

continuum

ALPHARETTA

SOUTHWEST VALUE PARTNERS

STREAM

Welcome to continuum

ALPHARETTA

- 52-acre mixed-use community.
- 515,000 SF fully renovated office building, plus 808,000 SF of future office build-to-suit capacity.
- 74,000 SF retail district planned, with the **first ±20,000 SF phase** tied to the luxury multifamily component (breaking ground 2026).
- 280 luxury multifamily units scheduled to break ground in 2026.
- 98 upscale townhomes slated to break ground in 2026.

WINDWARD PARKWAY

WESTSIDE PARKWAY

continuum
ALPHARETTA



WEST BUILDING

CENTRAL BUILDING

MAIN LOBBY — CENTRAL/WEST BUILDING

EAST BUILDING LOBBY

PRIVATE TENANT COURTYARD

EAST BUILDING

WINDWARD PKWY

Main Lobby — Central Building



East Building Lobby



OFFICE BUILDING AMENITIES

Onsite, full-time Hospitality Manager to assist with day-to-day operations and tenant services.

Lounge and employee collaboration areas.

State-of-the-art conferencing facility with one **large conference/training room** plus **three smaller breakout rooms**, accommodating meeting sizes up to 150 attendees.

Two golf simulator suites.

On site landlord subsidized café offering breakfast and lunch service.

State of the art health club with full-service **locker rooms**, **wellness programming** including **on-site personal training**, **fitness classes**, and more.

Activated outdoor space including a new **glassed-in interior courtyard** in the East Building, and a direct connection to the future **20,000 SF +/- corner retail development**.



