

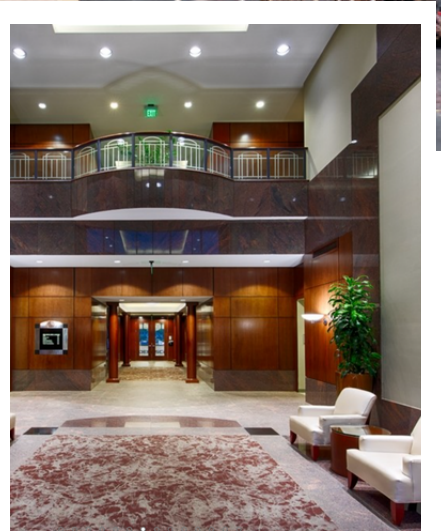
FOR LEASE

4800 NORTH POINT PKY
ALPHARETTA, GA 30022



ABOUT THE PROPERTY

Built in 1995 this class A building features recently upgraded building finishes. Conveniently located with access to North Point Mall and Avalon amenities including hotels, restaurants, banks, and retail. Stunning lake views from every floor. Parking ratios are generous at 4.25/1000 s.f.



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OFFICE SPACE WITH STUNNING VIEWS



CLASS A OFFICE SPACE

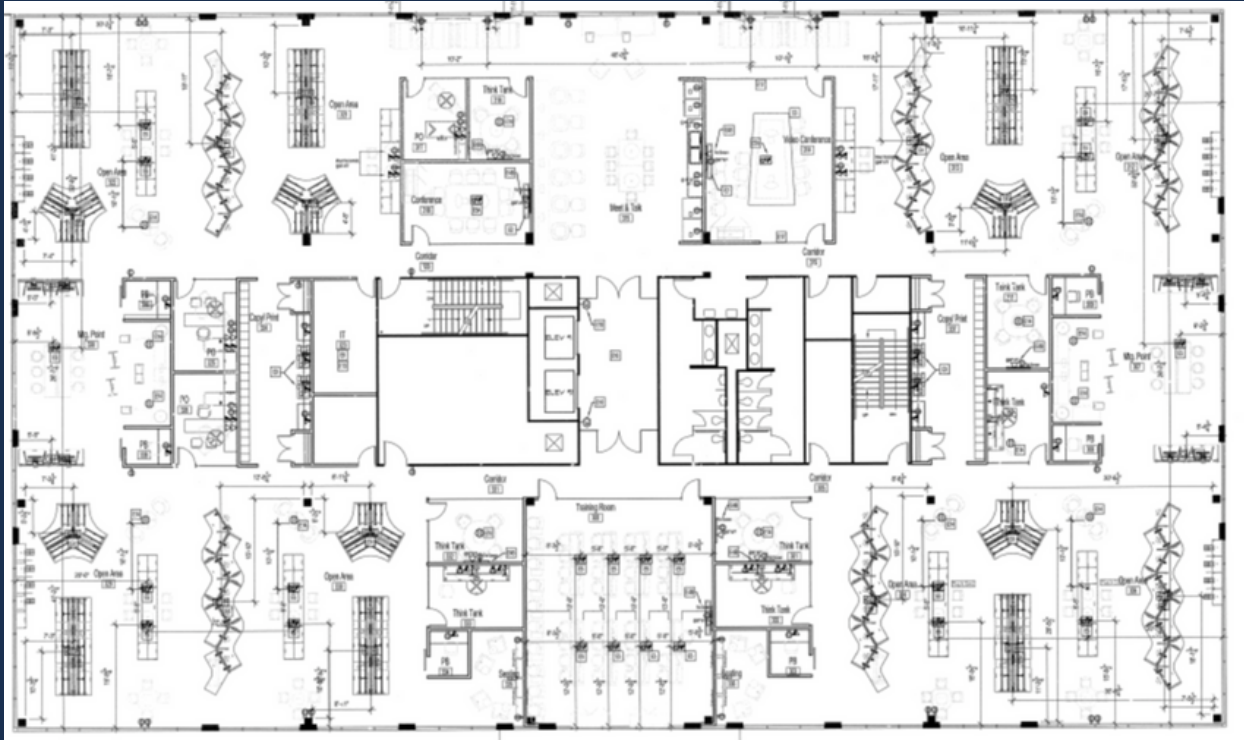
Exquisite spaces with **elevator-lobby exposure** and **waterfront views**

OFFERINGS

- **3rd Floor** - 18,868 SqFt
- **2nd Floor** - 15,385 SqFt
- **1st Floor** - Suite 100 - 4,977 SqFt

UP TO 39,230 SQFT AVAILABLE!

