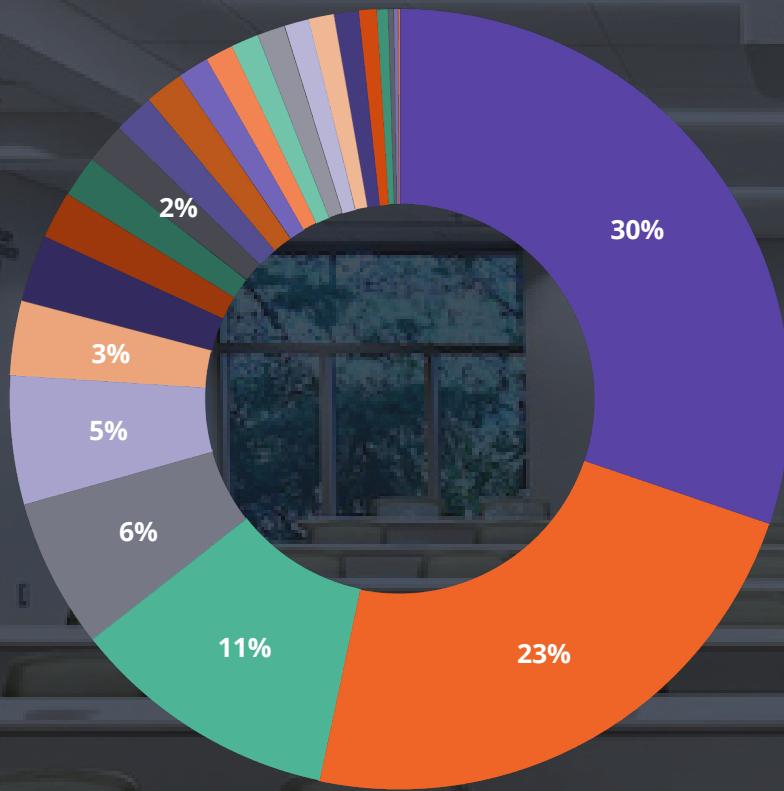
LOCATION OVERVIEW

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9115 Westside Pkwy is in close proximity to countless restaurants, retail, entertainment facilities, and hotels. These nearby amenities make it an ideal location for business meetings and team buildings opportunities.



DATA OVERVIEW



North Fulton submarket tenants source: AY Technologies

- Banking, finance, insurance & real estate
- Tech
- Biotech, life sciences, pharma, healthcare
- Engineering, architecture, construction & building materials
- Consulting, research, accounting & recruiting
- Energy & utilities
- Media, PR, telecom, entertainment
- Basic materials & chemicals
- Logistics, distribution, parcel delivery
- Industrial equipment & machinery
- Transportation- sea, rail, road, air
- Flexible office provider
- Household consumer products
- Auto, auto parts, tires
- Law firms
- Food & beverage production
- Education
- Retail
- Non profits & associations
- Government
- Wholesalers
- Hospitality & leisure
- Consumer durables & big ticket items
- Aerospace & defense



+89% pop. growth (2000-2020)



66,485 total population



71% Bachelor's degree or higher



1.9m potential workers (within a 40-minute commute)



