

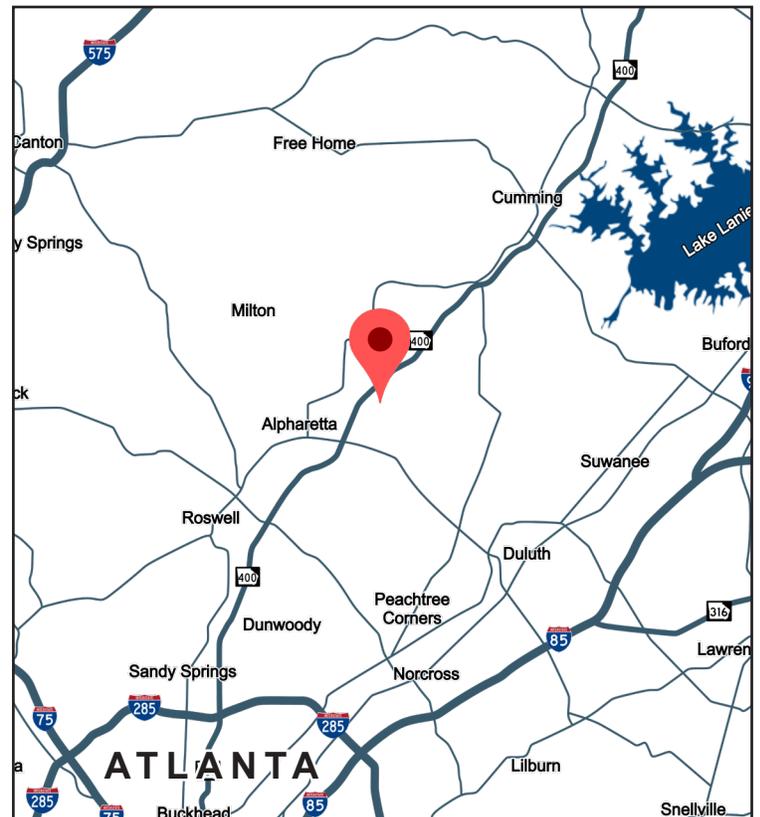
FOR LEASE

RUBICON AT WINDWARD
1005 ALDERMAN DRIVE
BUILDINGS 100-200
ALPHARETTA, GA 30005



PROPERTY INFORMATION

- **2,750 - 11,833 SF Flex/Warehouse Space Available:**
 - Suite 102: 3,680 SF with 1,450 SF Office, 2 DH
 - Suite 105: 2,750 SF with 1,560 SF Office, 1 DH
 - Suite 107: 4,340 SF with 3,080 SF Office, 2 DH
 - Suite 112: 3,360 SF with 900 SF Office, 1 DH
 - Suite 115: 3,600 SF with 1,312 SF Office, 1 DH
 - Suite 201-204: 11,388 SF with 9,017 SF Office, 5 DH
 - Suite 206: 2,800 SF with 2,800 SF Office, 1 DH
- Campus-style buildings in a controlled business park environment
- Architectural brick with full-height storefront glass.
- Ample parking with dock-high and drive-in loading access
- 18' minimum clear height
- Fully sprinklered
- ±1.5 mi from GA-400 via Windward Parkway (Exit 12)
- Immediate access to restaurants, banks and other amenities



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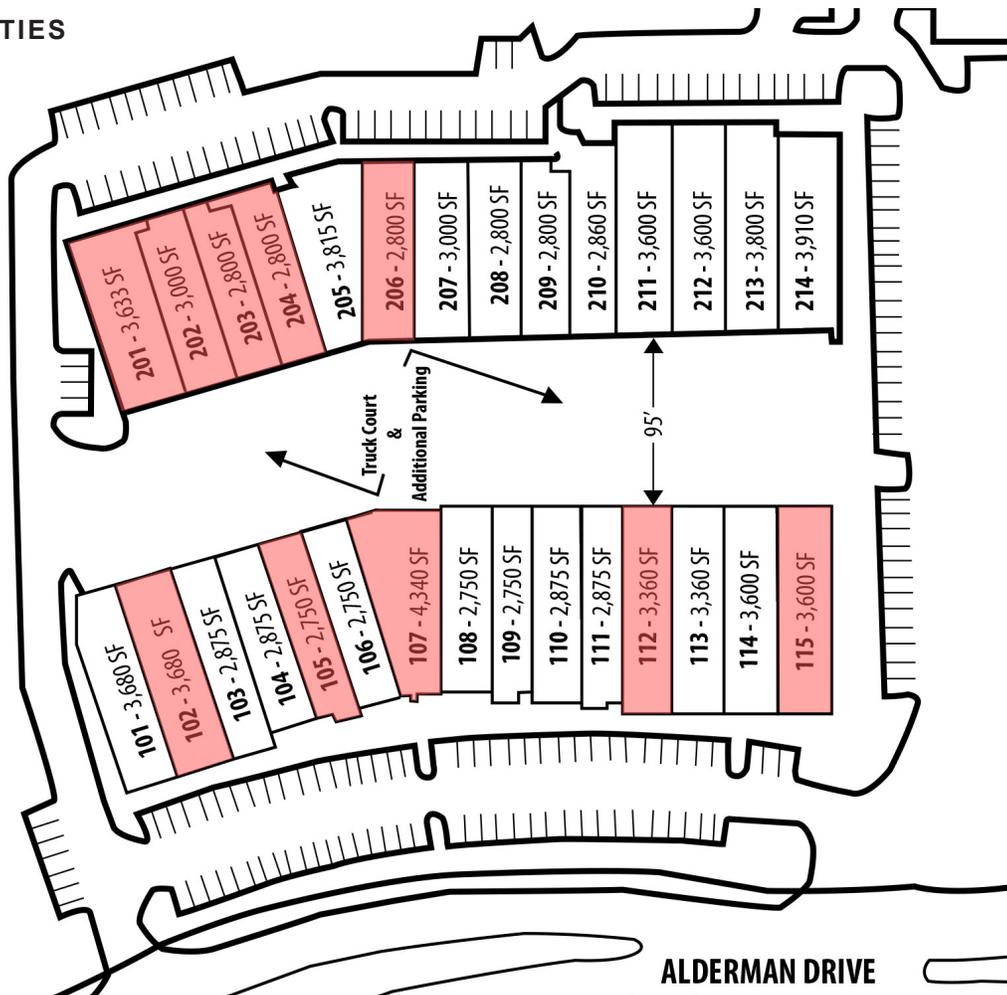
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CURRENT AVAILABILITIES

