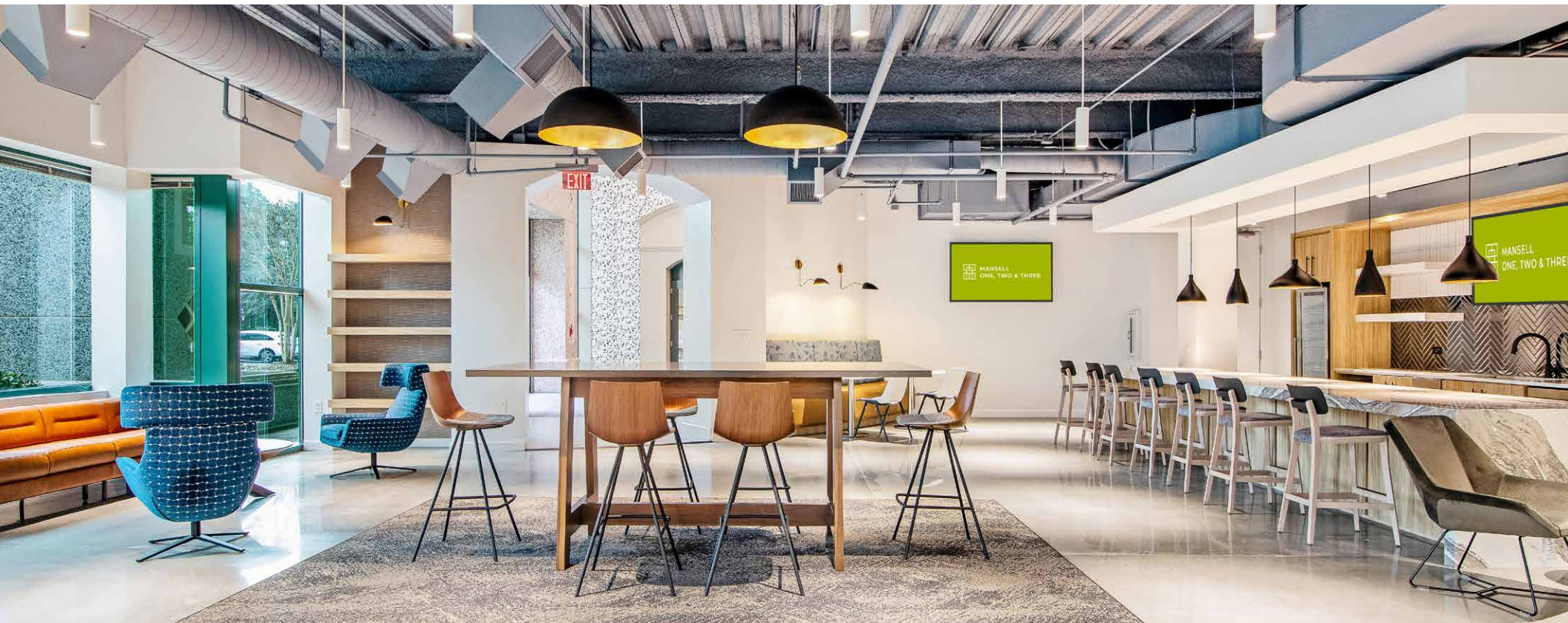




## MANSELL ONE, TWO & THREE



3700, 3650 & 3600 MANSELL ROAD | ALPHARETTA, GA 30022

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

LEASED BY



NORMANDY  
PARTNERS



Mansell One, Two & Three is a three-building Class A workplace environment thoughtfully located in Alpharetta's expanding business corridor at Exit 8 on Mansell Road.

Under the trusted ownership of The Simpson Organization, the connected campus has recently debuted a series of impression-forward amenity additions and common area renovations.