New Main Lobby & Gourmet Cafe



Tenant Game Lounge and Golf Simulators

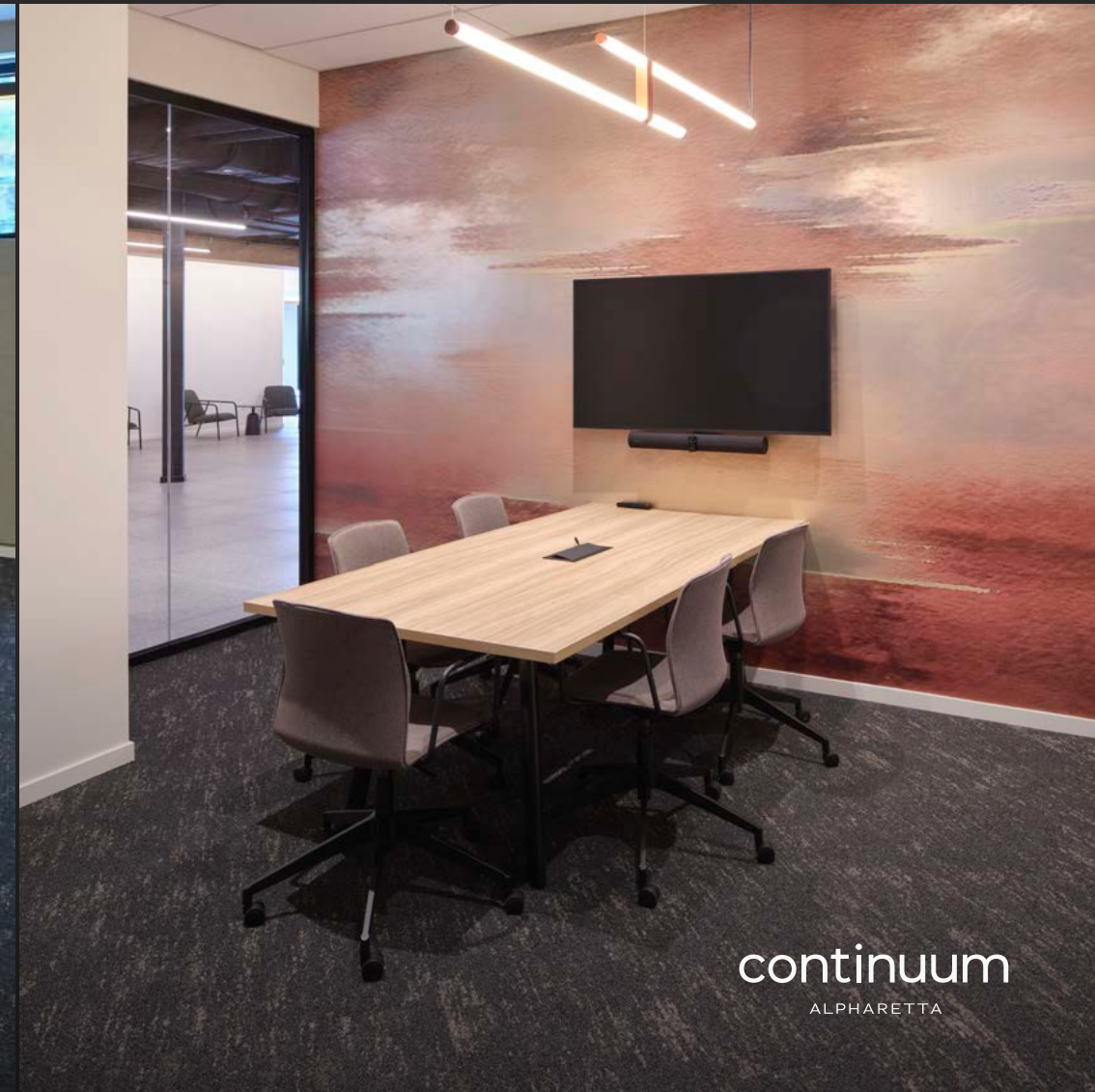


CONFERENCE FACILITY WITH MULTIPLE MEETING SPACES

Training room for up to 150 participants

3 Video-enabled conference rooms

Multiple outdoor meeting areas



Fitness Center with Locker Rooms, Towel Services and Showers



Main Lobby Facade Facing Windward/Westside and Outdoor Tenant Lounge