Suite	Size SF	Office SF	Warehouse SF	Clear Height	Doors
Suite 102	3,680	1,450	2,230	18'	2 DH
Suite 105	2,750	1,560	1,190	18'	1 DH
Suite 107	4,340	3,080	1,260	18'	2 DH
Suite 112	3,360	900	2,460	18'	1 DH
Suite 115	3,600	1,312	2,288	18'	1 DH
Suites 201-204	11,833	9,017	2,816	18'	5 DH
Suite 206	2,800	2,800	0	18'	1 DH
Suite 206 (Proposed Demo)	2,800	±700	±2,100	18'	1DH

AVAILABILITIES



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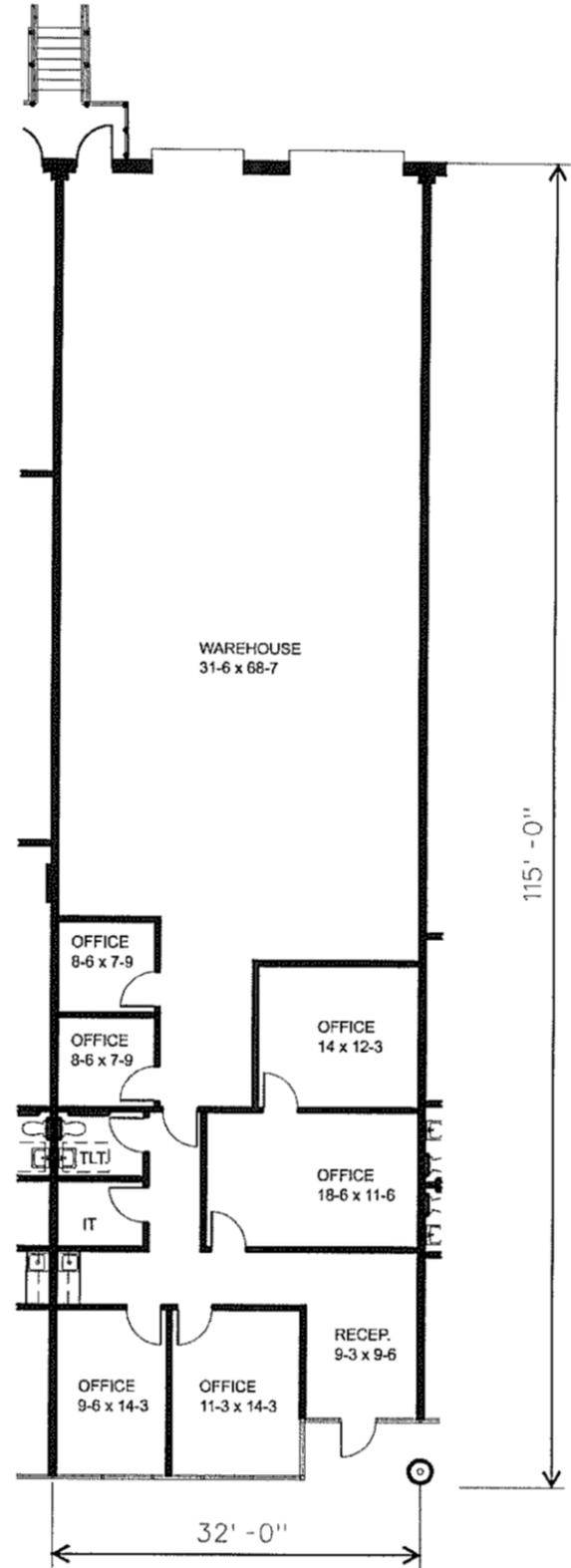
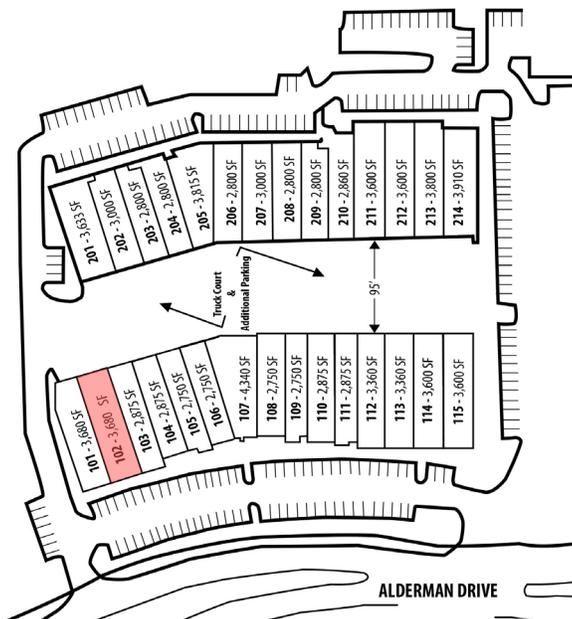
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SUITE 102 FLOOR PLAN