SUITE SPECS - 3RD FLOOR



SUITE SPECIFICATIONS

- 18,868 SqFt.
- Demiseable options down to 5,000 SqFt.
- \$26.00 Full Service
- Large Open Breakroom
- Large Training Room
- Available Now

SOUND MASKING DESIGN

OPEN CONCEPT FLOORPLAN

FEATURES SPECIALIZED GLASS PARTITIONS

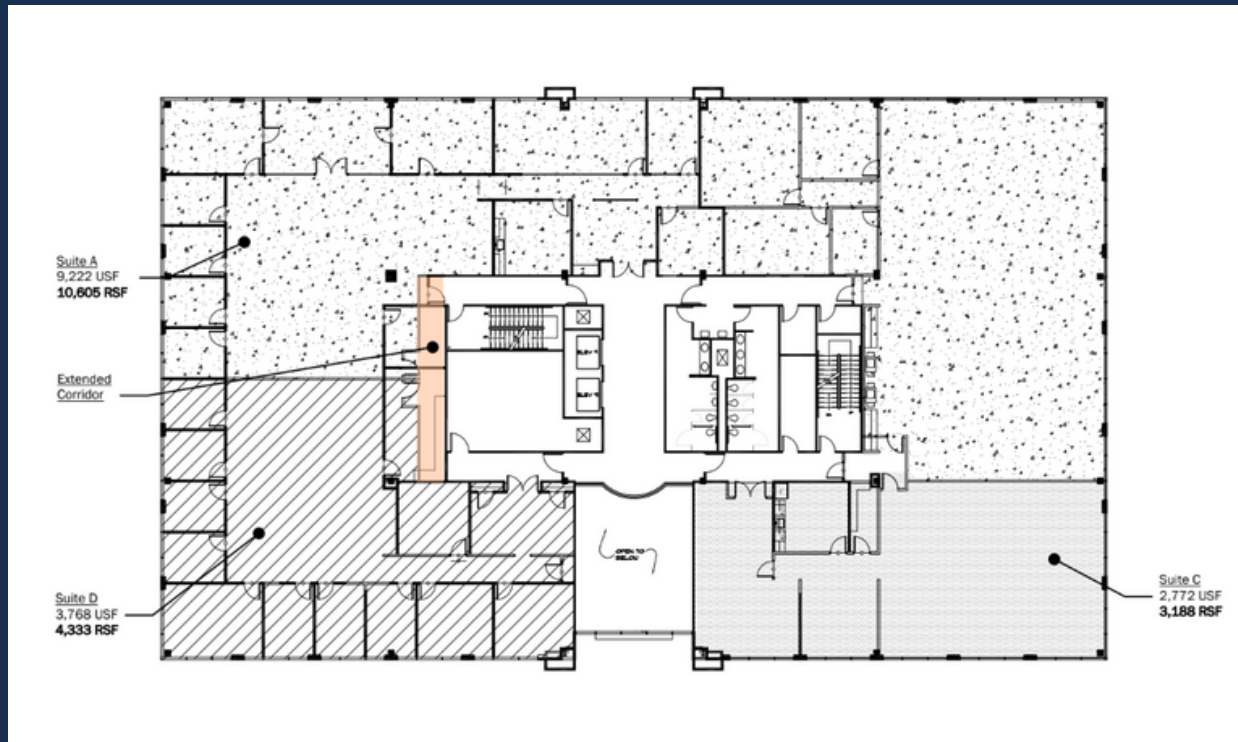
PROMOTES COLLABORATION



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SUITE SPECS - 2ND FLOOR



SUITE SPECIFICATIONS

- Plenty of demisable options for small spaces
- \$26 Full Service
- Available Now