**FLEXIBLE WORKPLACE  
AVAILABILITY FROM  
2,042 RSF - 43,717 RSF**



*Light, bright interiors*





*Modernized lobby and memorable first impression*



# ENTICING SPACES TO ENGAGE AND EXCITE



Open, first floor lounge with a large servery, Clickshare-ready media screens and plentiful breakout spaces



48-person conference facility with natural daylight



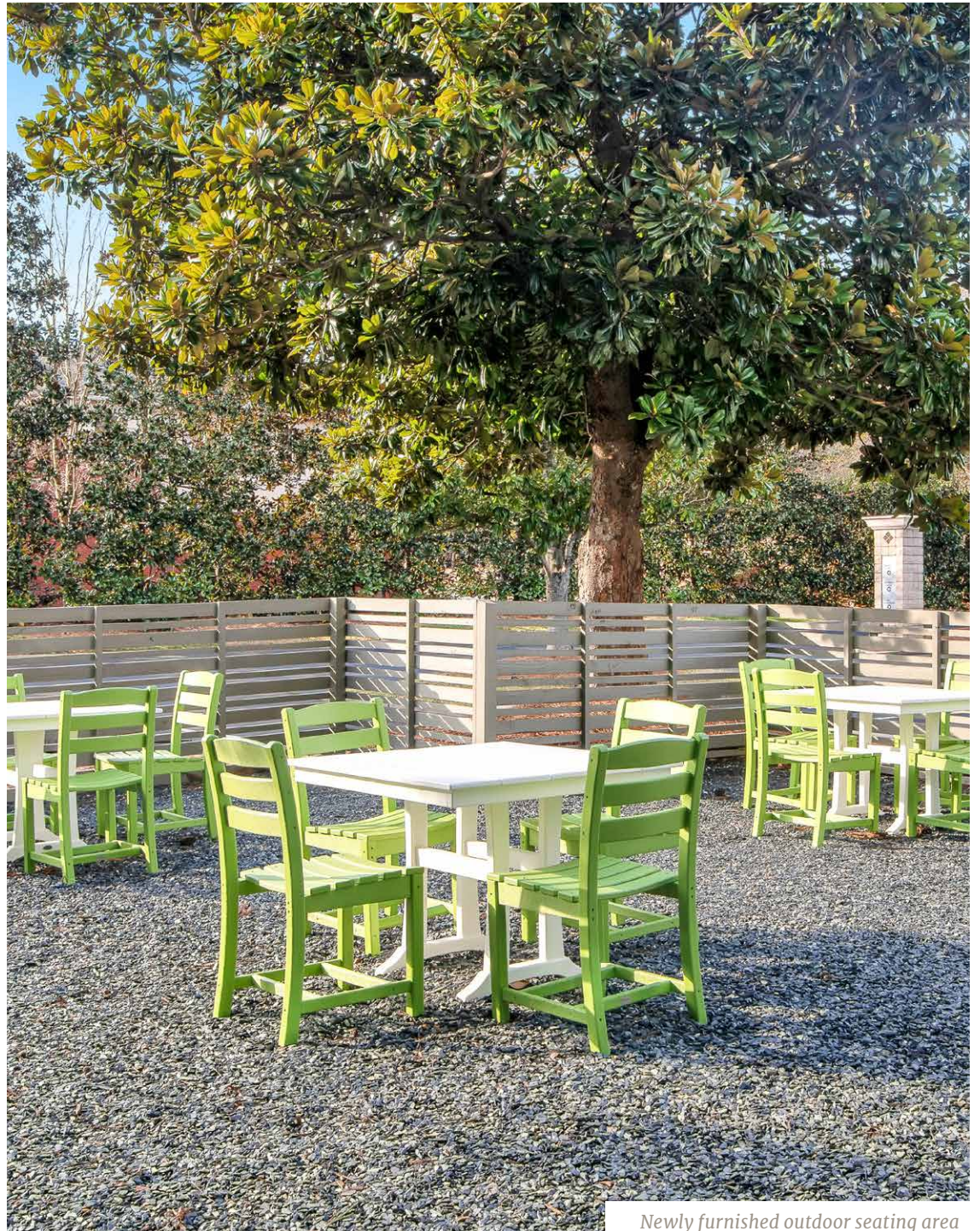
Modern cardio fitness studio with accessible lockers