3,680 SF Suite
 2,230 SF Warehouse
 1,450 SF Office
 Two (2) Dock-High Door
 Building 100

BUILDING KEY



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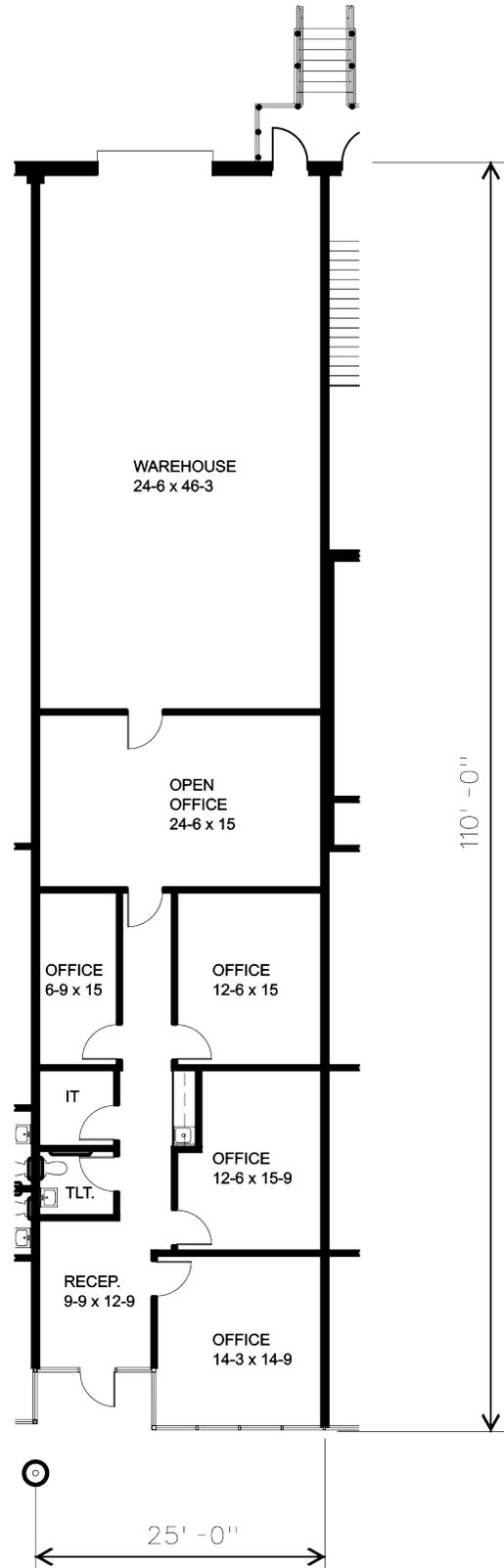
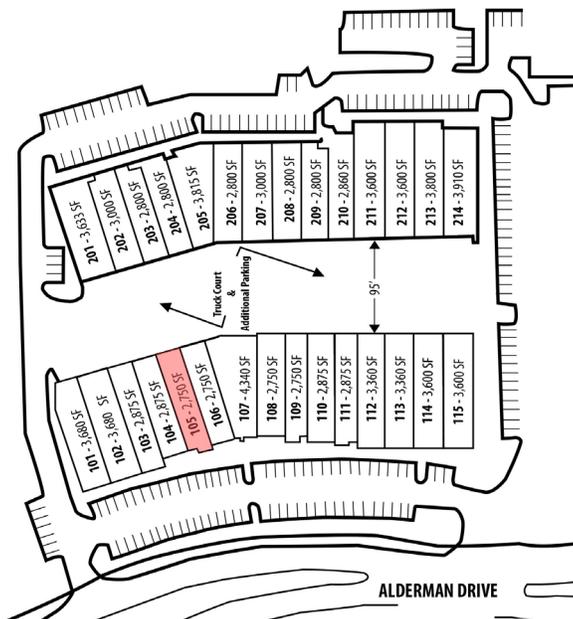
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SUITE 105 FLOOR PLAN

