

11475 Great Oaks Way  
Alpharetta, GA



ROYAL  
CENTRE  
THREE

  
STREAM



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# ROYAL CENTRE

## Where Businesses Reign

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Royal Centre III 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 III 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 III Features



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



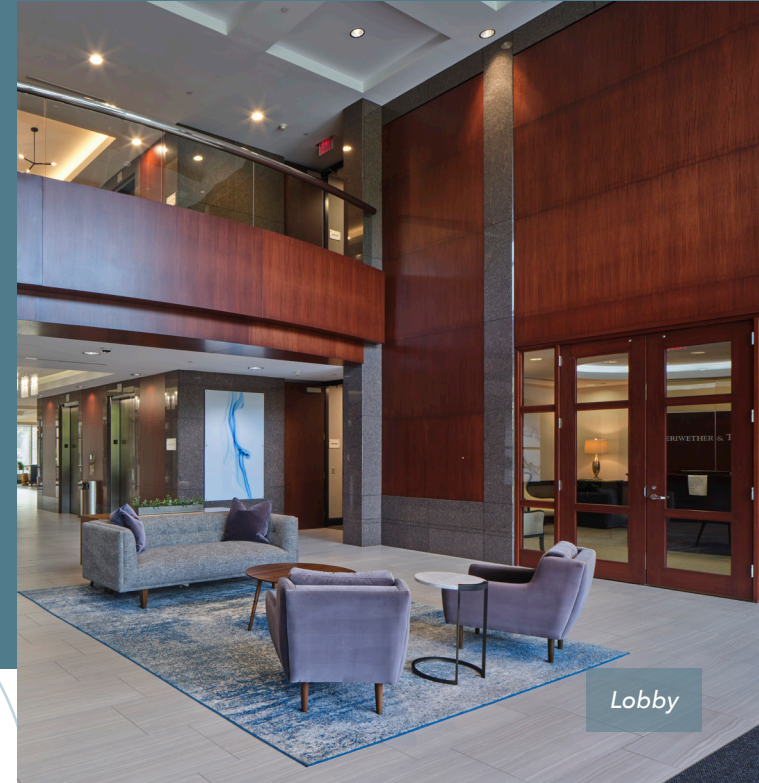
ENERGY EFFICIENT SOLAR  
PANELS ON BUILDING ROOF



# Newly Renovated LOBBY, MARKET, & TENANT LOUNGE

Lobby & Lounge Virtual Tour

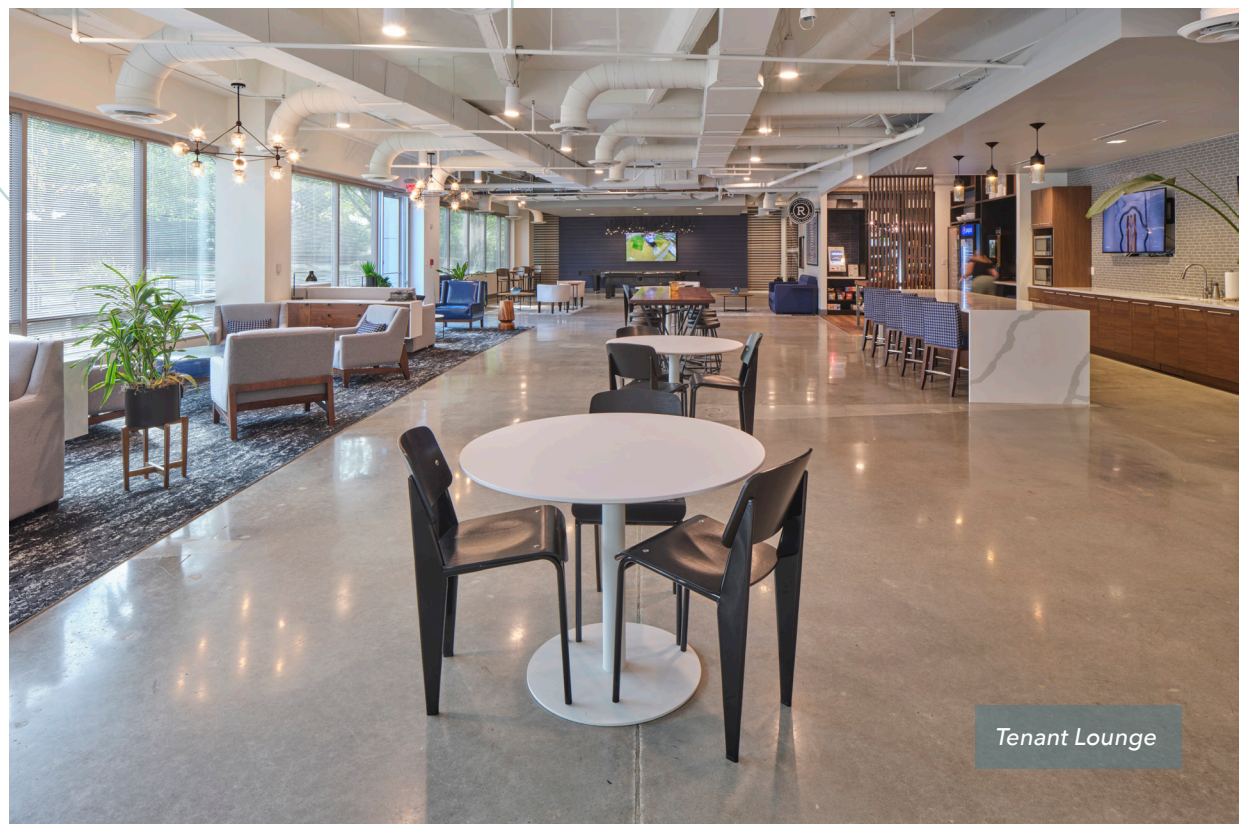
Cafe Virtual Tour



Lobby



The Market



Tenant Lounge



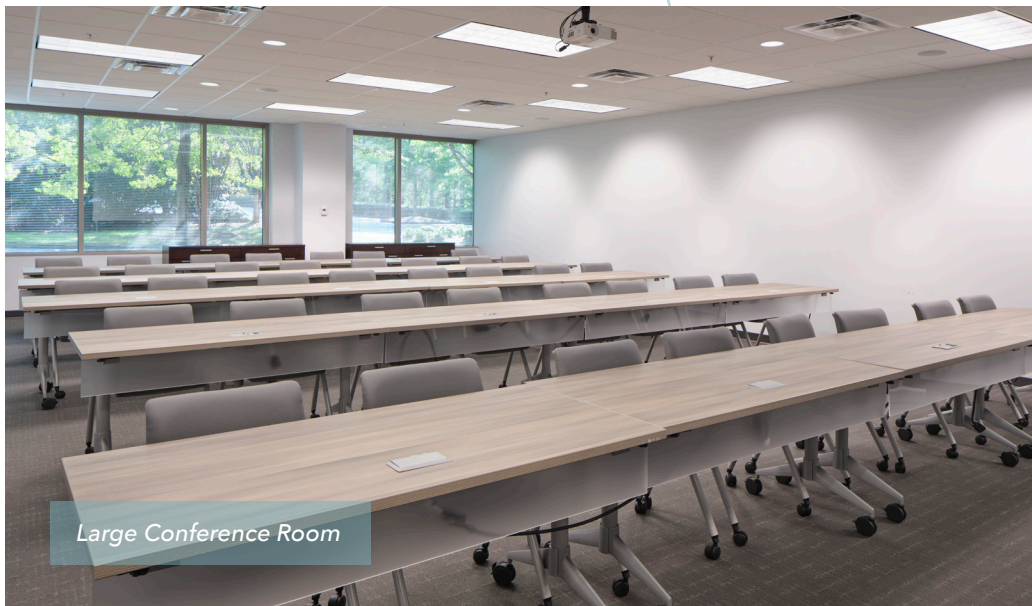
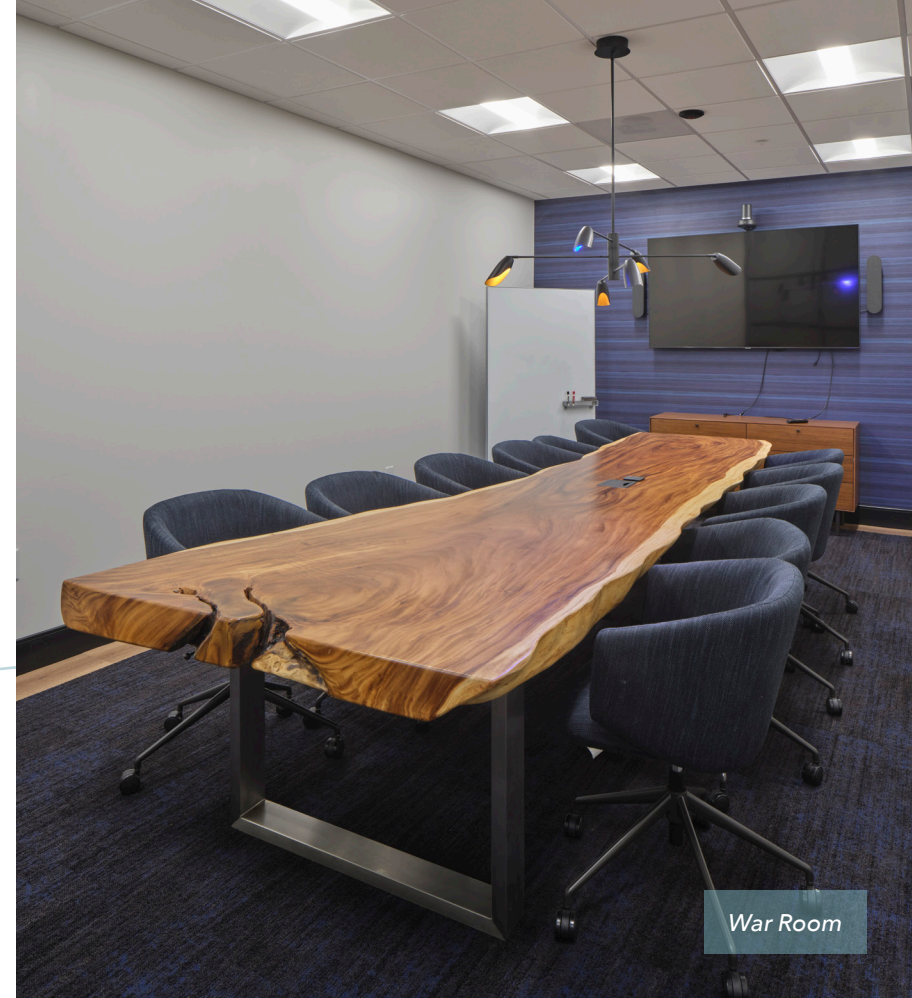
# CONFERENCE FACILITIES