SOUND MASKING DESIGN

OPEN CONCEPT FLOORPLAN

FEATURES SPECIALIZED GLASS PARTITIONS

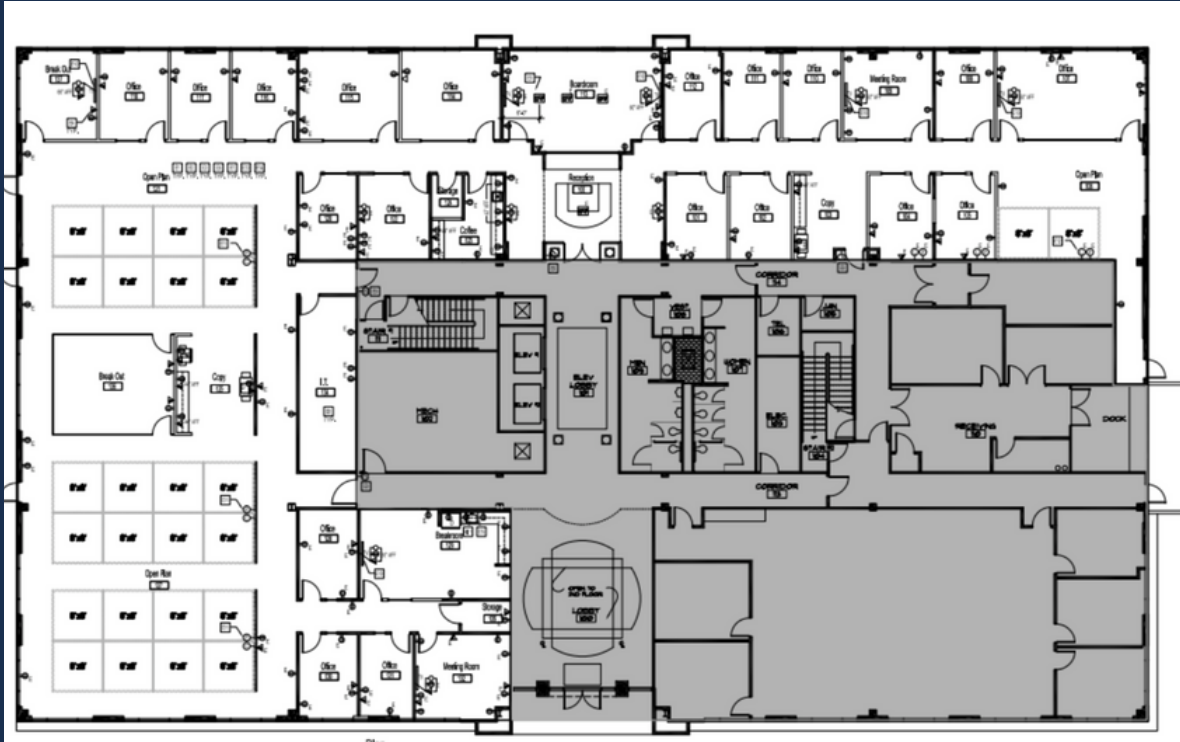
PROMOTES COLLABORATION



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SUITE SPECS - 1ST FLOOR



SUITE SPECIFICATIONS

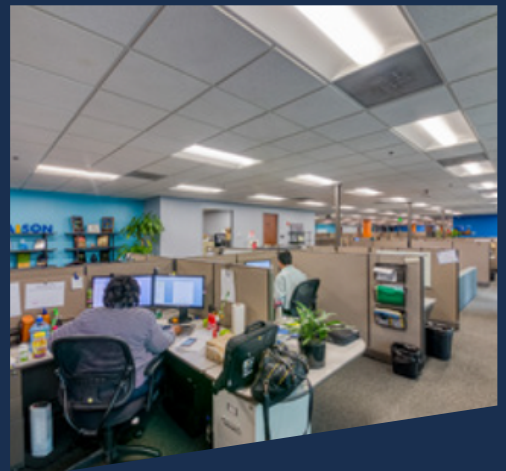
- Suite 100 - 4,977 SqFt
- \$26.00 Full Service
- Large Private Offices
- Open Workstations
- Available Now