- 2,750 SF Suite
- 1,190 SF Warehouse
- 1,560 SF Office
- One (1) Dock-High Door
- Building 100

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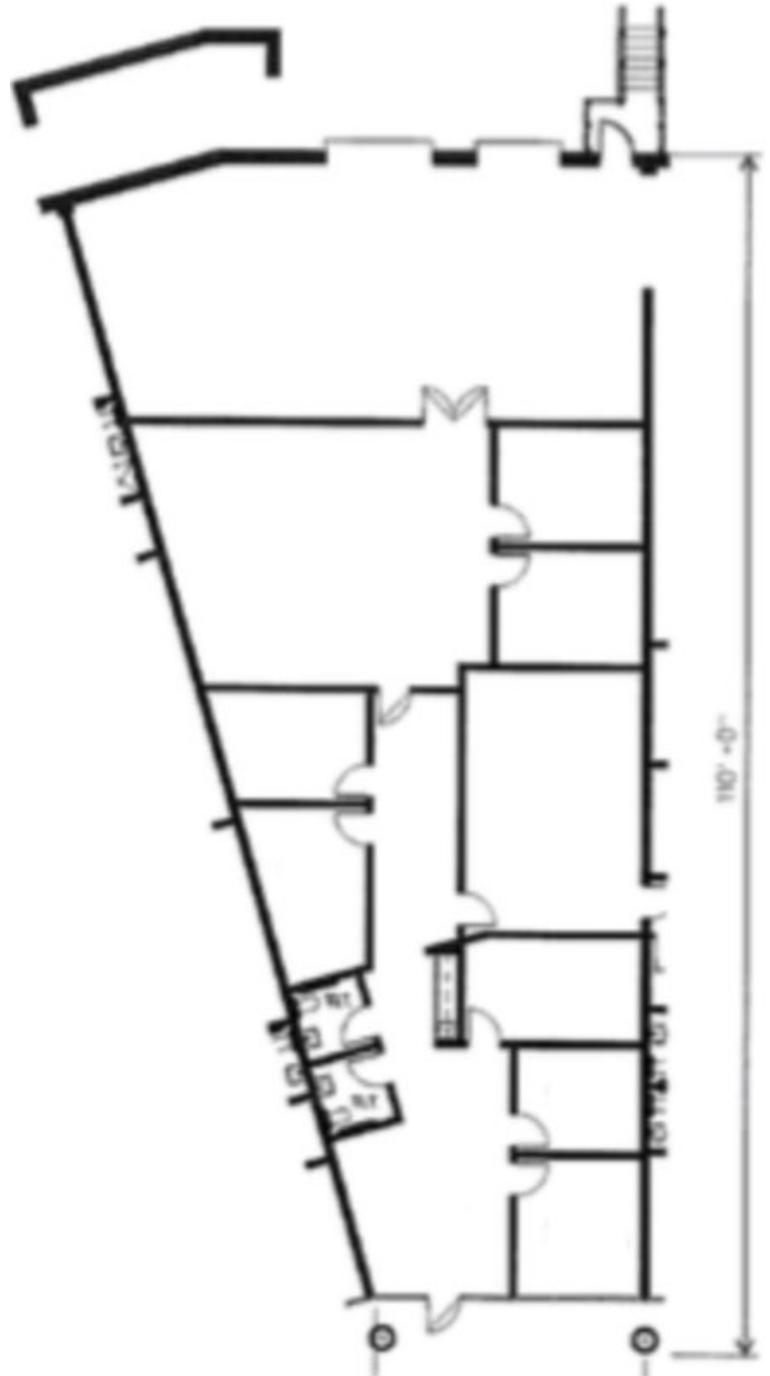
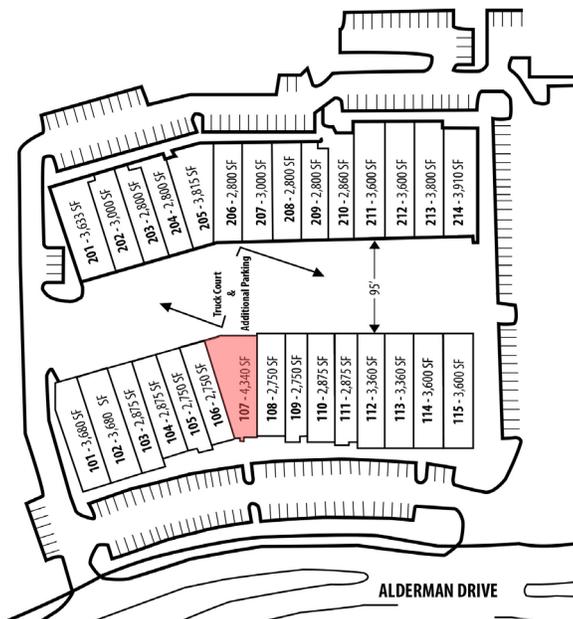
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ALPHARETTA, GA 30005