On-Site Amenity Map

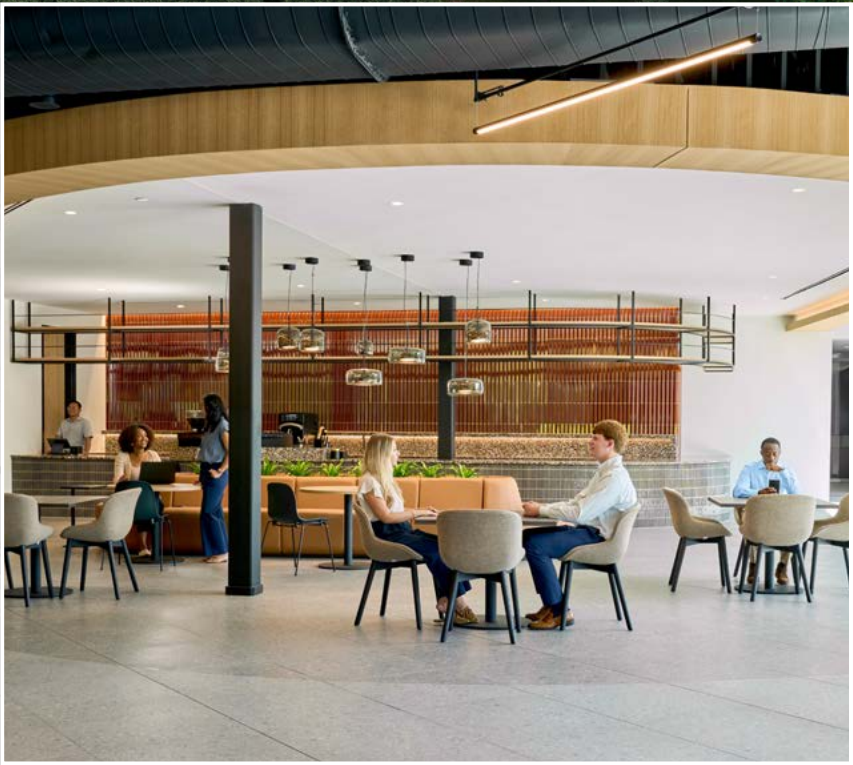


Conference Room
Up to 150 Person



Available Tenant Space

Outdoor Amenity



Lounge

Breakout Room

Breakout Rooms

Game Lounge

Golf Simulators

Hospitality Level RRs

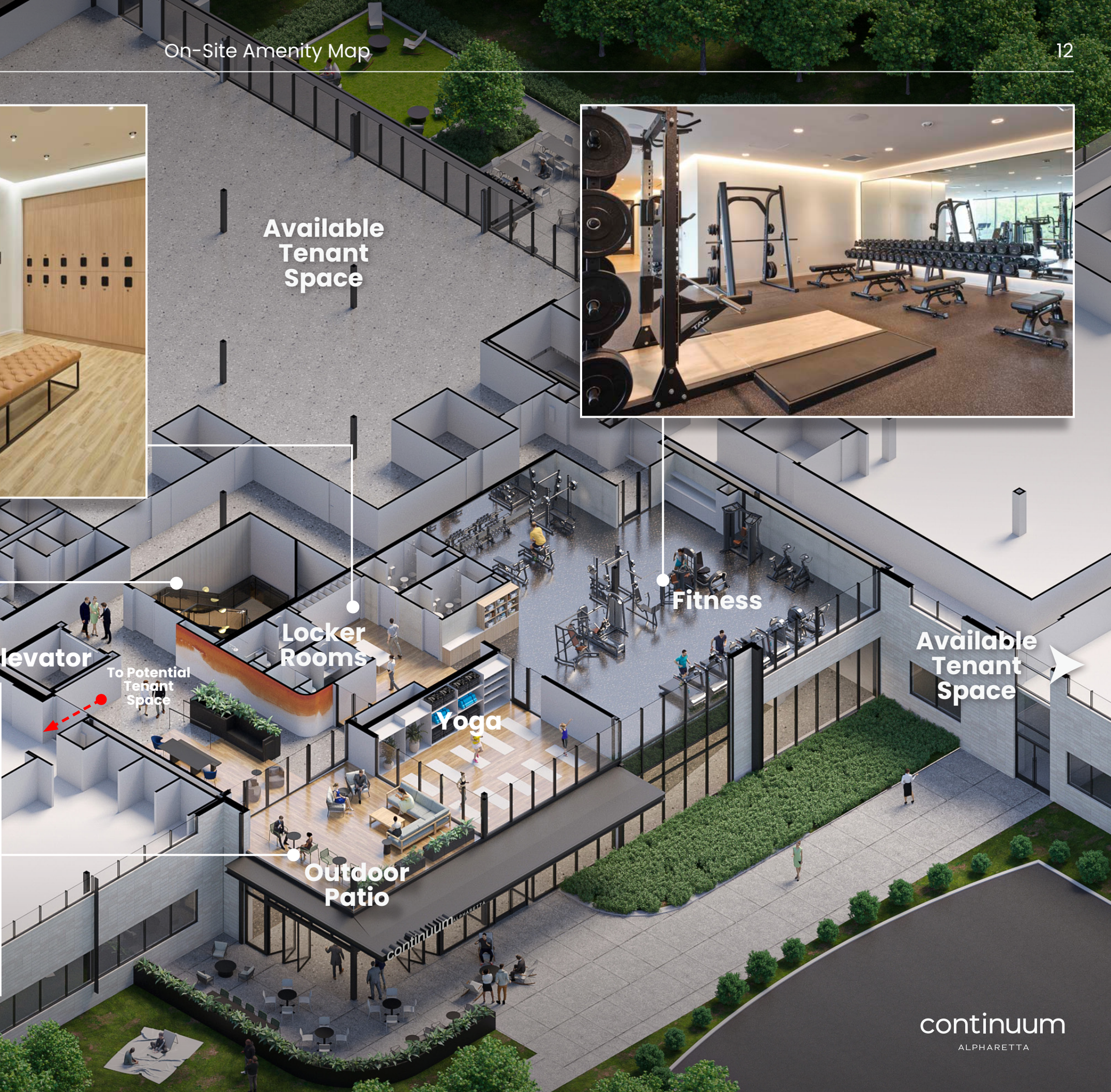
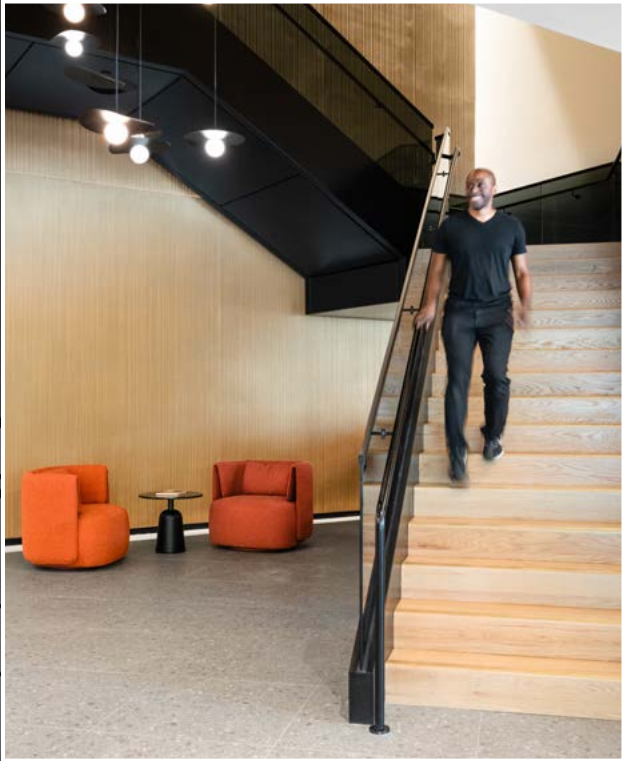
Available Tenant Space

