



**1,000 - 73,000 RSF AVAILABLE WITH  
RECENT CAPITAL IMPROVEMENTS**



**ROYAL  
CENTRE**  
THREE • FOUR

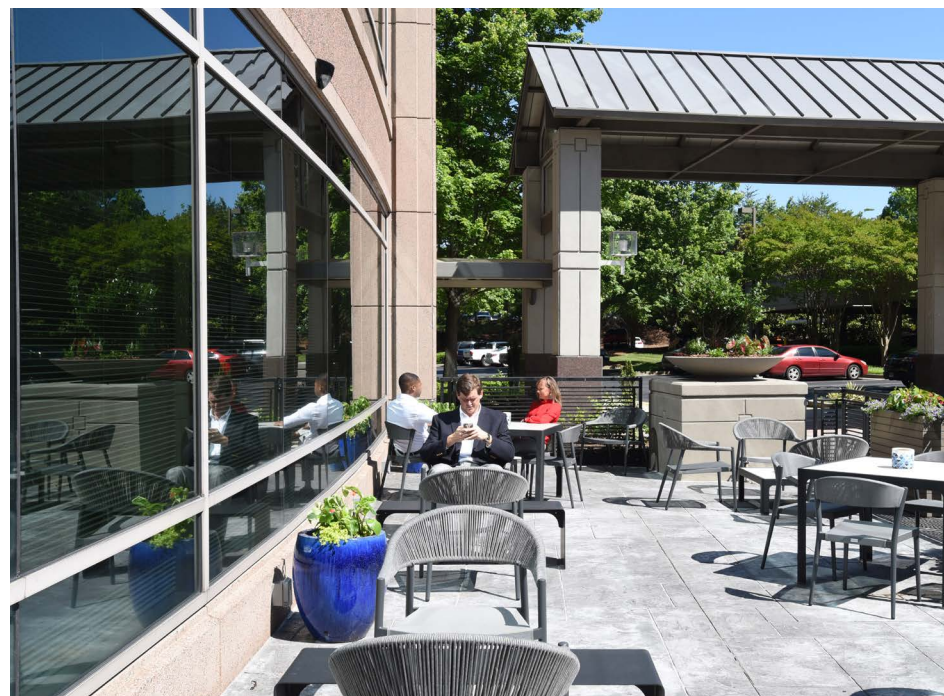
**ROYAL CENTRE III & IV**  
11475 - 11700 Great Oaks Way  
Alpharetta, GA 30022

**CBRE**

# AMENITIES

## ROYAL CENTRE FEATURES

- Significant capital improvements recently completed
- Tenant lounge and collaboration space
- Onsite café with grab-n-go option
- Fully equipped fitness center
- Access to nature trail
- Covered parking – 5:1000 ratio
- Exterior patio
- EV charging stations
- Flexible growth opportunities
- Direct access to GA 400 and Avalon
- Bee Downtown honeybee hives on campus
- Energy efficient solar panels on building roof