Large outdoor seating area with cafe and lounge seating



Move-in ready spec suites



*Newly furnished outdoor seating area*





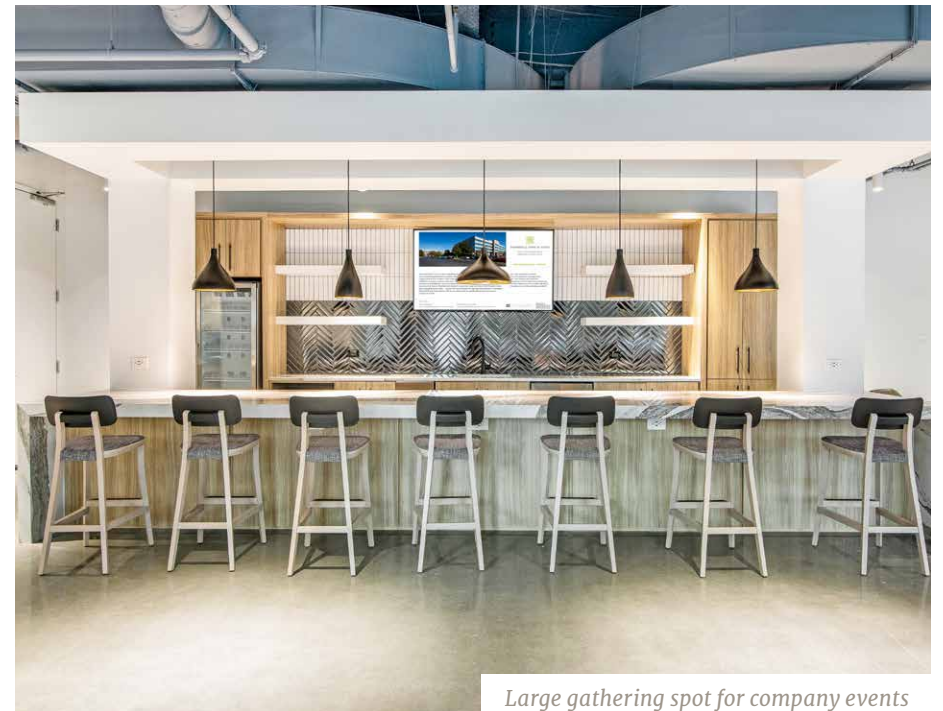
Convenient card access grab n' go



48-person conference facility



Bright, spacious cardio fitness studio



Large gathering spot for company events

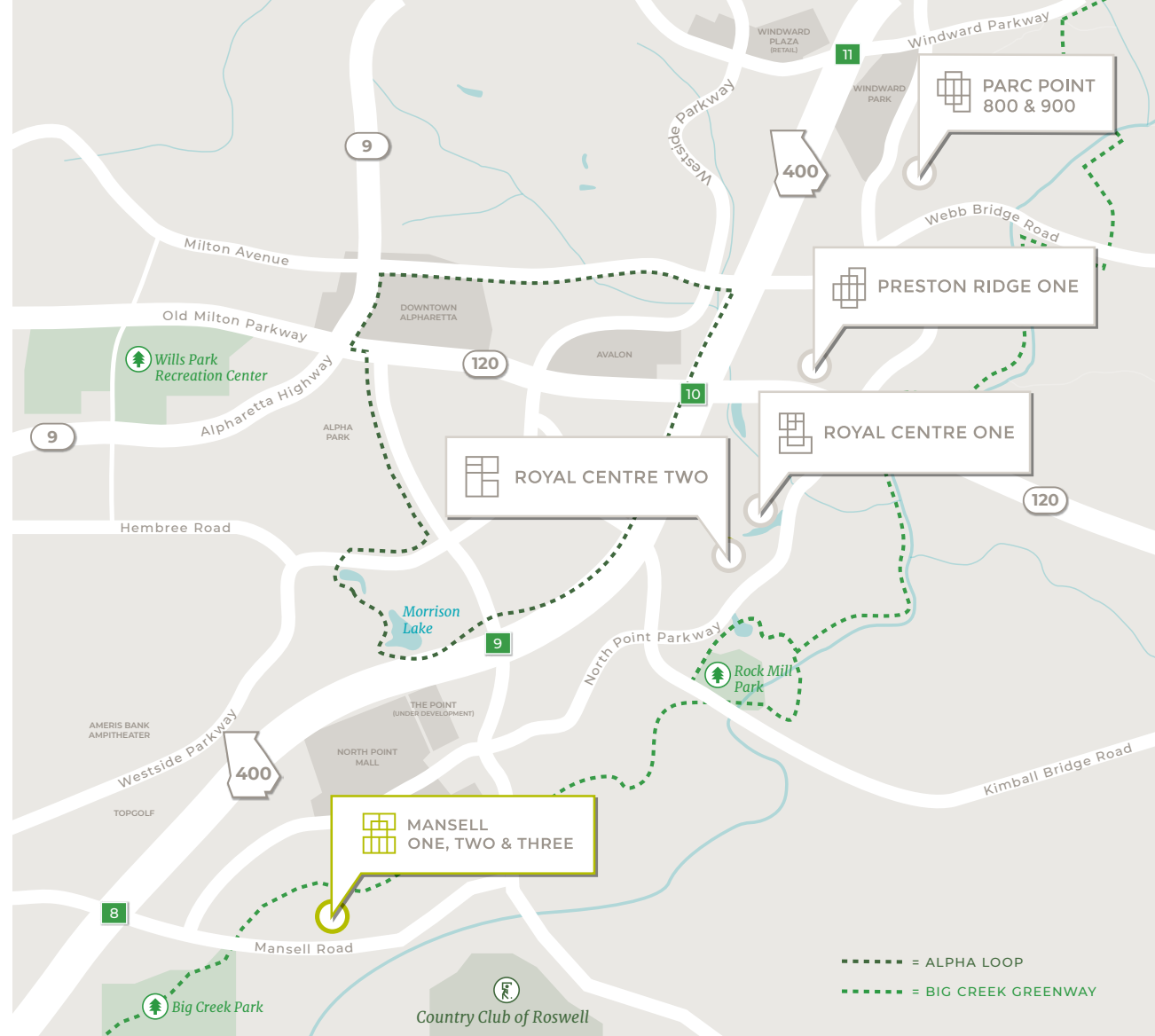


# POSITIONED FOR LIVELIHOOD & LIFESTYLE

Enjoy **direct connection to the Big Creek Greenway** and a **quick drive to TopGolf and Avalon's** expansive amenity base.

With efficient floor plans and monument signage opportunities available, Mansell One, Two & Three offers a choice workplace setting for small to mid-size professional service companies of all varieties.

Energy Star Certified with on-site property management and engineering teams — discover exceptional quality and personal



Minutes from TopGolf and some of North Fulton's most notable courses



30+ chef-driven restaurants in a two-mile radius



Direct access to Big Creek Greenway

# AVAILABILITIES FROM 2,042-43,717 RSF

MANSELL ONE  
3700 MANSELL ROAD



MANSELL TWO  
3650 MANSELL ROAD



MANSELL THREE  
3600 MANSELL ROAD



# CURATED QUALITY FOR LIFE & WORK

Mansell One, Two & Three is one of six suburban campuses within Alpharetta Collection, an intentionally curated office portfolio owned and managed by trusted, local ownership, The Simpson Organization (TSO).

Offering a wide range of both traditional and tech-savvy workplace availability paired with dynamic on-site amenity experiences that meet TSO standards for active workplace — rest assured you're making a future-forward commitment in selecting Alpharetta Collection.

TO LEARN MORE ABOUT  
THE COLLECTION, VISIT:  
[ALPHARETTACOLLECTION.COM](http://ALPHARETTACOLLECTION.COM)