Elevator

Cafe

Gourmet Coffee, Breakfast, and Lunch





Available
Tenant
Space

Available
Tenant
Space

Elevator

To Potential
Tenant
Space

Locker
Rooms

Fitness

Available
Tenant
Space

Yoga

Outdoor
Patio

East Building Entrance and Private Tenant Courtyard



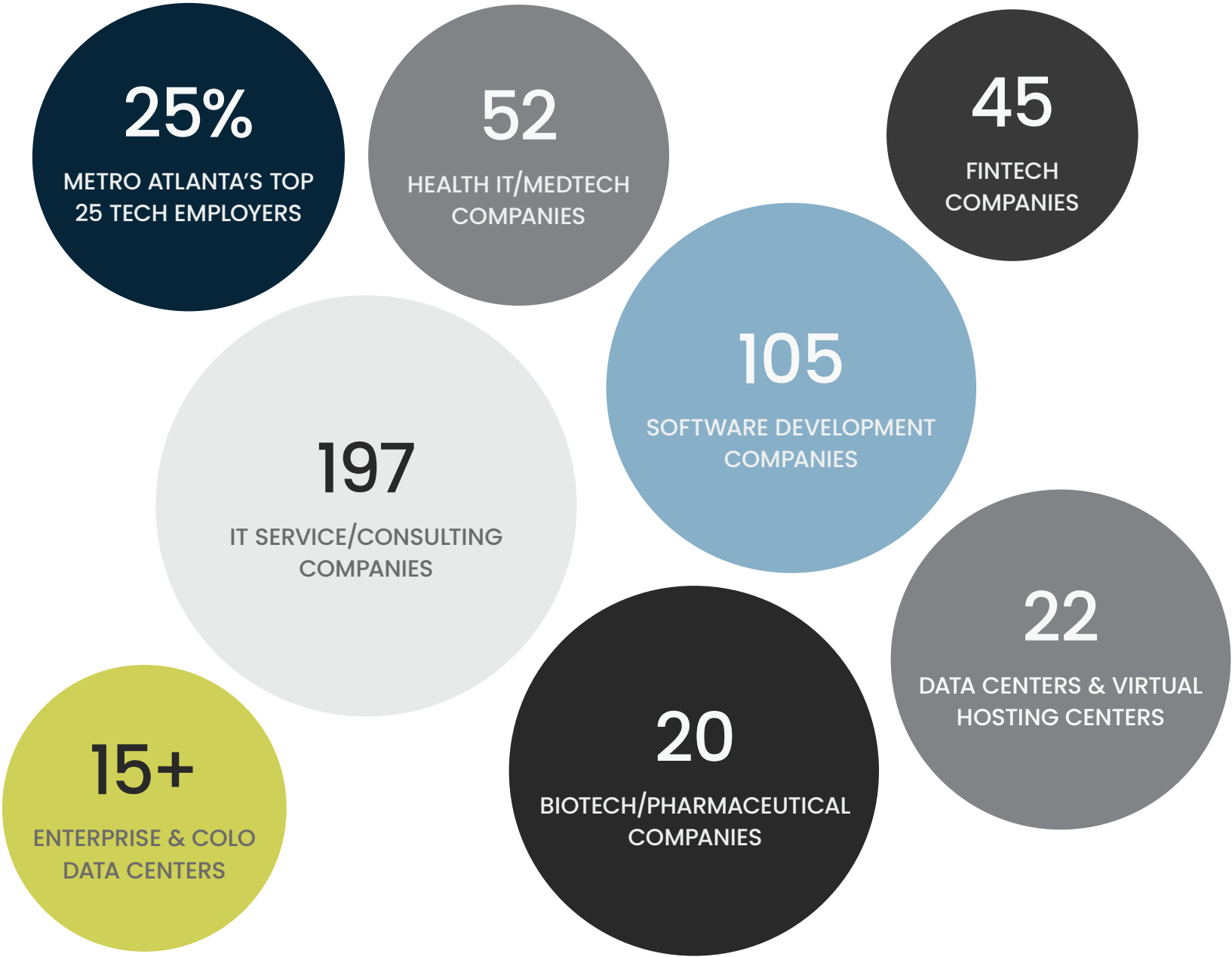
Newly Renovated East Building Lobby





Why 700+ Companies Reside in Alpharetta

- Local and State Tax credits and incentives help businesses thrive
- With over 25 million SF of office space there is plenty of room to grow
- A labor draw of 1.7 million potential workers provides talent to meet your needs
- Some of the industry’s biggest names are growing in Alpharetta
- Tech Alpharetta was established in 2012 to promote development, growth and innovation in the tech industry



Morgan Stanley

Hewlett Packard
Enterprise

COLONIAL PIPELINE CO.

AXIS

Jackson
HEALTHCARE

hp

fiserv.

