

NEWMARK

3159

FUSION EVENT STAFFING 300
MEDQUEST ASSOCIATES 310
Southeastern Business Service Center 320
JA's Sensory Center
GreenSky 330/335
Points2Shop 360
Sutter Medical Technologies USA 340

3159

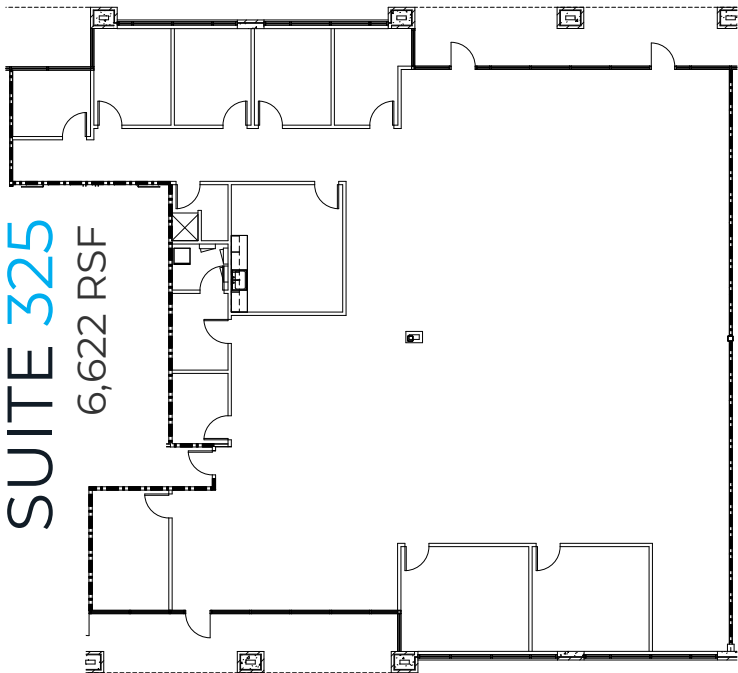
ROYAL PARK

3159 Royal Drive
Alpharetta, Georgia 30022

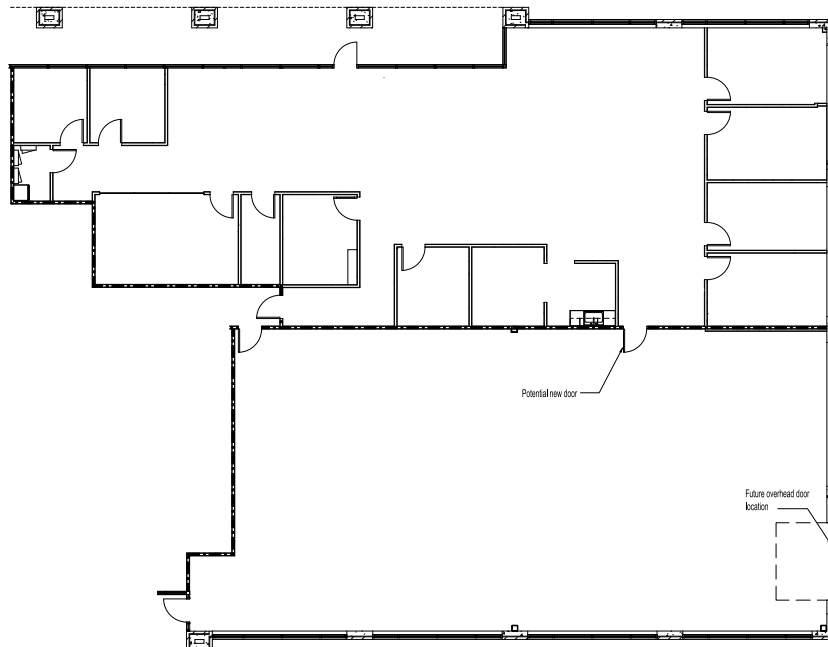
Flex Suites Under Construction – Delivering Q2 2026
Availabilities Ranging from 6,622 – 12,676 RSF

