

OFFICE FOR LEASE

MEADOWS PAVILLION

6230 Shiloh Road, Alpharetta, GA 30004



OFFERING SUMMARY

AVAILABLE SF:	1,480 - 12,310 SF
LEASE RATE:	\$17.00 SF/yr (Full Service)
LOT SIZE:	5.5 Acres
YEAR BUILT:	1997
BUILDING SIZE:	31,105 SF
MARKET:	North Fulton / South Forsyth
SUBMARKET:	South Forsyth

PROPERTY OVERVIEW

1,480 - 12,310 sq ft of space is available on the second floor.

PROPERTY HIGHLIGHTS

- Easy access to GA-400 exit 12
- Building features many quality features such as High Ceilings and beautiful lobby entrance
- Great B+ Space in Modern 2 story office building
- Free available surface parking
- On site local property management

KW COMMERCIAL
695 Mansell Road,
Ste. 120
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PROPERTY OVERVIEW

1,480 - 12,310 sq ft of space is available on the second floor.

LOCATION OVERVIEW

The property is located less than one mile from GA 400 and across from the under development Halcyon property. Halcyon is a 133 acre mixed use development. Several restaurants and retail spaces are open and construction is still on-going to other retail and residential uses. Beside Halcyon the Meadows Business Park is a master planned business community. Many restaurants and amenities are within a few minutes drive from the property.

The building is a beautiful modern 2 story office building



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LEASE RATE

\$17.00 SF/YR

LOCATION INFORMATION

Building Name	Meadows Pavillion
Street Address	6230 Shiloh Road
City, State, Zip	Alpharetta, GA 30004
County/Township	Fulton
Market	North Fulton / South Forsyth
Submarket	South Forsyth

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Lot Size	5.5 Acres
Submarket	South Forsyth

BUILDING INFORMATION

Building Size	31,105 SF
Price / SF	\$17.00 SF/yr
Year Built	1997
Building Class	B
Occupancy %	50%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	15,000 SF
Load Factor	Yes

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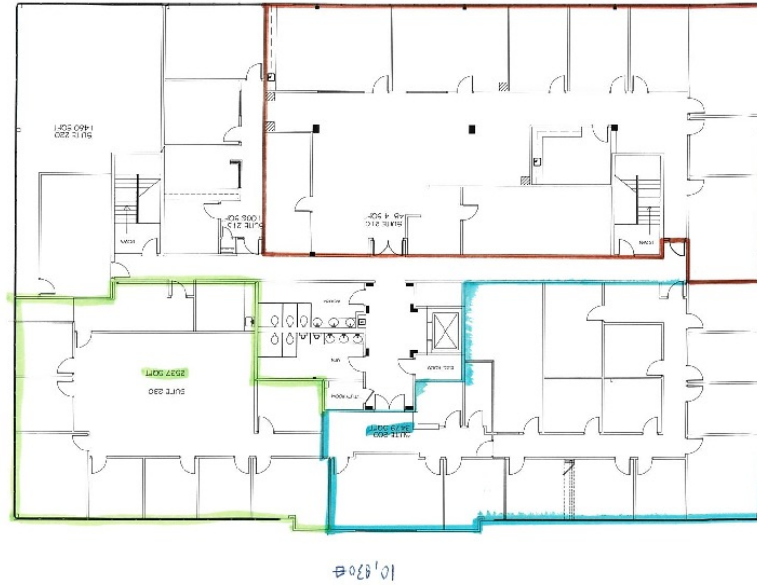
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LEASE RATE: \$17.00 **TOTAL SPACE:** 1,480 - 12,310 SF
LEASE TYPE: Full Service **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SQ FT	SIZE (SF)	COMMENTS
Suite 200	Office Building	\$17.00 SF/yr	Full Service	3479	1,480 - 12,310 SF	Great B+ space in the Meadows planned Business park. Easy access to GA-400. Local on-site management.
Suite 210	Office Building	\$17.00 SF/yr	Full Service	4814	1,480 - 12,310 SF	
Suite 220	Office Building	\$17.00 SF/yr	Full Service	1480	1,480 - 12,310 SF	
Suite 230	Office Building	\$17.00 SF/yr	Full Service	2537	1,480 - 12,310 SF	

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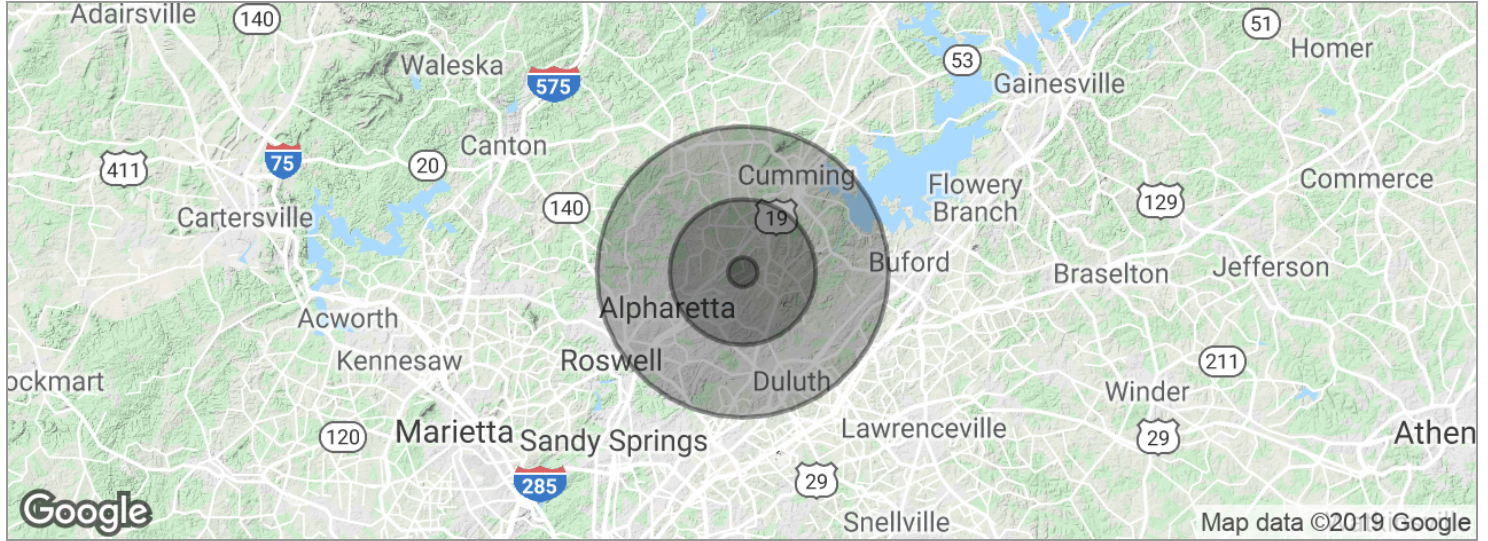
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,479	122,832	442,142
Median age	35.2	35.7	36.3
Median age (male)	35.9	35.2	35.7
Median age (Female)	33.6	36.2	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	792	42,284	153,716
# of persons per HH	3.1	2.9	2.9
Average HH income	\$138,408	\$122,429	\$116,049
Average house value	\$387,954	\$395,795	\$376,908

* Demographic data derived from 2010 US Census

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