GM

HALYARD

EQUIFAX

McKESSON

MERRILL
A BANK OF AMERICA COMPANY

SAP

Ultimate
SOFTWARE

verizon
wireless

ADP

LexisNexis

EY

ups
Supply Chain Solutions

SIGNIFICANT LONG TERM COMMITMENTS:

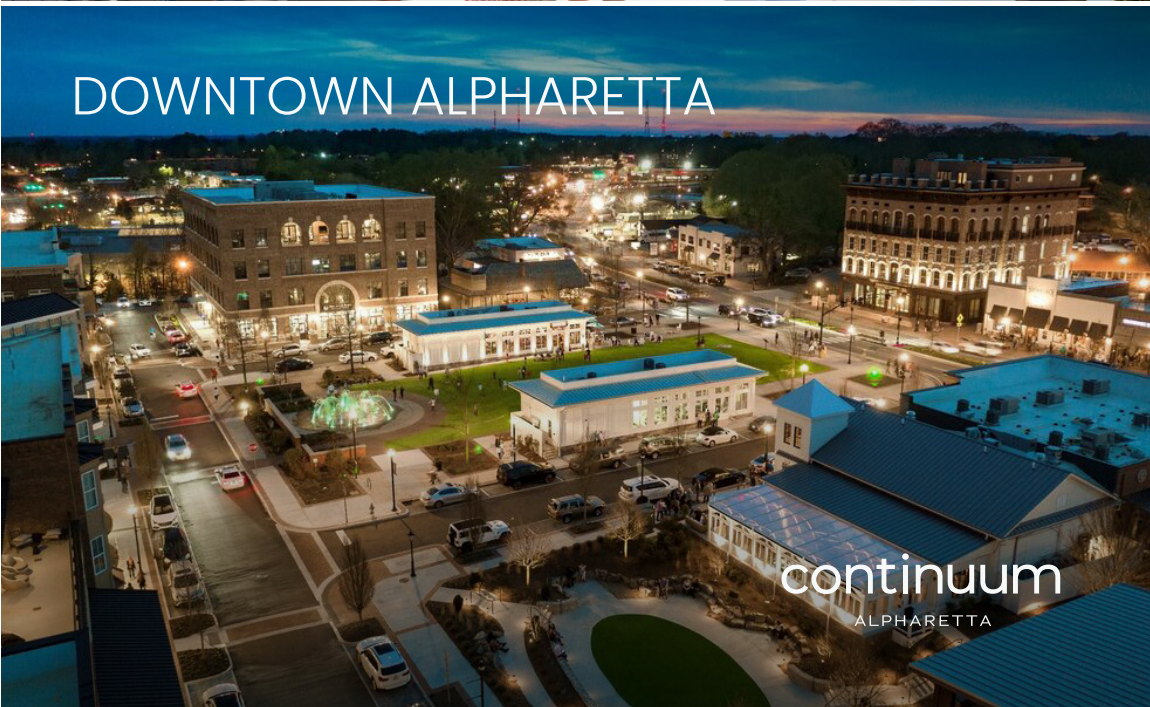
ALPHA LOOP

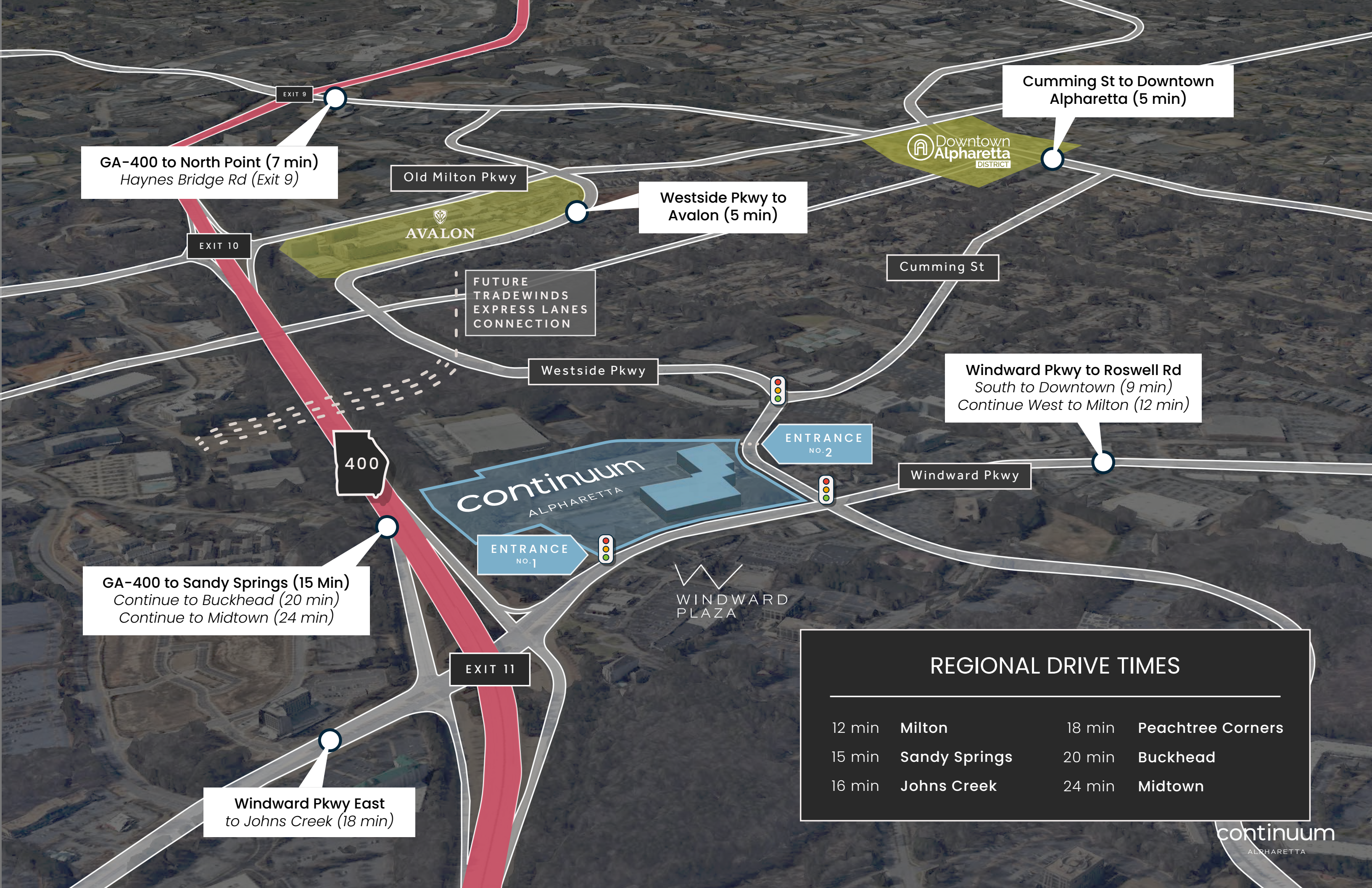


AVALON



DOWNTOWN ALPHARETTA





GA-400 to North Point (7 min)
Haynes Bridge Rd (Exit 9)

Old Milton Pkwy

Westside Pkwy to
Avalon (5 min)

Cumming St to Downtown
Alpharetta (5 min)

Downtown
Alpharetta