SOUND MASKING DESIGN

OPEN CONCEPT FLOORPLAN

FEATURES SPECIALIZED GLASS PARTITIONS

PRIVATE OFFICES WITH SPACIOUS DESIGN

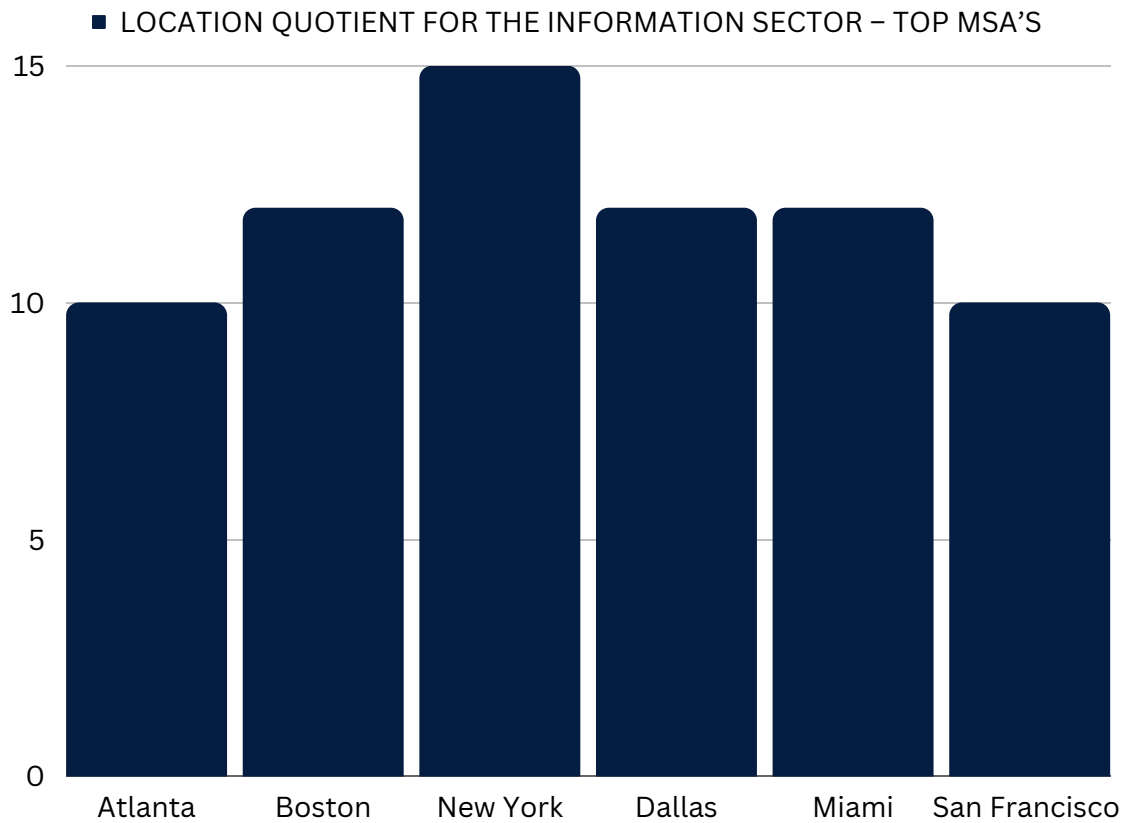


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THE ALPHARETTA ADVANTAGE


4800 NORTH POINT PARKWAY




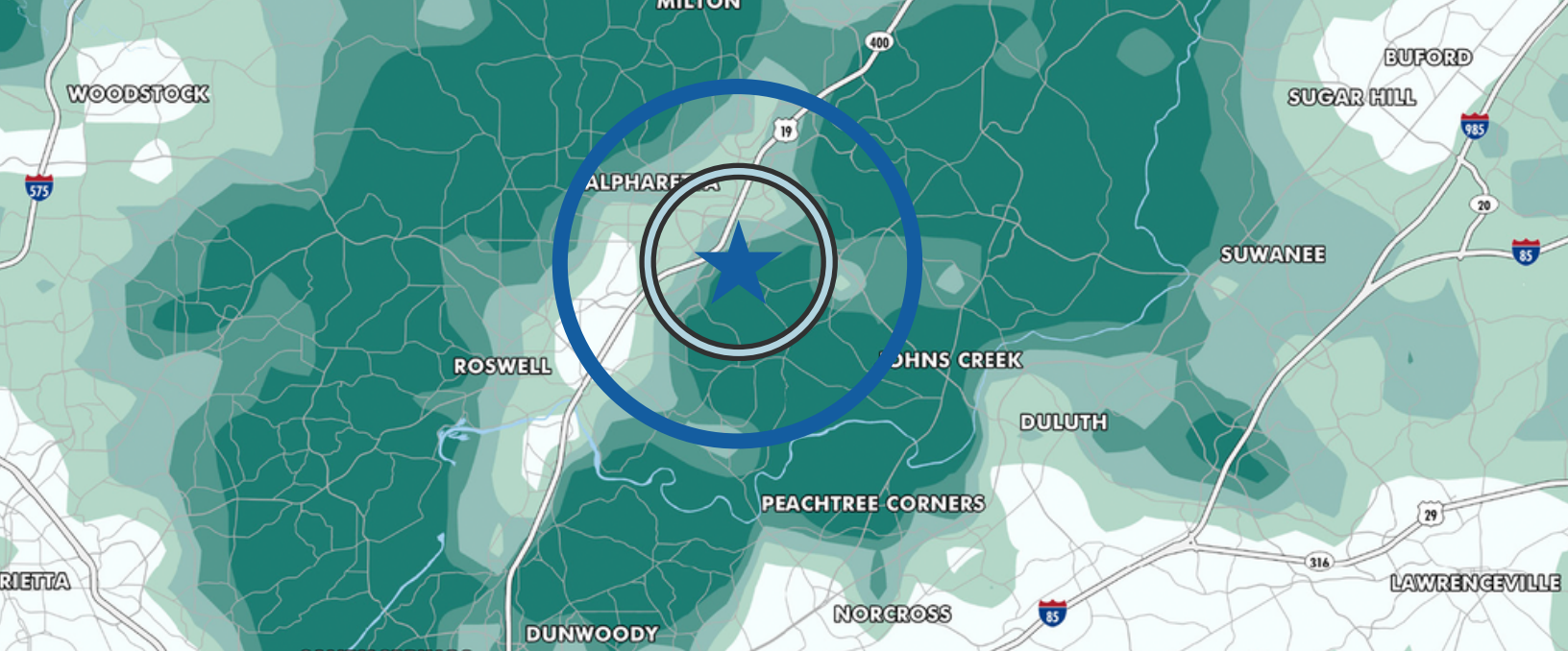
Well-positioned Class A building with annual population growth since 2010 and high education demographics