*Mansell One, Two & Three*



*Royal Center One*



*Royal Center Two*



*Parc Point 800 & 900*



*Preston Ridge One*






# GETTING AROUND

- Restaurants
- Entertainment & Parks
- Hotels

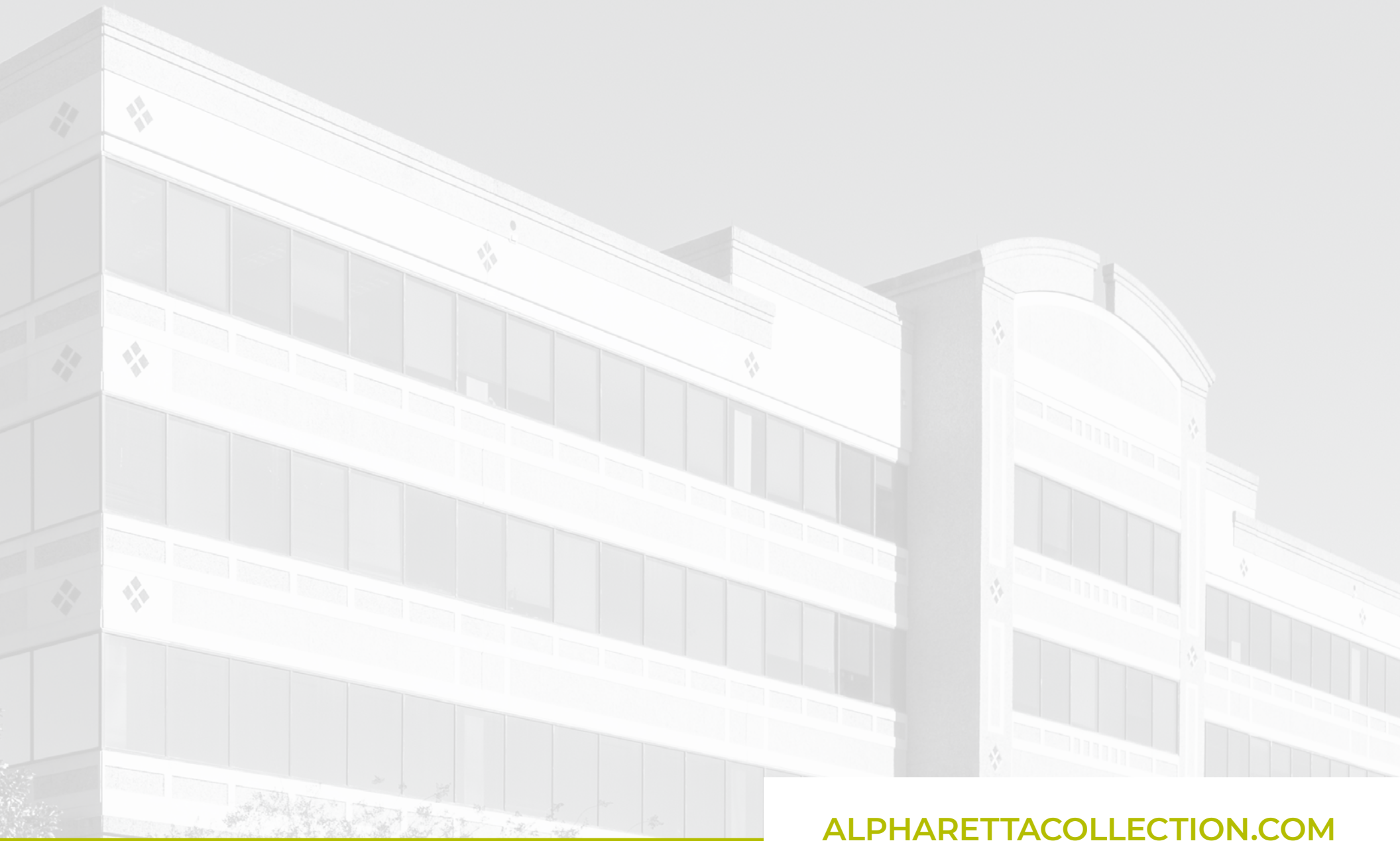


Mansell One, Two & Three is easily accessible to and from surrounding affluent North Fulton residential communities with convenient access to GA 400, North Point Parkway, Old Alabama Road Connector and Haynes Bridge

Road. From early-morning bike rides on the Greenway's 13-mile stretch to dining, entertainment and recreation options, balance office hours with a taste of Alpharetta's expanding amenity base.

-  Traffic light entrance on Mansell
-  30+ Restaurants within a two-mile radius
-  3 lodging options within walking distance and 10+ within a 2-mile radius





**ALPHARETTACOLLECTION.COM**

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

LEASED BY



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