



# SOUTHERN POST.

**Now Leasing—Only 35,000 SF Left**

1025 ALPHARETTA STREET | ROSWELL, GEORGIA 30075



# Experience the Evolution

SOUTHERN POST is infusing new energy into the heart of Roswell's historic district with an innovative and dynamic approach.

As the area's first Class-A, mixed-use community, this groundbreaking development offers 95,000 square feet of modern offices, 137 upscale residences and a vibrant mix of walkable amenities—delivering an unparalleled tenant experience unlike anything else in Metro Atlanta.



## OPPORTUNITY HIGHLIGHTS

- Approximately 35,000 SF of available loft-style office space
- Flexible 15,000 SF floor plates
- Floor to ceiling windows
- 3:1,000 parking ratio & free covered parking
- Signage opportunity for anchor tenants
- Controlled access
- Unique built-in environment with walkable amenities

# Make Your Workday Epic

**SOUTHERN POST** is designed to transcend the traditional office experience. Set within a walkable, 4-acre, open-air district, just two blocks from Roswell's iconic Canton Street, tenants are surrounded by chef-driven restaurants, curated retail and dynamic entertainment that keeps the energy going from sunrise to sunset.

**40,000 SF**

of walkable lifestyle amenities at Southern Post

**30+**

restaurants and boutique shops nearby

**2 BLOCKS**

away from Canton Street — Roswell's hot spot for shopping, dining and local festivals



**7:00 am**

## BODYROK

Feel the burn with a high-energy pilates reformer class

**8:00 am**

## BELUX COFFEE

Grab a handcrafted latte on your way into the office

**12:00 pm**

## GRANA

Join your team for some savory Italian cuisine.

**6:00 pm**

## SWEATHOUZ

Recharge your body and mind with a post-work contrast therapy session

**7:00 pm**

## BEY MEDITERRANEAN

Gather your crew for happy hour tapas and cocktails.

*Rated one of Metro Atlanta's 10 Favorite Restaurants – AJC Dining*



# The Master Plan

Spanning over 4 acres, Southern Post offers a fully integrated live-work-play environment unlike anywhere else in Metro Atlanta.

**128**  
MULTIFAMILY UNITS

**9**  
TOWNHOMES

**42,000+ SF**  
OF RETAIL SPACE

**95,000+ SF**  
OF OFFICE SPACE

# Retail

OVER 40,000 SF of high-end dining, retail and outdoor activation space.



# Stand Out Location

Located 20 miles north of Downtown Atlanta and with direct access to Alpharetta Highway, Southern Post provides seamless connectivity to some of Metro Atlanta’s most sought-after neighborhoods.

## Drive Times

- BUCKHEAD ..... 27 min
- BROOKHAVEN ..... 25 min
- SANDY SPRINGS ..... 22 min
- ALPHARETTA ..... 15 min
- JOHNS CREEK ..... 35 min

## Roswell Demographics

|                          | ONE MILE  | THREE MILES |
|--------------------------|-----------|-------------|
| POPULATION               | 8,249     | 68,873      |
| DAYTIME POPULATION       | 12,924    | 88,093      |
| AVERAGE HOUSEHOLD INCOME | \$190,214 | \$154,386   |
| TOTAL EMPLOYMENT         | 4,363     | 38,254      |
| WHITE COLLAR JOBS        | 80.2%     | 76.5%       |



“Southern Post is a true mixed-use ecosystem on an intimate scale that brings together the synergies of the urban lifestyle and a close-knit community. It’s a place where people gather, and it’s a place where memories are made.”

