



For Lease

2,100 – 28,100 SF

Partial to Full Floor Office Space Available

3050 Northwinds Parkway
Alpharetta, Georgia 30009

Near Avalon

- » Building Signage Opportunity Available
- » Located adjacent to Avalon's luxury retail and dining
- » Access to Alpharetta's fiber optic infrastructure
- » Three major hotels within walking distance
- » Easy access to GA 400
- » OPEX \$8.50/SF

Contact:

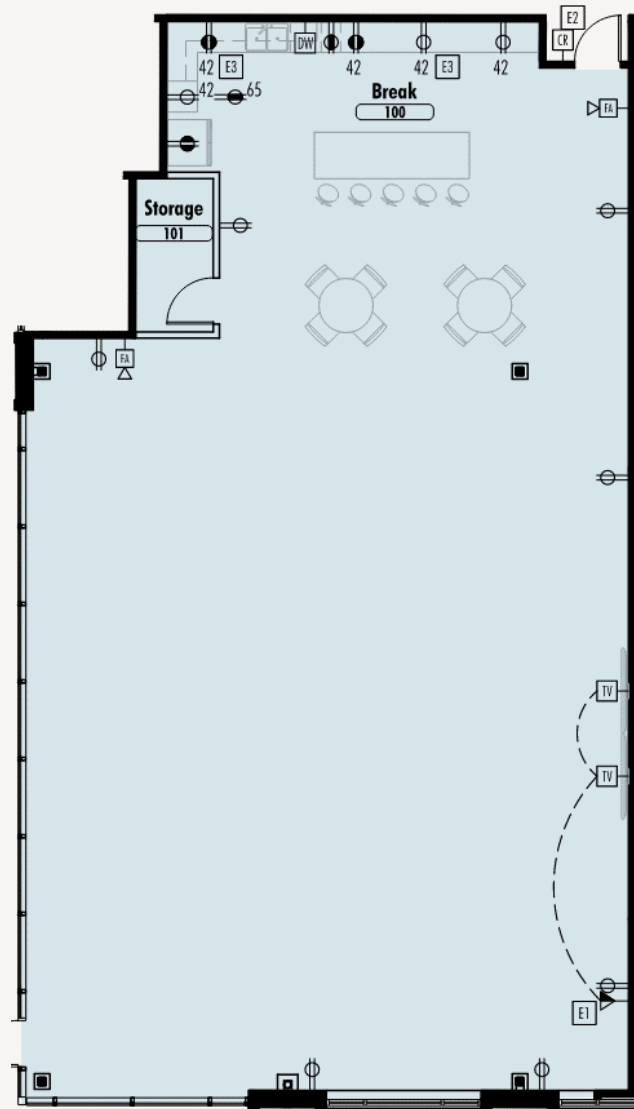
