

14,303 RSF Available for Sublease
Plug-n-Play Flex Suite

1225 Old Alpharetta Rd
Alpharetta, GA 30005

YOUR NAME HERE

Stewart Thrash

Senior Managing Director

t 404 926 1074
stewart.thrash@nrmk.com

RJ Zurak

Senior Managing Director

t 770 552 2420
rj.zurak@nrmk.com

Lindsay Kalski

Associate Director

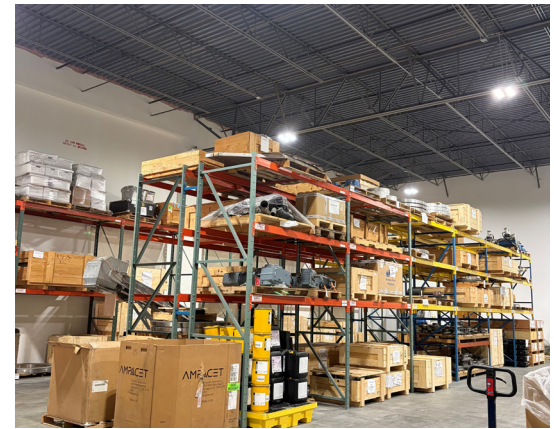
t 414-897-2811
lindsay.kalski@nrmk.com

NEWMARK

1225 Old Alpharetta Rd
Alpharetta, GA 30005

PROPERTY HIGHLIGHTS

Size	14,303 RSF
Term Thru	7/31/2033
Type	Flex
Warehouse SF	7,973 RSF
Office SF	6,303 RSF
Ramp	1
# of Dock Highs	1
Clear Height	20'
Power	TBD