DISTRICT

AVALON

FUTURE
TRADEWINDS
EXPRESS LANES
CONNECTION

Westside Pkwy

Cumming St

Windward Pkwy to Roswell Rd
*South to Downtown (9 min)
Continue West to Milton (12 min)*

Windward Pkwy

ENTRANCE
NO. 2

400

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ALPHARETTA

ENTRANCE
NO. 1

WINDWARD
PLAZA

GA-400 to Sandy Springs (15 Min)
*Continue to Buckhead (20 min)
Continue to Midtown (24 min)*

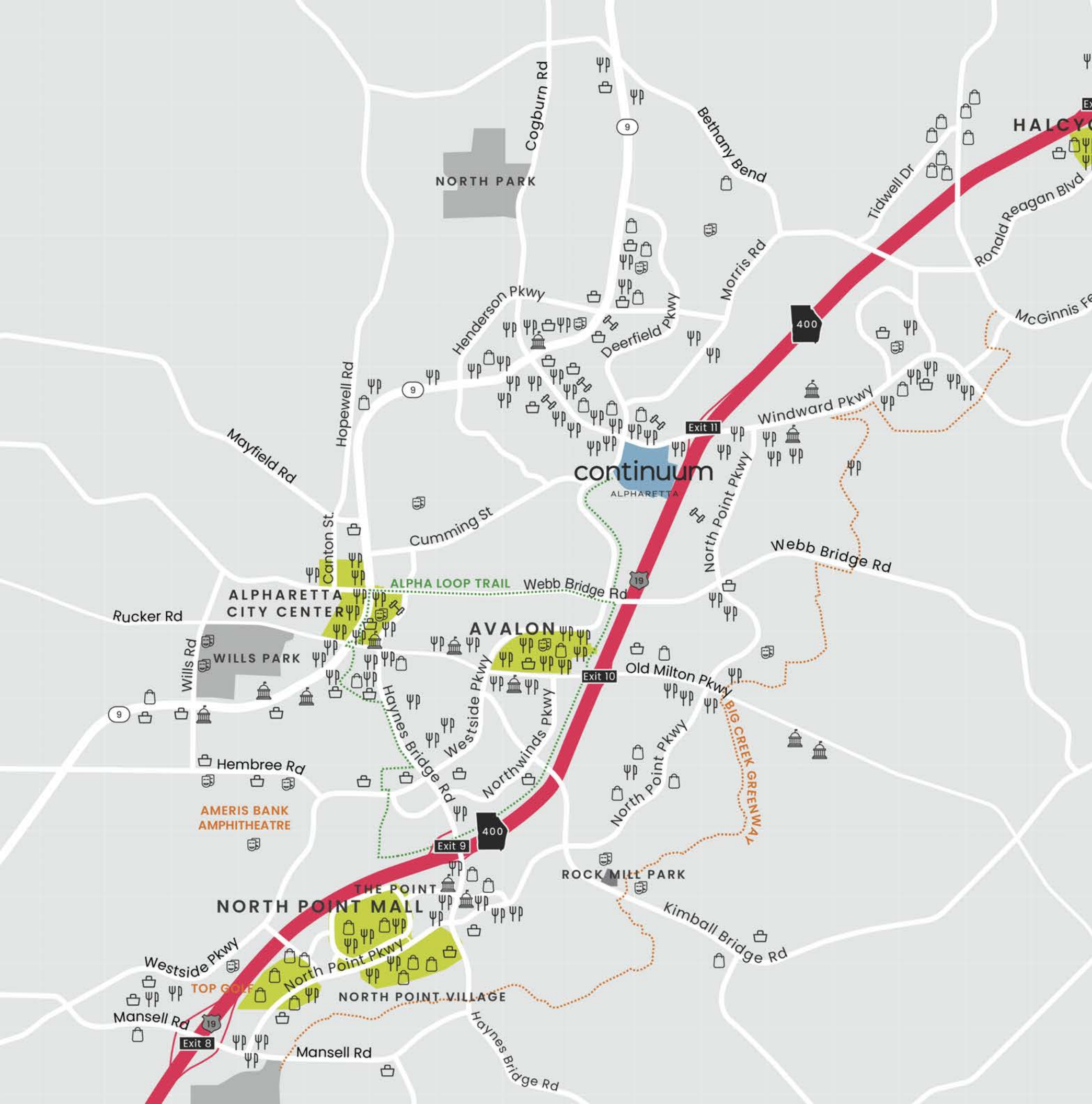
EXIT 11

Windward Pkwy East
to Johns Creek (18 min)