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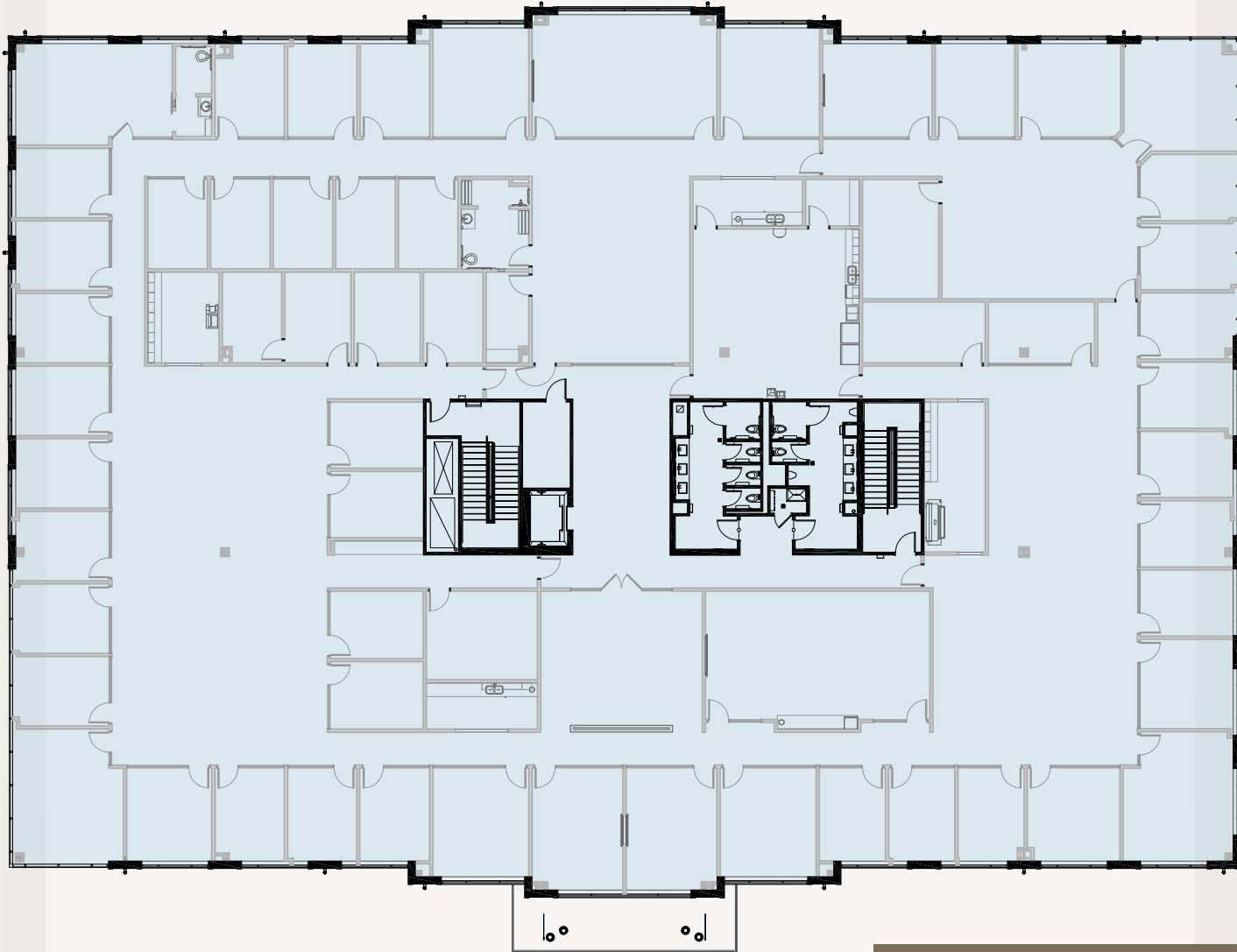
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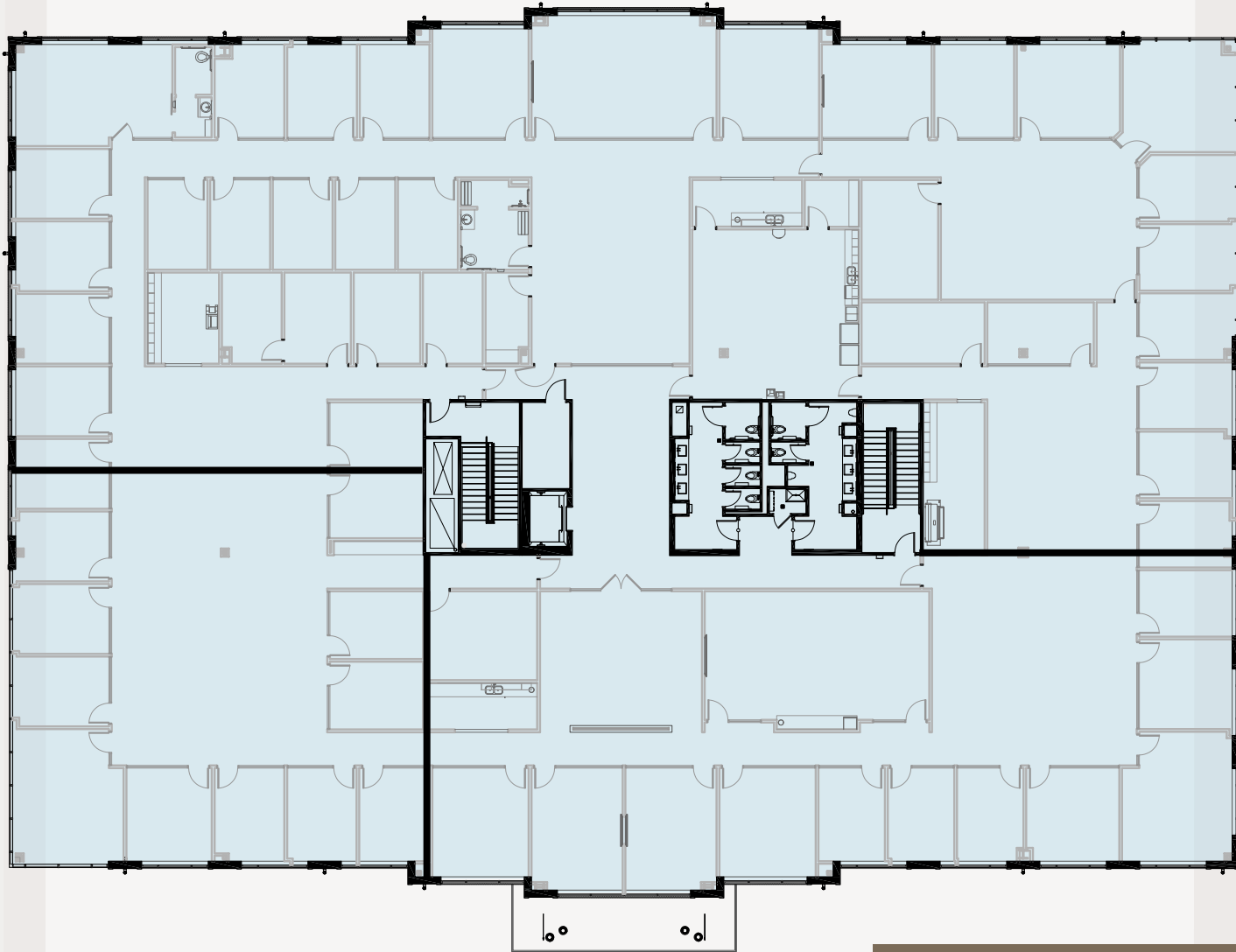
SUITE 104