1225 Old Alpharetta Rd

Alpharetta, GA 30005

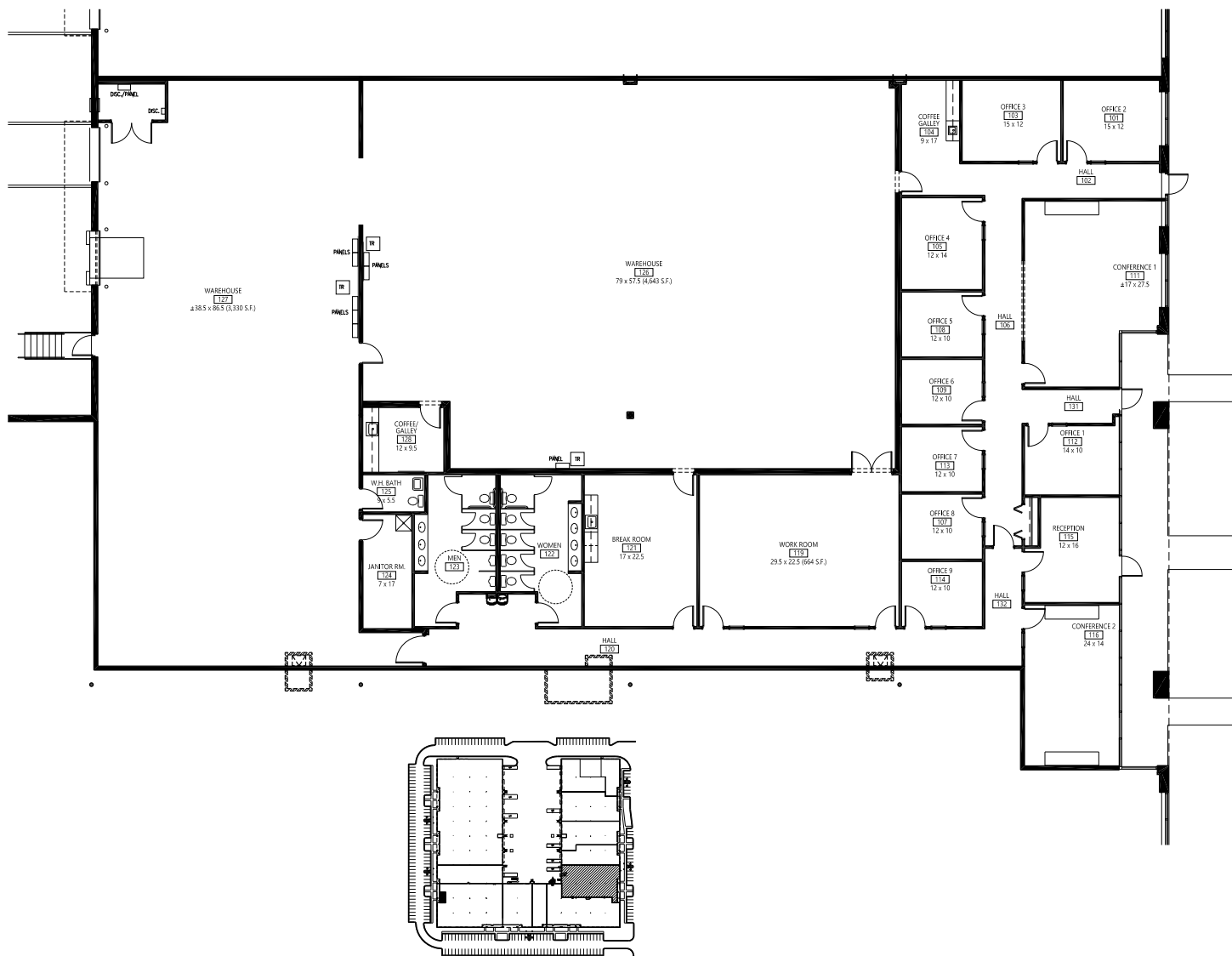
FOR SUBLEASE



SF Breakdown

Warehouse: 7,973 RSF

Office: 6,303 RSF



SHOPPING CENTERS

1	Halycon
2	Avalon
3	Alpharetta Commons
4	Johns Creek Town Center

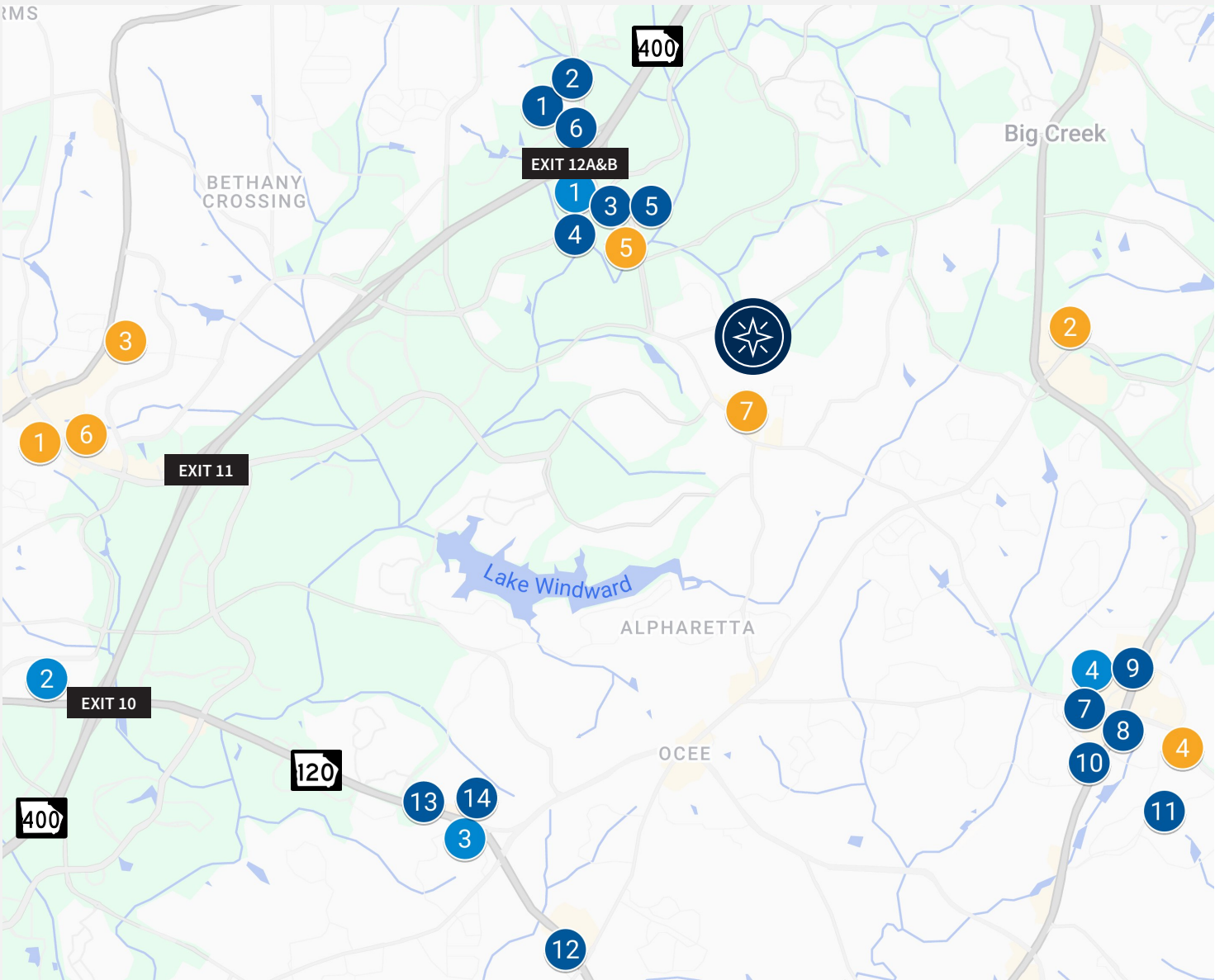
FOOD & BEVERAGE

1	Whataburger
2	Chipotle Mexican Grill
3	Chick-fil-A
4	Eclipse di Luna
5	Dunkin'
6	Starbucks
7	Betos Tacos
8	Panera Bread
9	City Barbeque
10	Salata
11	Six Bridges Brewing
12	Pampas Steakhouse
13	Delbar - Old Milton
14	Crumbl Cookies

RETAIL/CONVENIENCE

1	Costco Wholesale
2	Walmart Supercenter
3	Target
4	Trader Joe's
5	Trader Joe's
6	The Home Depot
7	Publix Super Market

Points of Interest Map



For more information:

Stewart Thrash*Senior Managing Director*

t 404 926 1074

stewart.thrash@nmrk.com

RJ Zurak*Senior Managing Director*

t 770 552 2420

rj.zurak@nmrk.com

Lindsay Kalski*Associate Director*

t 414-897-2811

lindsay.kalski@nmrk.com

DISCLAIMERS

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.

All information contained in this publication is derived from sources that are deemed to be reliable. However, Newmark has not verified any such information, and the same constitutes the statements and representations only of the source thereof and not of Newmark. Any recipient of this publication should independently verify such information and all other information that may be material to any decision the recipient may make in response to this publication and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Newmark, distribute, disseminate, publish, transmit, copy, broadcast, upload, download or in any other way reproduce this publication or any of the information it contains. This document is intended for informational purposes only, and none of the content is intended to advise or otherwise recommend a specific strategy. It is not to be relied upon in any way to predict market movement, investment in securities, transactions, investment strategies or any other matter.