## Ample Meeting Spaces

- **Large Conference Room** | Seats 40-50
- **War Room** | Seats 12
- **Executive Board Room** | Seats 10

[Large Conference Room Virtual Tour](#)

[Executive Board Room Virtual Tour](#)

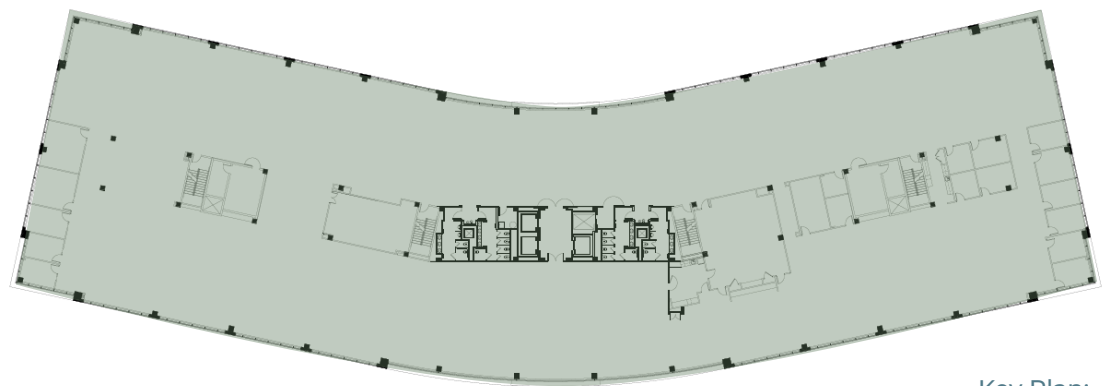






# FEATURED AVAILABILITY

Suite 400 | 44,525 RSF



Key Plan:







# 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

## Restaurants & Retail

Anchored by Avalon with numerous shopping complexes in the surrounding area, including North Point Mall. With +70 retail stores and +25 dining options, Avalon is a sustainably designed, -86acre community featuring a -12screen all premium theater, conference center and full-service hotel, single-family residences and luxury rental homes.







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## FOR LEASING INFORMATION

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ACORE CAPITAL

STREAM