## INDUSTRY LEADER IN ESG PRACTICES

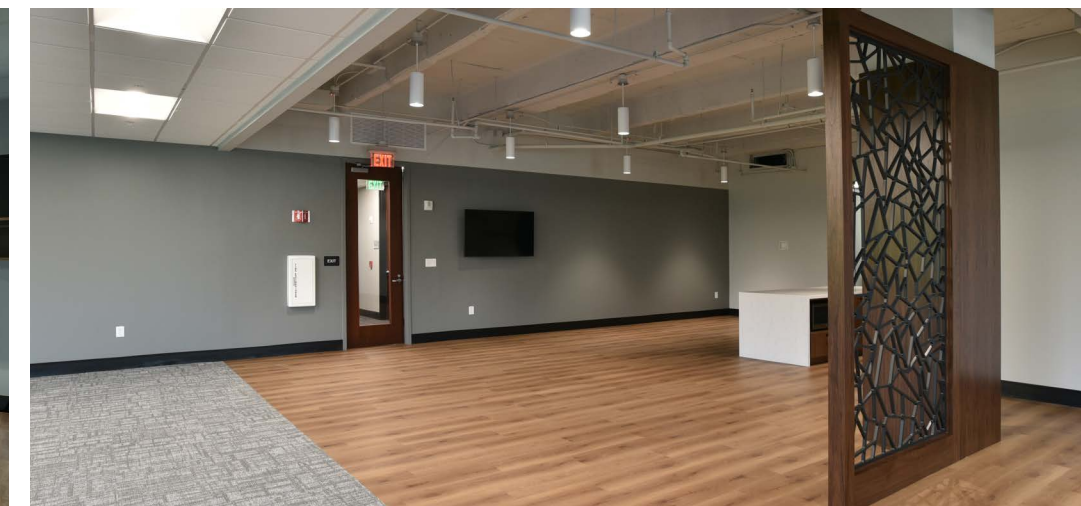
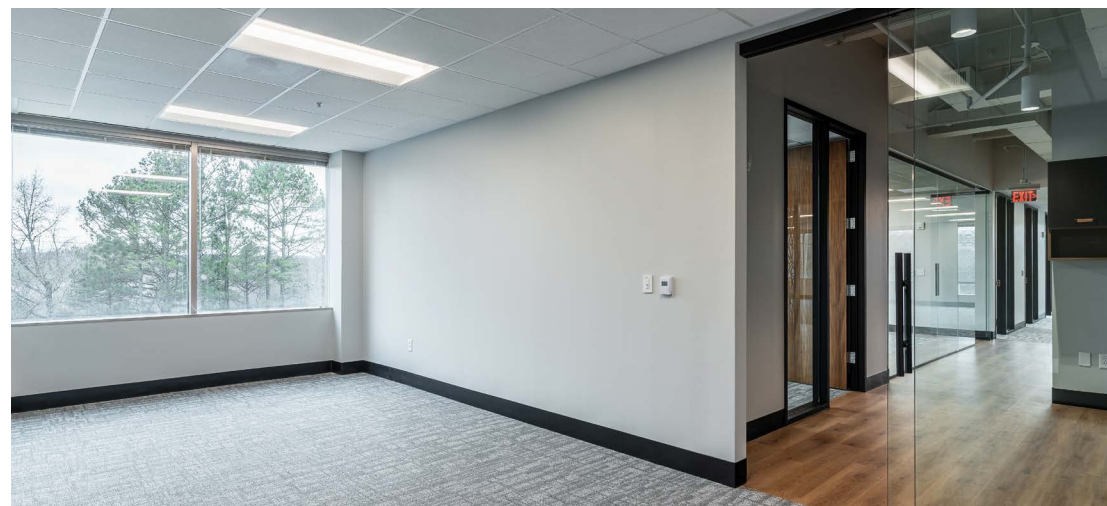
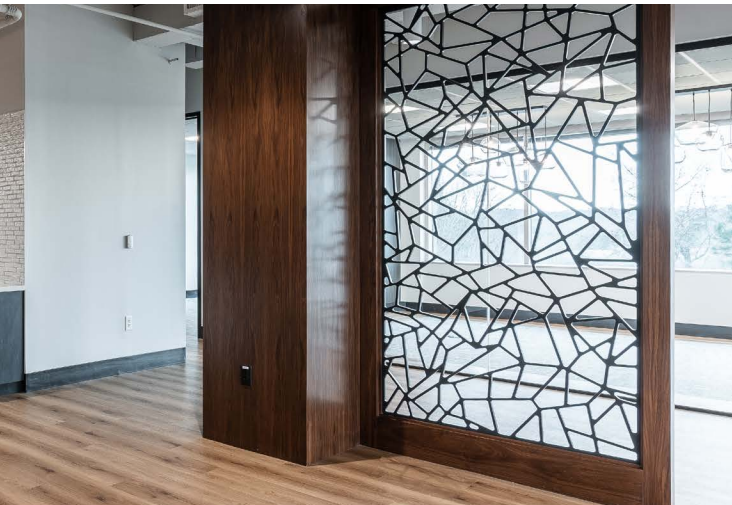
Bridge continues to be committed to the core values and principles of environmental, social and corporate governance (ESG) not only to make a positive impact in the communities we invest, but also to ensure long-term financial stability.





# UNLIMITED BUILDOUT POTENTIAL

VIEW  
AVAILABILITIES



1,000 to  
73,000 RSF  
Available

# AREA MAP



**AVALON**

**DOWNTOWN ALPHARETTA**

**BIG CREEK GREENWAY**  
 This concrete and boardwalk path meanders through the deciduous woods along Big Creek. The greenway offers an ideal setting for walking, jogging, inline roller blading, and biking. Dirt mountain bike trails are located on the east side of the creek 2/5 mile south of Webb Bridge Road.

**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, 86-acre community featuring a 12-screen all premium theater, conference center and full-service hotel, single-family residences and luxury rental homes.



## FOR LEASING INFORMATION

**Jessica Doyle, CCIM**  
+1 404 408 1264  
[jessica.doyle@cbre.com](mailto:jessica.doyle@cbre.com)

**Graham Little**  
+1 404 771 7957  
[graham.little@cbre.com](mailto:graham.little@cbre.com)

**Mark Maggard**  
+1 770 876 9621  
[mark.maggard@cbre.com](mailto:mark.maggard@cbre.com)

**CBRE, Inc.**  
+1 404 504 7900  
[cbre.com/atlanta](http://cbre.com/atlanta)

### OWNED BY:

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