- SHAWN TIBBETTS  
CEO & PRESIDENT OF AH REALTY TRUST

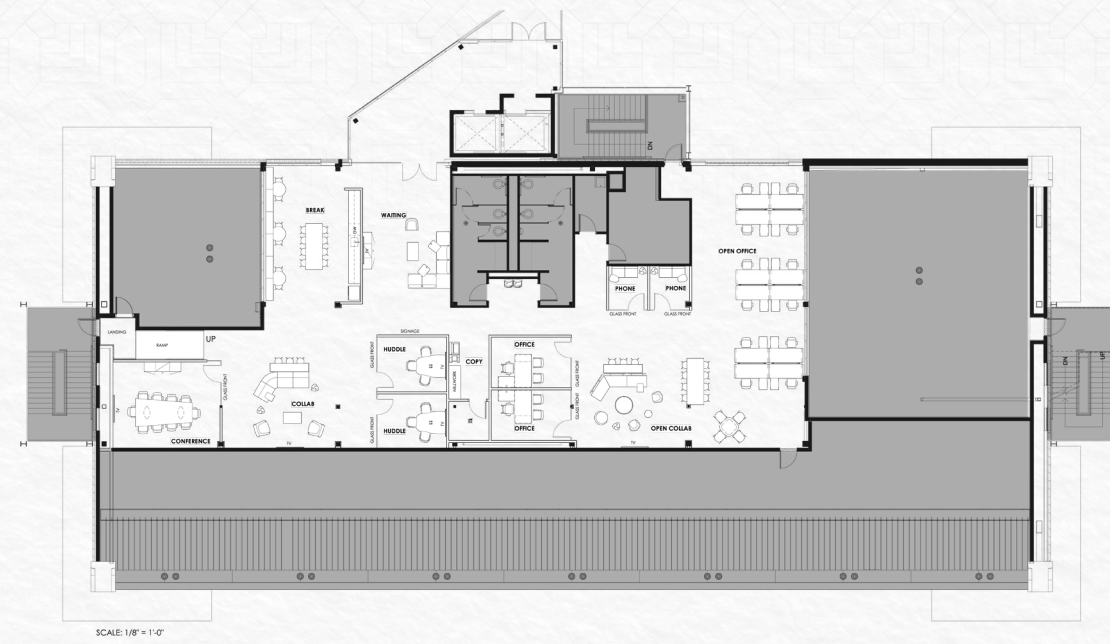


# Availabilities

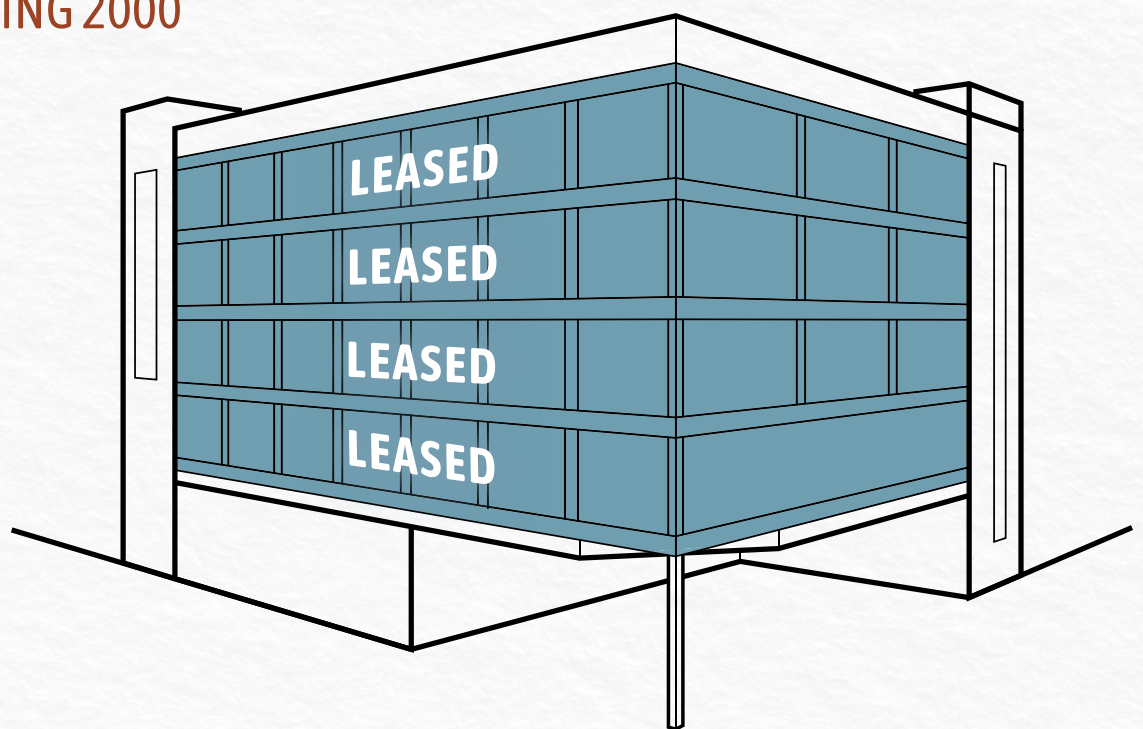
## BUILDING 1000



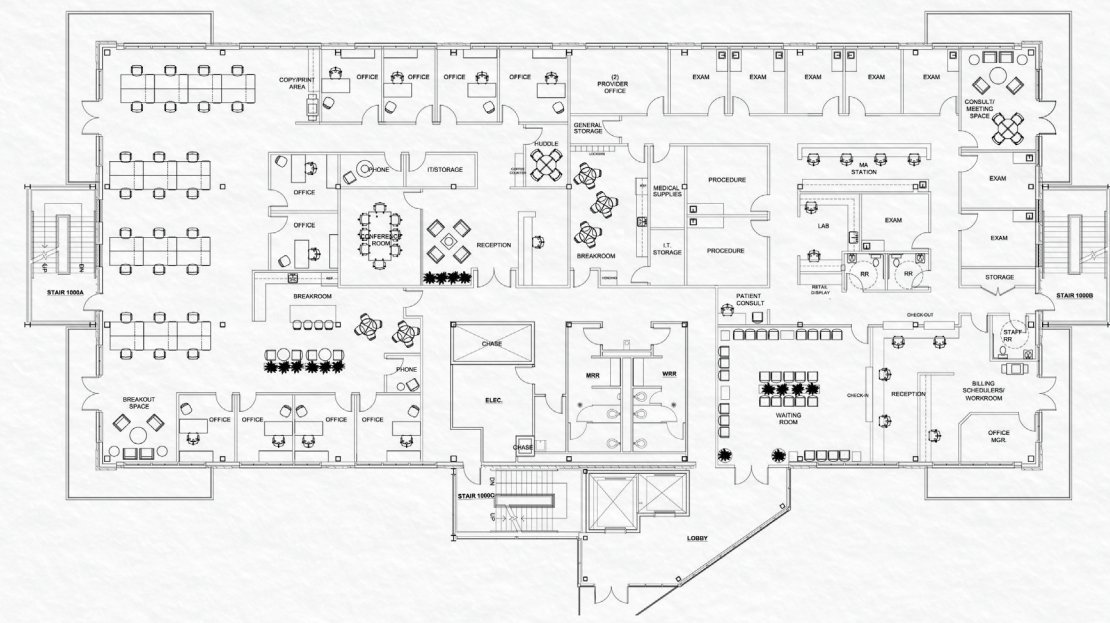
## SUITE 1500 | 6,484 RSF



## BUILDING 2000



## MULTI-TENANT FLOOR | 15,558 RSF





# SOUTHERN · POST ·

With over four decades of experience developing, building, acquiring, and managing high-quality properties in the Mid-Atlantic and Southeastern United States, AH Realty Trust prides itself on creating with vision, building on trust, and leading with experience.



AH REALTY TRUST

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## For More Information, Please Contact:

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