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 3565 Piedmont Rd NE
Bldg 3, Suite 715
Atlanta, GA 30305

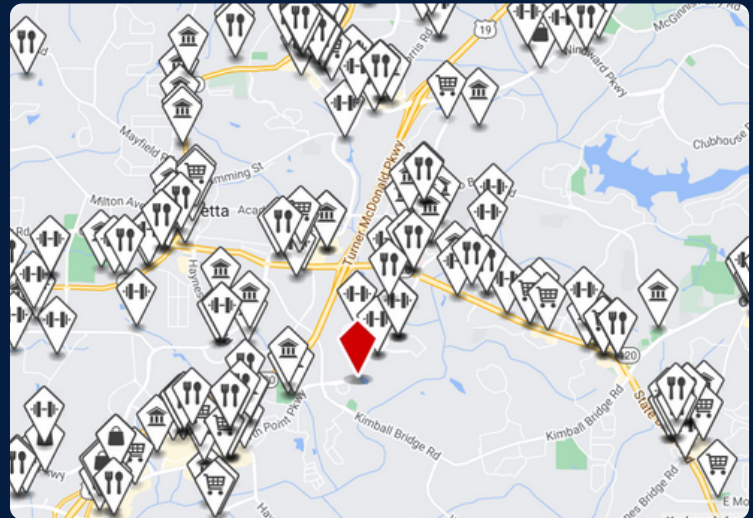
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>
2023 Total Population	6,249	210,249
Median Household Inc	\$119,516	\$117,767
Higher Education	82%	70%

100+ restaurants, retail, and banks within 5 miles of 4800 North Point Parkway



CONTACT US TO SCHEDULE A TOUR




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