SUITE 107 FLOOR PLAN

4,340 SF Suite
1,260 SF Warehouse
3,080 SF Office
Two (2) Dock-High Door
Building 100

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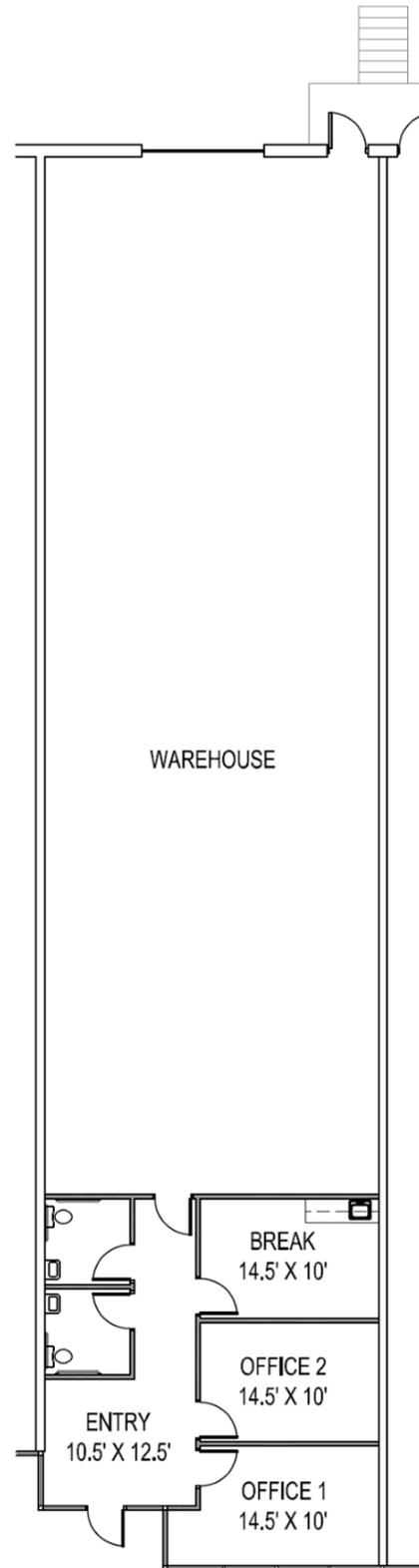
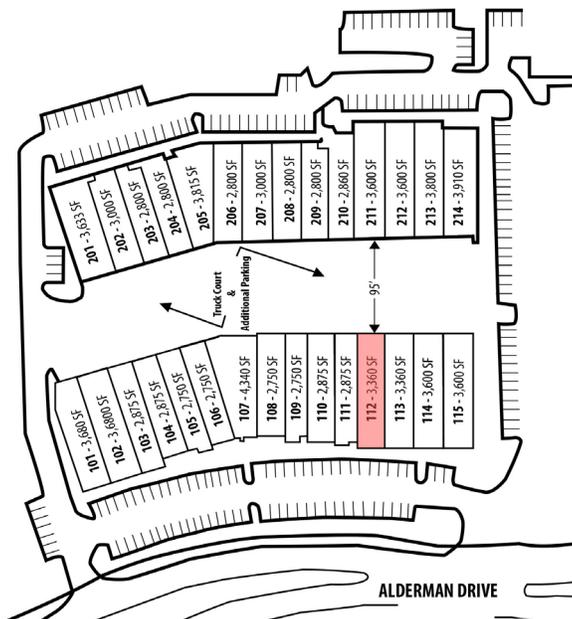
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SUITE 112 FLOOR PLAN

3,360 SF Suite
2,460 SF Warehouse
900 SF Office
One (1) Dock-High Door
Building 100