40 median age



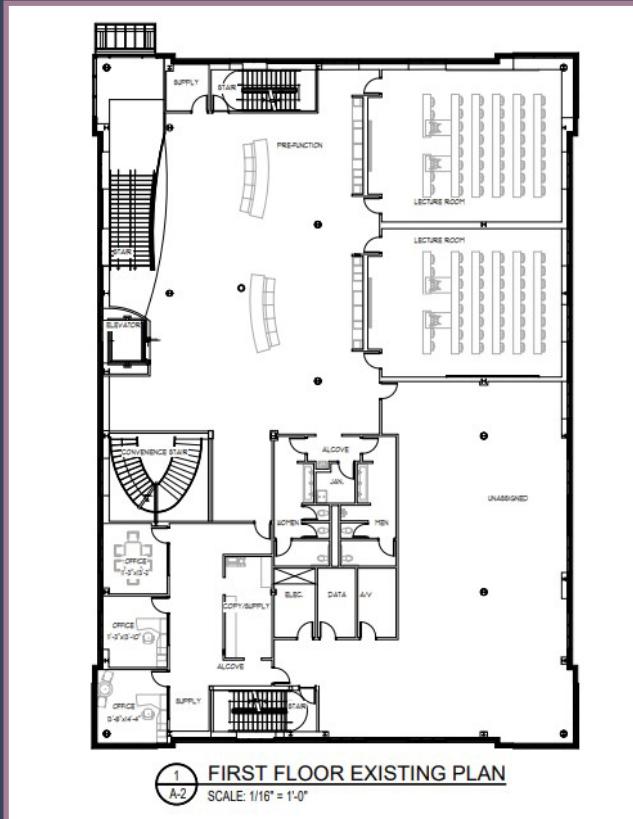
\$81,460 per capita income

Alpharetta demographics source: Connected Alpharetta

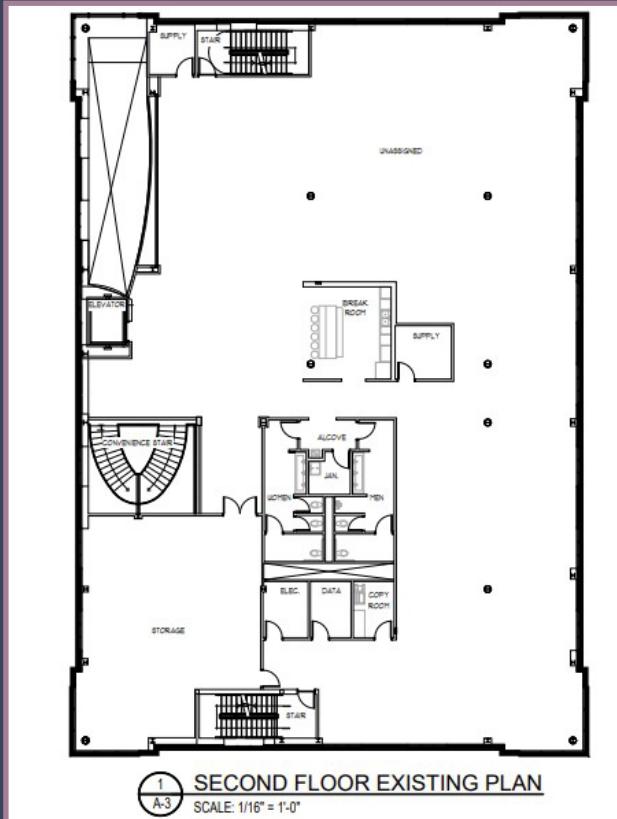
FLOORPLANS

- 4 executive offices
- 16 private offices
- 1 conference room
- 2 lecture/training rooms
- 2 galley breakrooms
- Ample open area

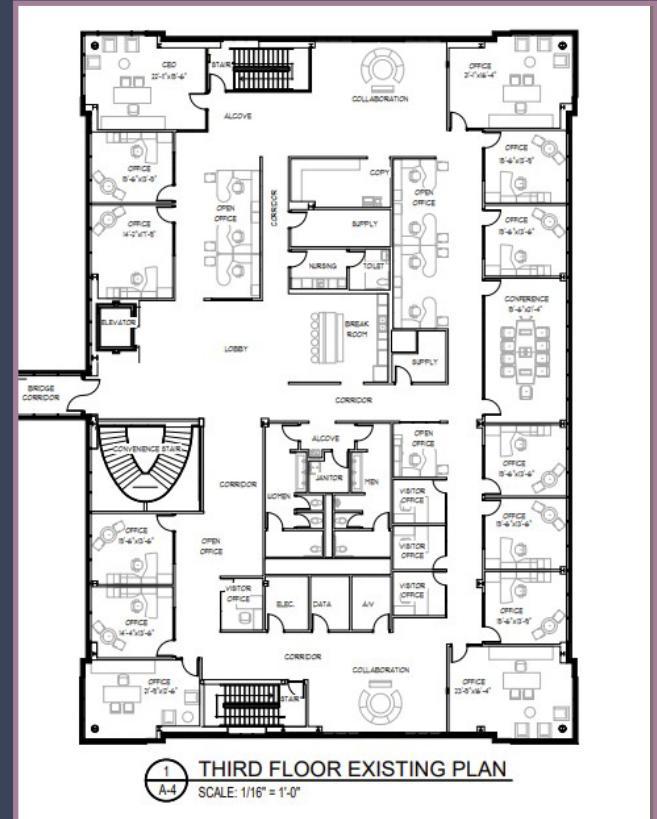
1st floor



2nd floor



3rd floor



GET IN TOUCH

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Chris Godfrey, Principal
+1 404 865 3678
chris.godfrey@avisonyoung.com

Monica Speak, Vice President
+1 404 454 1904
monica.speak@avisonyoung.com

