

PARKVIEW ONE



FOR LEASE

2,500 – 131,000 SF Class A Office
925 North Point Parkway | Alpharetta, GA 30005

Owned And Exclusively Listed By



For Lease Advantages

**PARKVIEW
ONE**



- ✓ **Below Market Rents**
- ✓ **TI Allowance Based On Credit & Term**
- ✓ **On-Site Property Management**
- ✓ **Full Broker Compensation**
- ✓ **Opportunities In Every Size Range**
 - 131,000 SF Available (Divisible to 2,500 SF)
 - Move-In Ready, Fully Furnished Spaces
 - Full Floor Option
 - Flexible Terms

Property Highlights

**PARKVIEW
ONE**

Parkview One is located in the City of Alpharetta, home to prestigious communities, executive housing, top-rated schools, excellent healthcare facilities and upscale shopping destinations. Spanning across 8.66 acres and totaling 166,994 rentable square feet, Parkview One features an updated lobby with modern furniture and high-end finishes. Four floors of premium Class A office space provide a variety of suite sizes, fully furnished options and expansive views. Parkview One is ideally located next to GA-400 with direct exposure to North Point Parkway and has close proximity to premium amenities.



EXCEPTIONAL CLASS A OFFICE PROPERTY

- Two property entrances provide quick and easy access to GA-400
- Highly responsive on-site property management and engineering staff ensure superior tenant service
- Signage opportunities
- 24/7 controlled card-key access
- State-of-the-art fiber optics and power capabilities
- Life science research or laboratory space possible

| | |
|---------------|---|
| Address | 925 North Point Parkway, Alpharetta, GA |
| Building Size | 166,994 RSF |
| Year Built | 2001 |
| Site | 8.66 Acres |
| Parking Ratio | 4.56/1,000 SF |
| Free Parking | 761 Spaces |

Access & Parking

PARKVIEW
ONE

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- ✓ 2 ENTRANCES INTO THE PROPERTY
- ✓ GENEROUS 4-SIDED PARKING

Excellent Location

PARKVIEW ONE



ACCESS TO IT ALL

- Future direct access to GA-400
- 5-minute drive to Avalon and Plaza at Windward
- Life Time Fitness next door
- 20+ nearby restaurants for employee lunch breaks
- 8 shopping centers within 5-mile radius
- YMCA & Big Creek Greenway Trail nearby

Future Direct Access to GA-400

**PARKVIEW
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Parkview One tenants will soon benefit from upcoming traffic enhancements to GA-400. As a component of the Managed Lane Project, the Georgia Department of Transportation intends to extend Tradewinds Parkway to Westside Parkway and add an access point to GA-400 from Tradewinds Parkway.