REGIONAL DRIVE TIMES

12 min	Milton	18 min	Peachtree Corners
15 min	Sandy Springs	20 min	Buckhead
16 min	Johns Creek	24 min	Midtown

continuum
ALPHARETTA



395+
FOOD & BEV

690+
SHOPS

50+
ENTERTAINMENT VENUES

	DINING		SHOP		FUN
	BANKS		FITNESS		GROCERY



AVALON
22 Restaurants
72 Shops



ALPHARETTA CITY CENTER
49 Restaurants
21 Shops

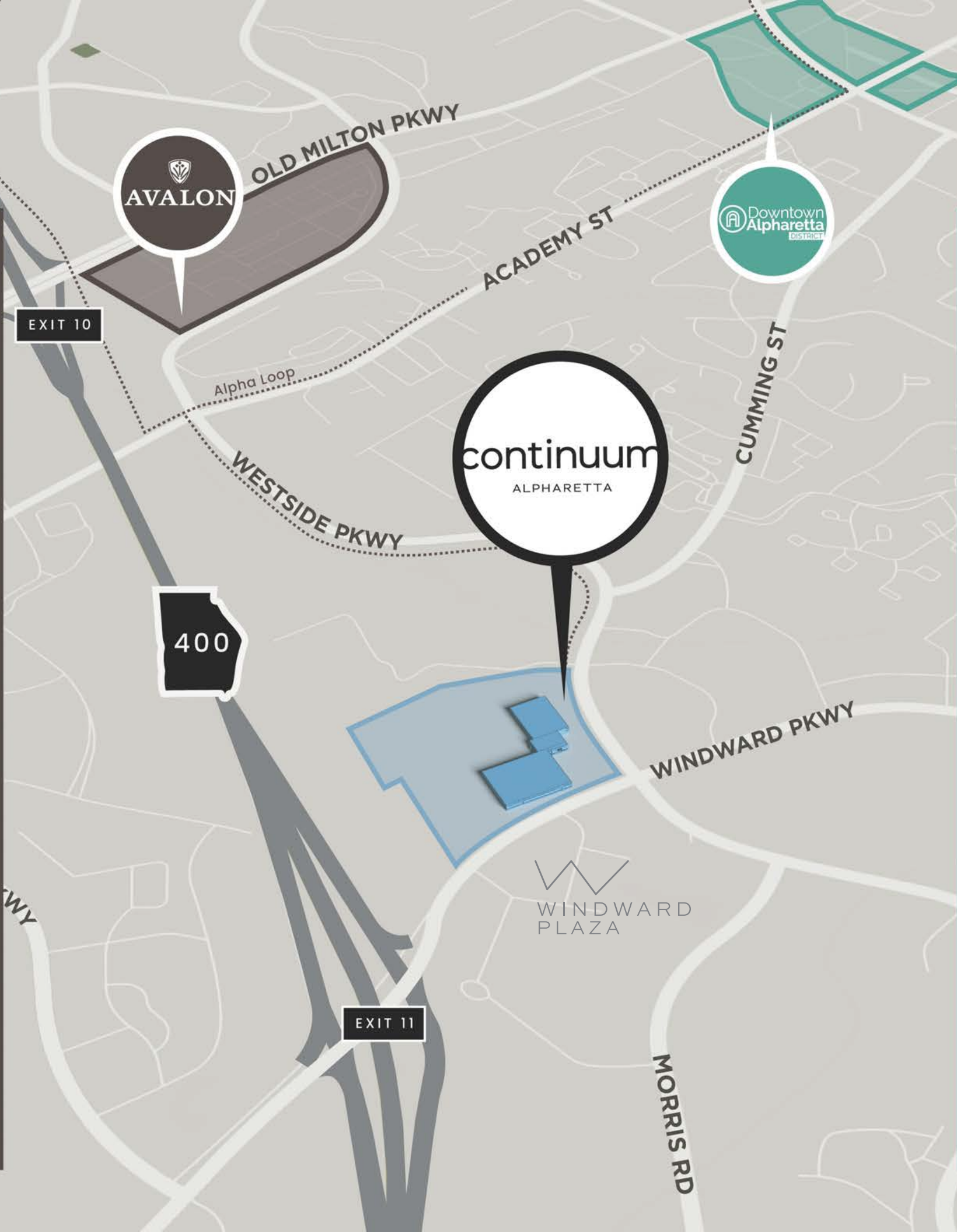


HALCYON
23 Restaurants
13 Shops



AVALON





Downtown Alpharetta DISTRICT

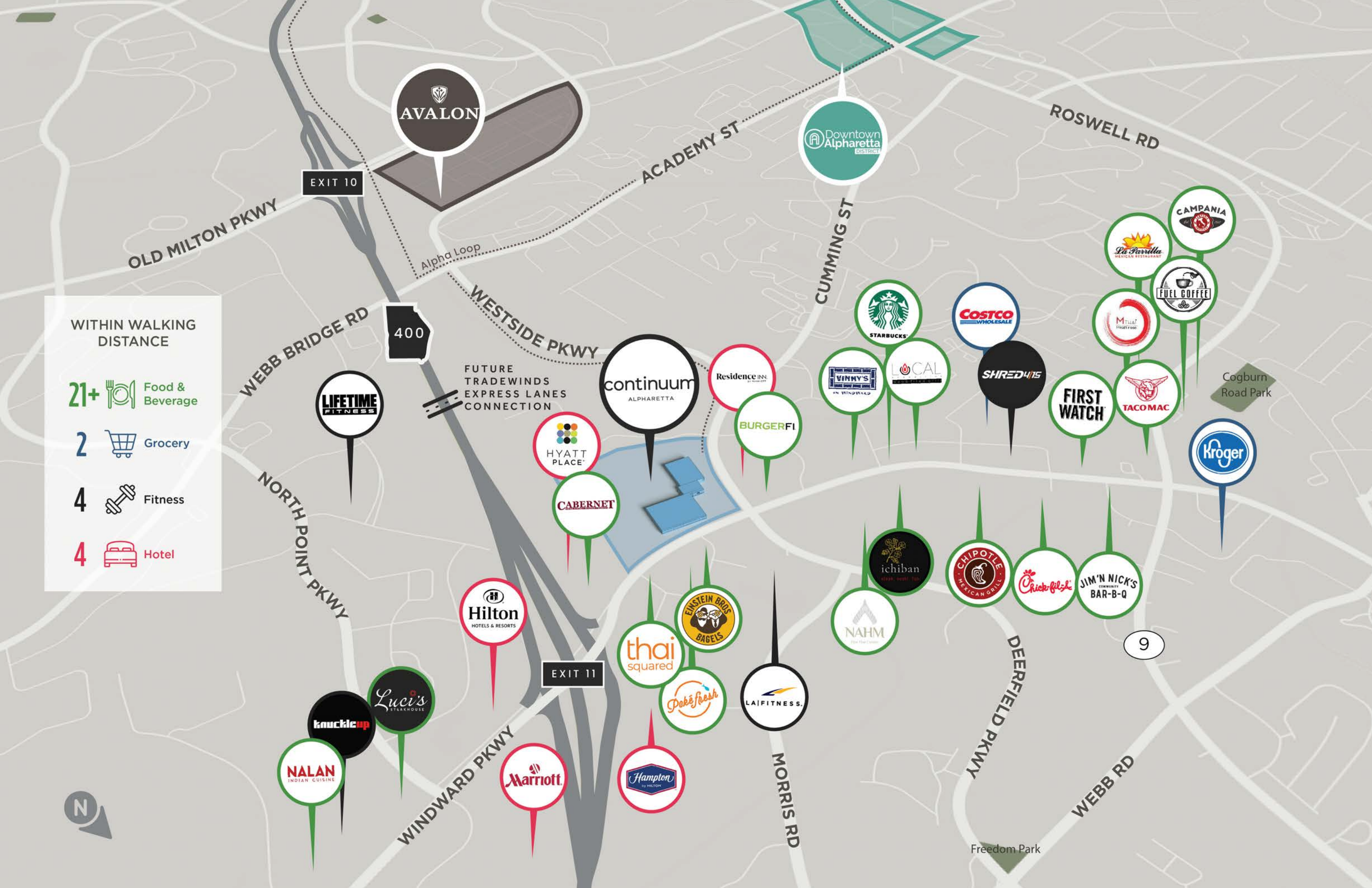
WITHIN WALKING
DISTANCE

21+  Food & Beverage

2  Grocery

4  Fitness

4  Hotel



EXIT 10

OLD MILTON PKWY

ACADEMY ST

ROSWELL RD

Alpha Loop

CUMMING ST

WEBB BRIDGE RD

400

WESTSIDE PKWY

FUTURE
TRADEWINDS
EXPRESS LANES
CONNECTION



Cogburn Road Park



NORTH POINT PKWY



EXIT 11



9

DEERFIELD PKWY

WEBB RD

MORRIS RD

Freedom Park



Southwest Value Partners holds recognized Class-A commercial office investments, as well as hotels and resorts in some of the most vibrant cities in the country, multi-family properties, and strategic commercial/residential land assets.

Southwest Value Partners has a disciplined, high energy approach to asset acquisition, operating execution, value creation, and asset disposition, and continues to stand apart as a distinct leader in the real estate investment and development marketplace.



NASHVILLE YARDS

Nashville, TN

19-ACRE MIXED-USE CAMPUS INCLUDING:

- **3+ MILLION SF** OF COMMERCIAL OFFICE
- **2,000+** RESIDENTIAL UNITS
- **350,000+ SF** RETAIL, F&B, & ENTERTAINMENT
- **1,000+** HOTEL ROOMS
- **7+ ACRES** OF PRIVATELY OWNED PUBLIC SPACE AND AMENITY



AMAZON OPERATIONS CENTER OF EXCELLENCE

Nashville, TN

- TWO CLASS A+ COMMERCIAL OFFICE BUILDINGS TOTALING **1.1 MILLION SF**
- **Tower 01 | Complete & Occupied**
- **Tower 02 | Core & Shell Delivered**