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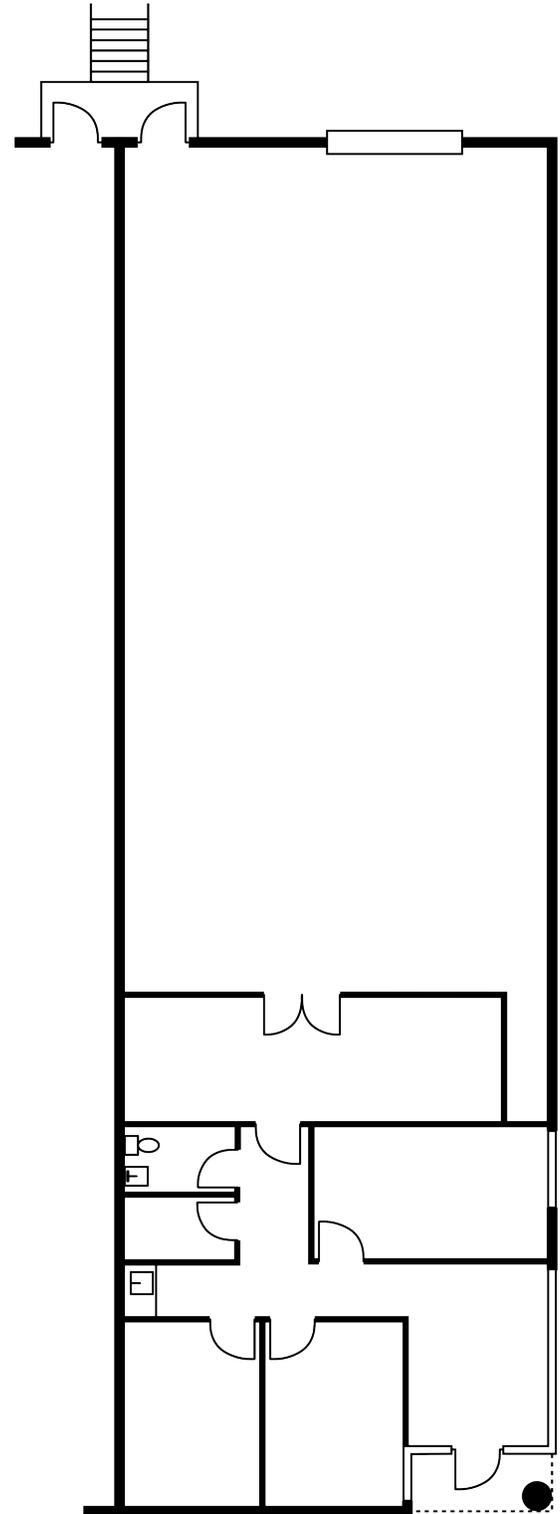
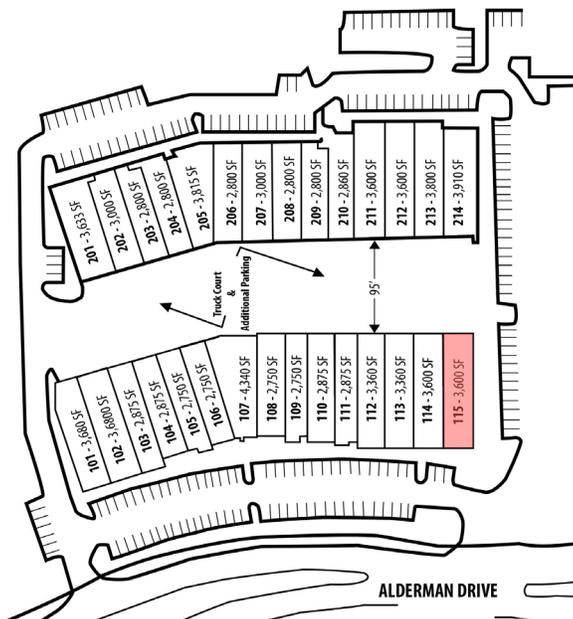
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SUITE 115 FLOOR PLAN

3,600 SF Suite
2,288 SF Warehouse
1,312 SF Office
One (1) Dock-High Door
Building 100
End Cap Suite