- » 2,100 SF
- » Rate Withheld



SUITE 200 AS BUILT

- » 26,000 SF
- » Spacious Full Floor Office Plan
- » Available 6/1/2026
- » Rate Withheld



SUITE 200 DEMISED

- » 4,000 – 26,000 SF
- » Full Floor or Demised Office Plan
- » Available 6/1/2026
- » Rate Withheld



HIGH END INTERIORS

ALPHARETTA HIGHLIGHTS

best small city to start a business - *Entrepreneur.com*



900+
tech companies



over 25%

of the metro area's
Top Technology employers
located here



5,000+
businesses

25.8 million square feet of **office**

811 office buildings

14.7 million square feet of **retail**

5 of Georgia's



top **15** high schools

7th friendliest city in the US - *Forbes*



6th fastest growing city in the US - *US Census*

Technology City of the South

\$140,188 median household income

71% bachelor's degree or higher



#1

best city to relocate to

- *Forbes*

#1 place where business is thriving - *Entrepreneur*



best small city for **women entrepreneurs**



- *GoodCall*

4,550 people per square mile (daytime hours)



daytime population

122,395

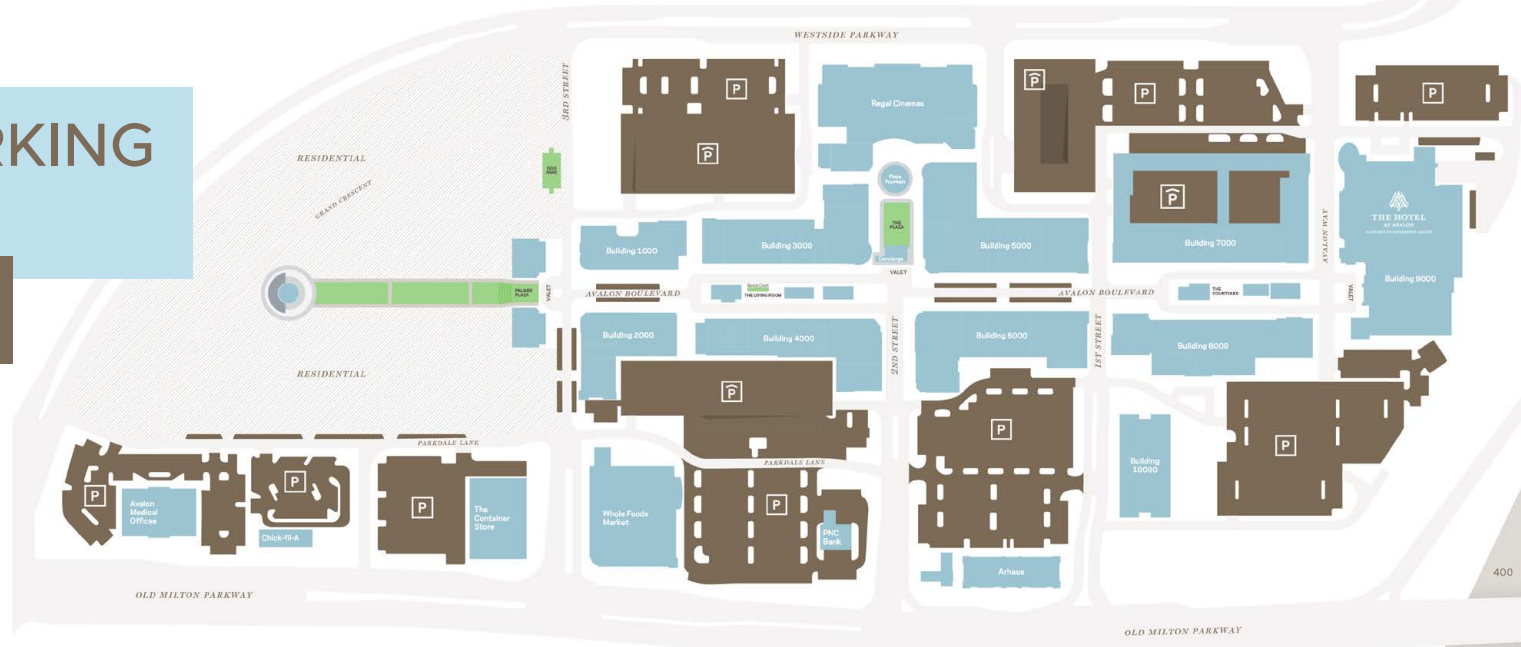
citywide **fiber optic** network

Sources: *GrowAlpharetta.com, Costar Group, US Census, CensusReporter.org, Forbes, AwesomeAlpharetta.com, Entrepreneur, and Good Call*

ABUNDANT PARKING & AMENITIES

At Avalon

- Altar'd State
- American Threads
- Anderson
- Aesthetics
- Anthropologie
- Apple
- Arhaus
- Arula
- Athleta
- AYA Medical Spa
- Banana Republic
- Boardroom Salon for Men
- Bonobos
- CHANEL
- Club Pilates
- The Container Store
- Crate & Barrel
- Drybar
- Evereve
- Everything But Water
- Fab'rik
- Free People
- GAP
- Hatley
- High Country
- Outfitters
- J. Crew
- J. Jill
- J. McLaughlin
- Janie and Jack
- Johnny Was
- Kendra Scott
- LensCrafters
- L'Occitane
- Lucky Brand
- lululemon
- Madewell
- Marine Layer
- Marmi
- Mayors
- Monkee's
- Nike
- Onward Reserve
- Orvis
- Paper Source
- Parisian Nails
- Peloton
- Peter Millar
- PNC Bank
- Posman Books
- Pottery Barn
- Regal Avalon
- Restore
- Scout & Molly's
- Sephora
- Soft Surroundings
- South Moon Under
- Sundance
- Sunglass Hut
- Tempur-Pedic
- Tesla
- Tommy Bahama
- Tumi
- Urban Outfitters
- Van Michael Salon
- Vineyard Vines
- West Elm
- Williams Sonoma
- Whole Foods Market
- The Woodhouse Day Spa



Office Space

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