Property Photos

PARKVIEW
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Property Photos

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Property Photos

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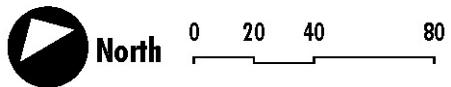
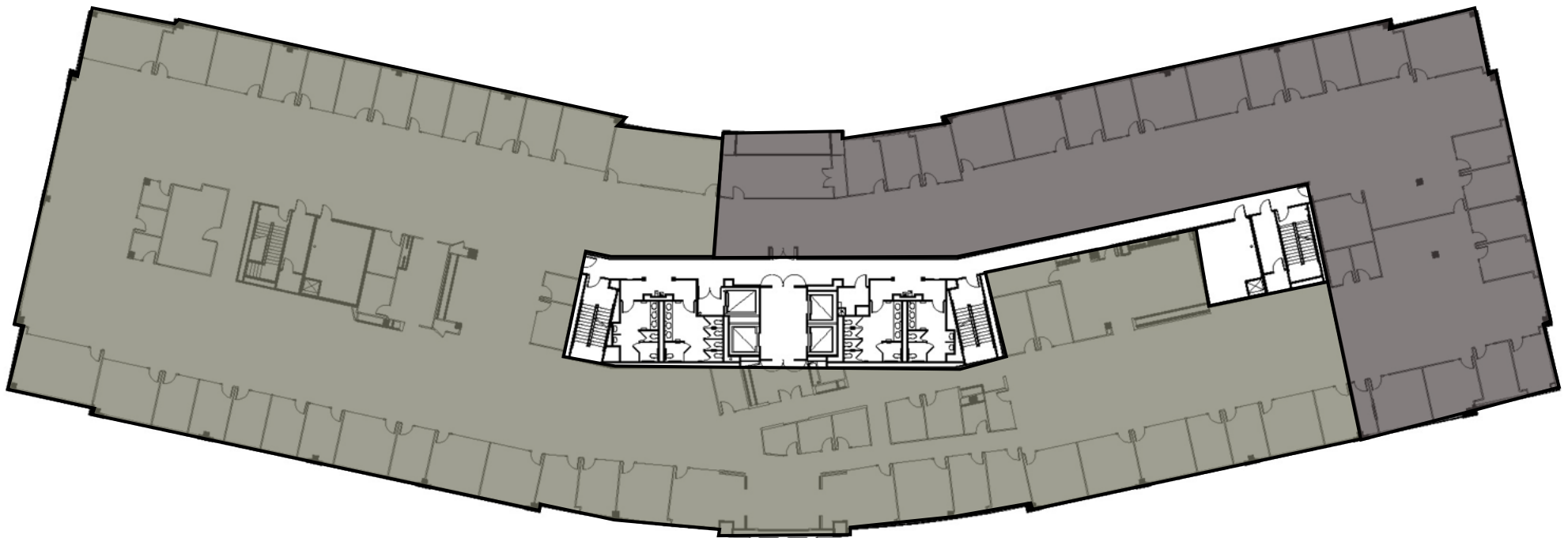
Second Floor Availability

PARKVIEW
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SPEC SUITES AVAILABLE NOW:

Suite 200 | 30,759 RSF

Suite 250 | 13,179 RSF

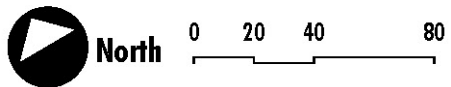
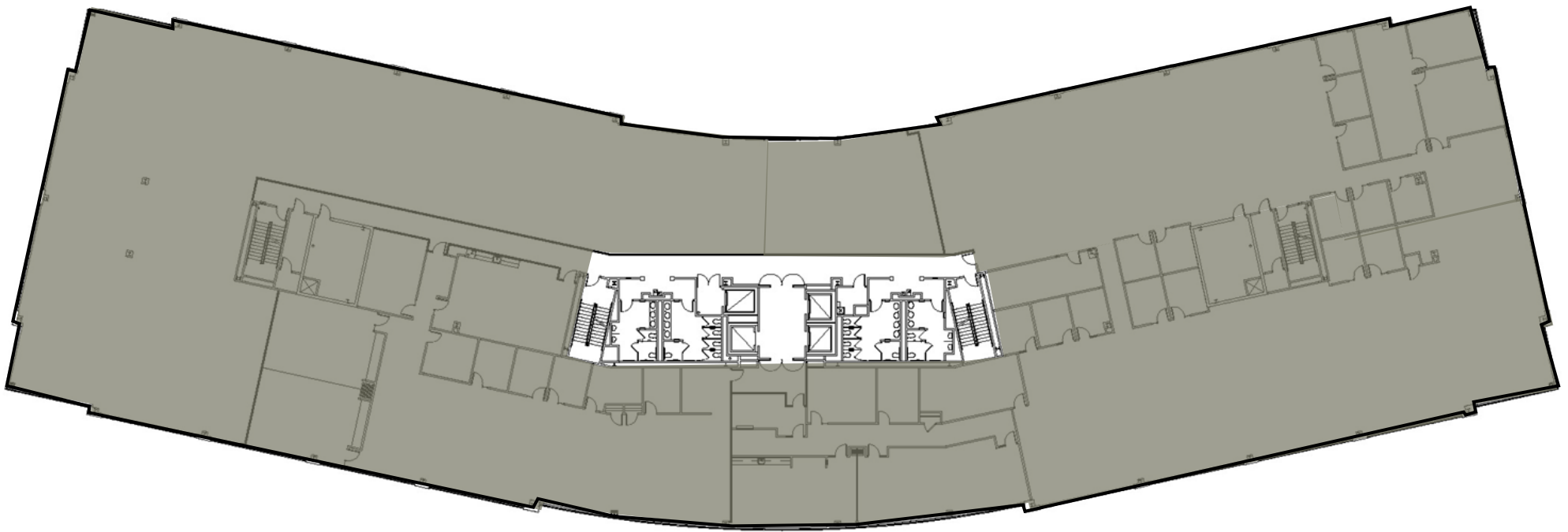