BUILDING KEY



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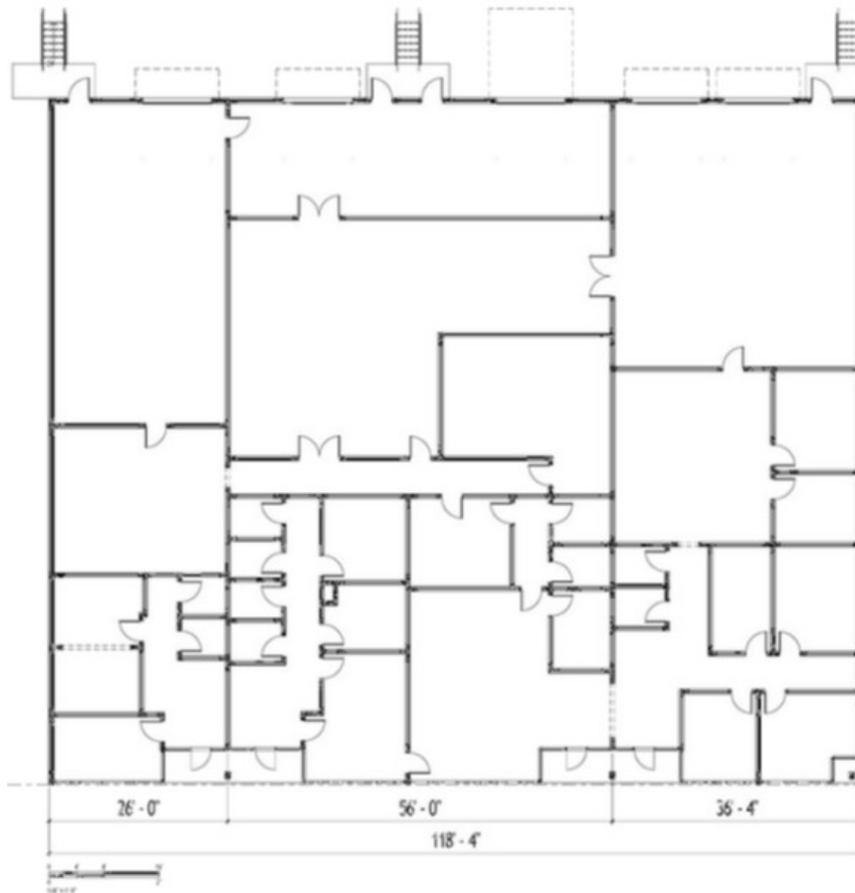
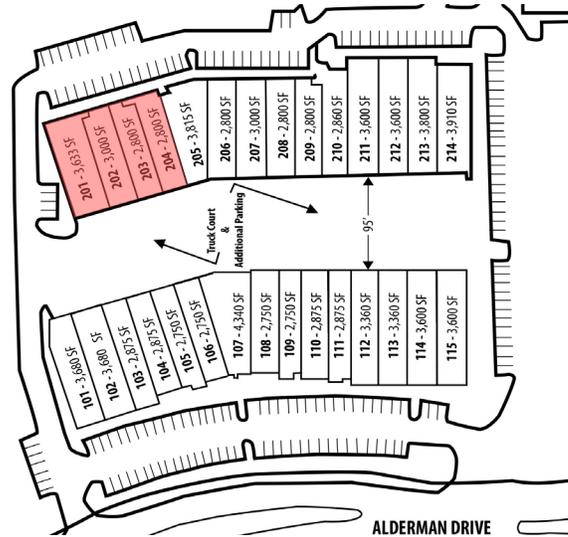
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SUITE 201-204 FLOOR PLAN

11,833 SF Suite
9,017 SF Warehouse
2,816 SF Office
Five (5) Dock-High Door
Building 200
End Cap Suite

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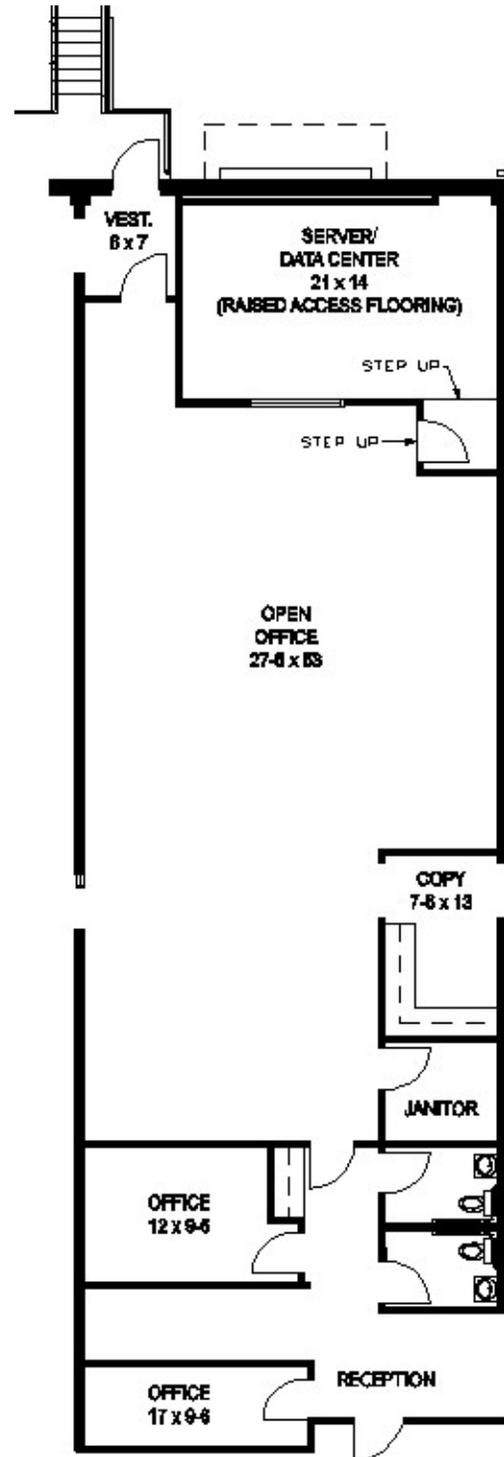
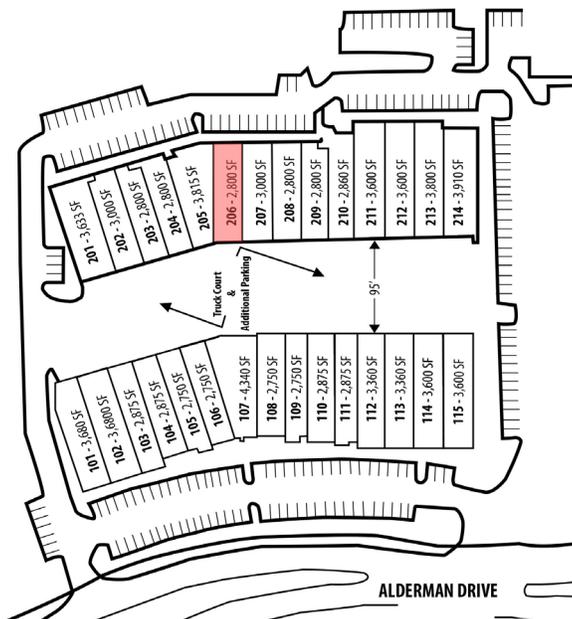
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SUITE 206 FLOOR PLAN