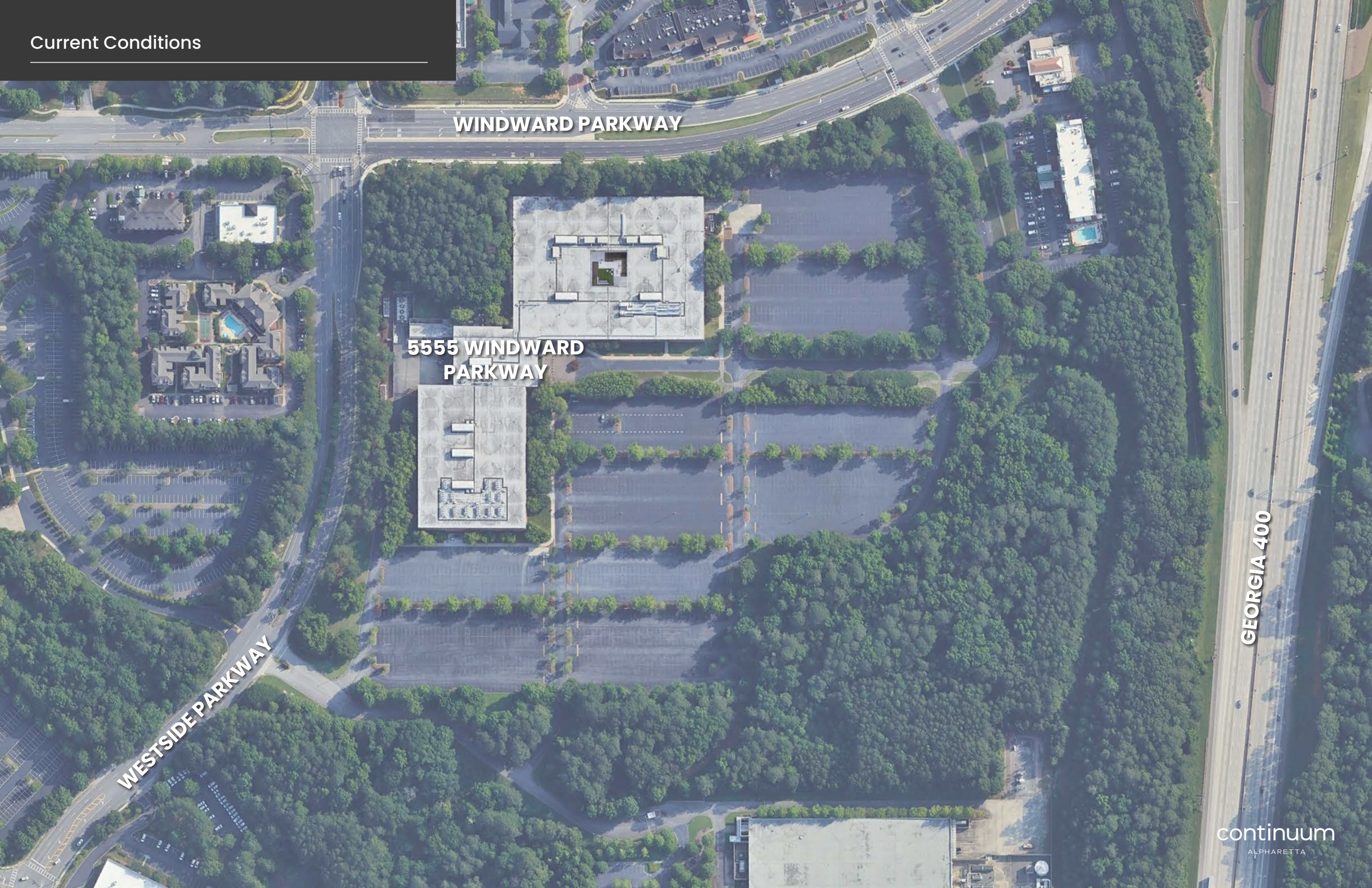


PHOENIX OFFICE PORTFOLIO

Tempe, AZ

- **SWVP** IS ONE OF THE LARGEST OWNERS OF MULTI-TENANT OFFICE IN GREATER PHOENIX
- **2 MILLION SQUARE FEET** OF COMMERCIAL OFFICE
- **8 COMMERCIAL OFFICE PROJECTS** ACROSS SCOTTSDALE, PHOENIX, TEMPE, AND CHANDLER



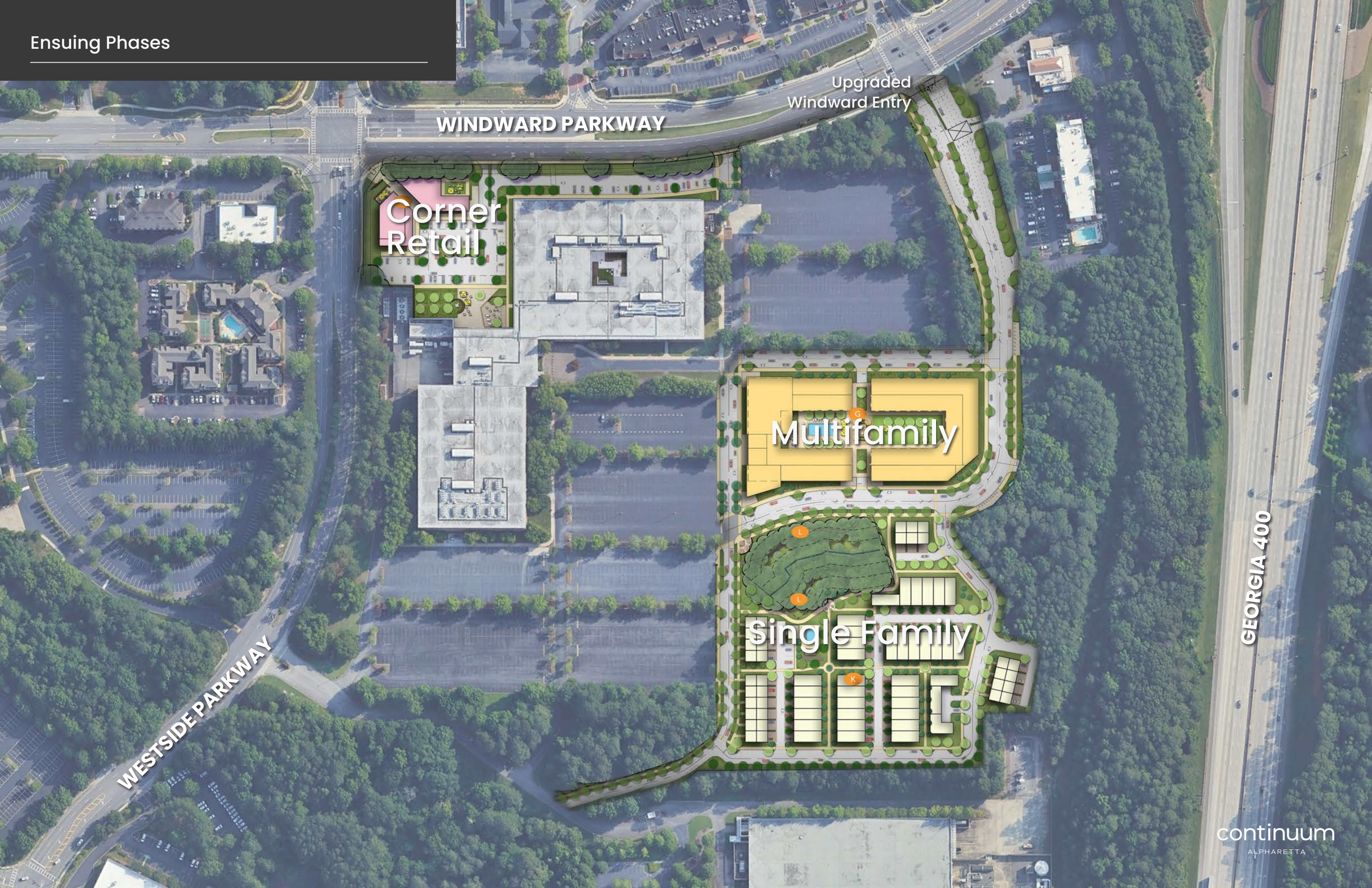


WINDWARD PARKWAY

5555 WINDWARD
PARKWAY

WESTSIDE PARKWAY

GEORGIA 400



WINDWARD PARKWAY

Upgraded
Windward Entry

Corner
Retail

Multifamily

Single Family

WESTSIDE PARKWAY

GEORGIA 400

CONTACT LEASING TEAM

BRYAN HELLER

bryan.heller@streamrealty.com

404.962.8636

PARKER WELTON

parker.welton@streamrealty.com

404.962.8625

LAUREN SLAPPEY

lauren.slappsey@streamrealty.com

404.962.8625

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ALPHARETTA

A REDEVELOPMENT OF

SOUTHWEST VALUE PARTNERS

LEASED BY


STREAM

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