Third Floor Availability

PARKVIEW
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SPEC SUITE AVAILABLE NOW:

Suite 300 | 43,814 RSF | Divisible to 2,500 SF

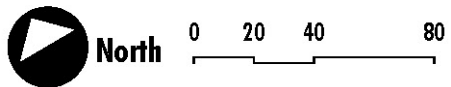
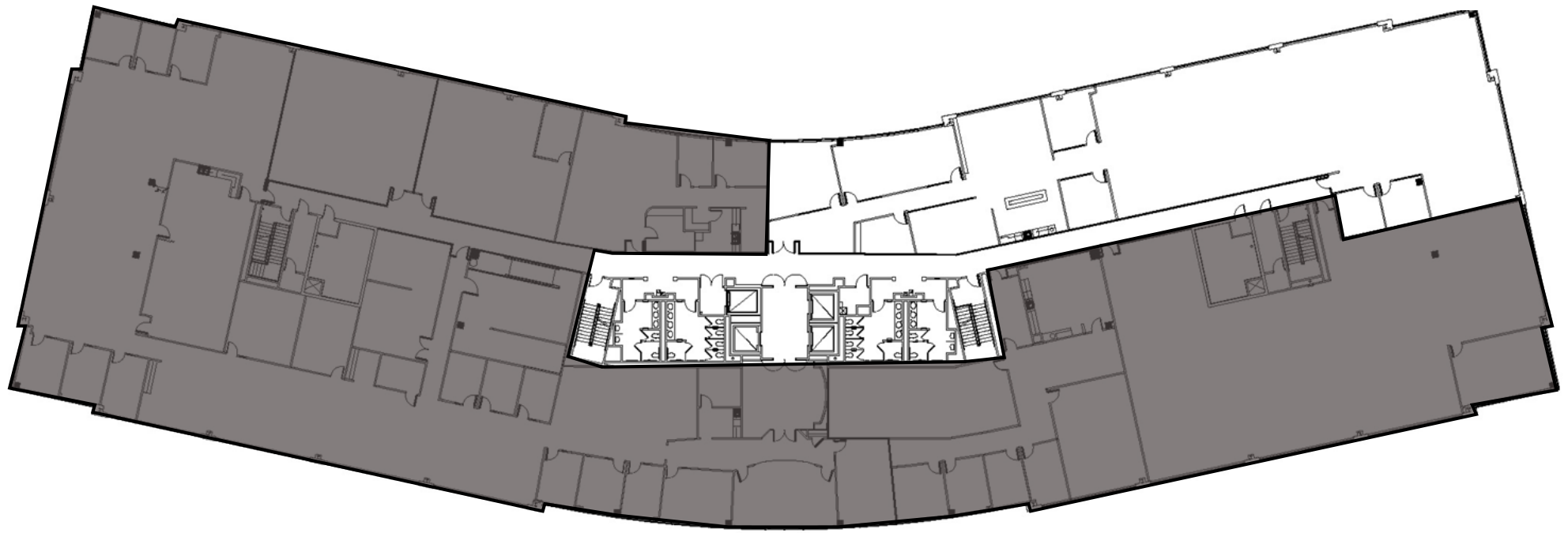


Fourth Floor Availability

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SPEC SUITES AVAILABLE NOW:

■ Suites 450, 460 & 440 | 33,888 RSF (Divisible to 2,500 SF)



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For leasing inquiries, please contact:

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