SUITE 325

6,622 RSF



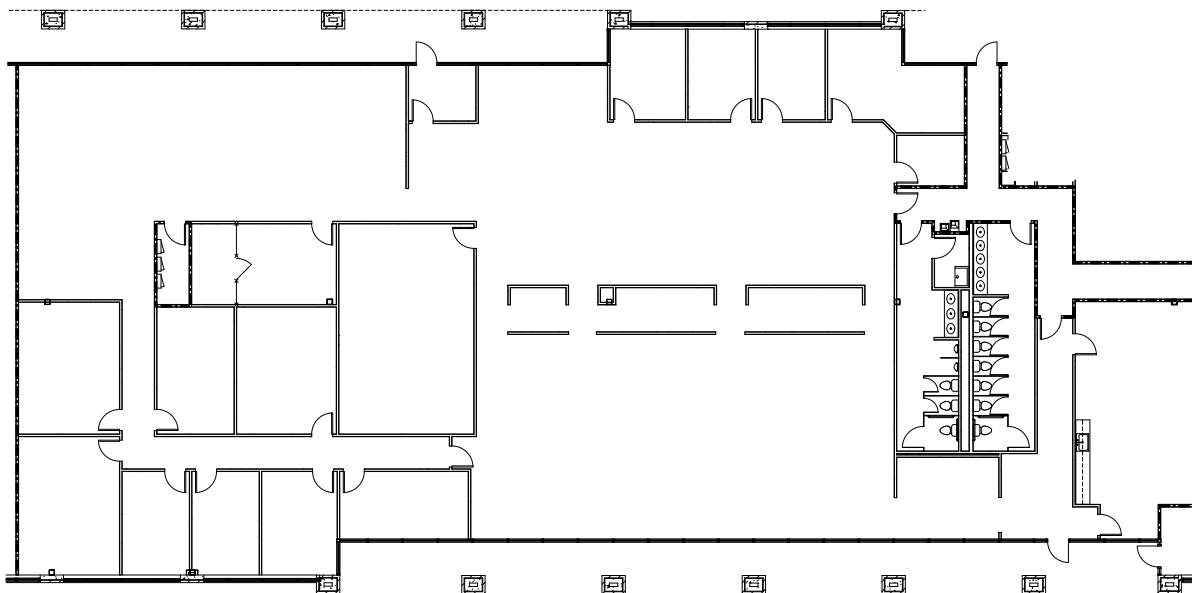
Key Plan



Key Plan

SUITES 300 & 305

7,731 RSF



Key Plan

SUITE 310

12,676 RSF

NEIGHBORHOOD

DOWNTOWN
ALPHARETTA

陣 JINYA
RAMEN BAR

SHAKE
SHACK

120

RUTH'S
CHRIS
STEAK HOUSE

COOK OUT

VILLAGE TAVERN

Eddie V's
PRIME SEAFOOD

RISE ROLL
gourmet café

CAVA

Lazy DOG
EAT. DRINK.

Chick-fil-A

OLD MILTON PKWY

FIREBIRDS
WOOD FIRED GRILL

Starbucks

AVALON THE HOTEL
AT AVALON

WHOLE FOODS MARKET Superica GAP [solidcore]

TECOVAS M. Marley's Sweet's lululemon ANTHROPOLOGIE freepeople

19

Target J.CREW

NORDSTROM Rack HOBBY LOBBY

OLD NAVY 5.11

Total Wine & MORE

NORTH POINT
MARKET CENTER

LIFETIME
FITNESS

ZAXBY'S

ALPHARETTA
HIGH SCHOOL

NH
NORTHSIDE
HOSPITAL

BAKERY
Schlotzsky's
CAFE

Orangetheory
FITNESS

Andy's
Frozen Custard

Tiff's Treats
cookie delivery

Georgia State University
ALPHARETTA CAMPUS

ROYAL PARK

Rock Mill
Park

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ROYAL PARK

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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