2,800 SF Suite
 2,800 SF Office
 One (1) Dock-High Door
 Building 200

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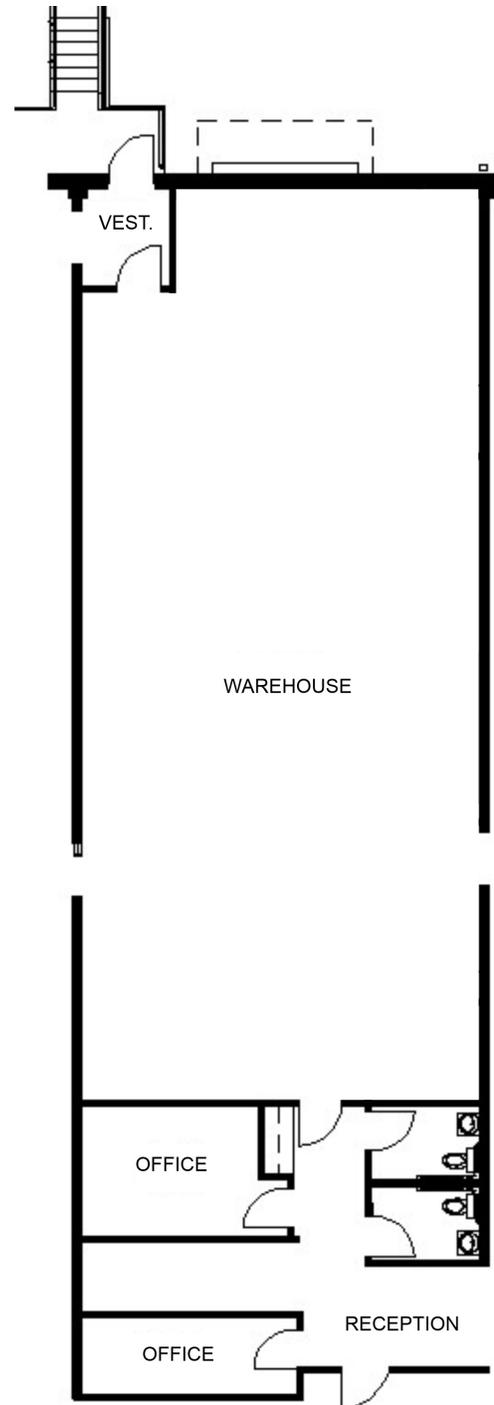
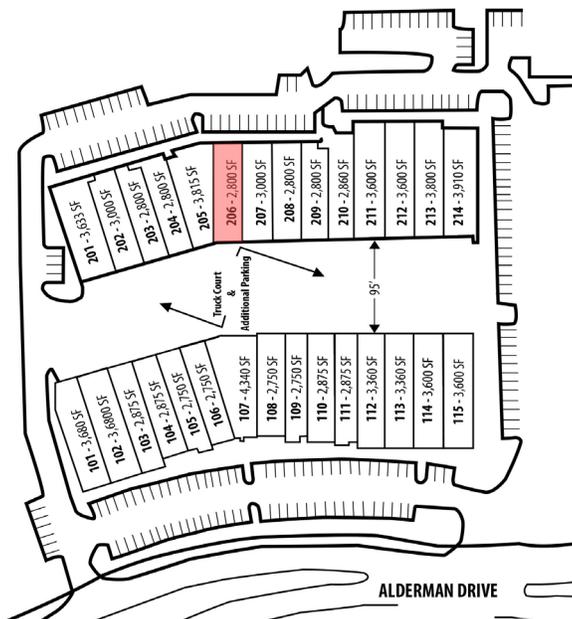
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SUITE 206 FLOOR PLAN - PROPOSED DEMO

2,800 SF Suite
±2,100 SF Warehouse
±700 SF Office
One (1) Dock-High Door
Building 200

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