

# Alpharetta's Newest Boutique Offering

BUILDING SIGNAGE OPPORTUNITIES AVAILABLE



**NOW LEASING**

Located Directly Off GA-400 @ Mansell Road

**NEWMARK**





Located in the **North Fulton submarket**, directly off of GA-400, Davis Alpharetta offers an opportunity to be centrally located to the areas two most popular shopping destinations – Avalon & North Point Mall and surrounded by several entertainment and dining options including neighboring Topgolf.

Davis Alpharetta can offer premium brand exposure with signage opportunities. With efficient floor plans, ample on-site parking, a number of Fortune 500 companies in the neighborhood and convenient access to GA-400, Davis Alpharetta is the perfect location.



\*Aerials by Wingman Cinematics



## BUILDING HIGHLIGHTS

 **24,038 RSF**  
BUILDING SIZE

 **3**  
FLOORS

 **Outdoor**  
SHARED GREEN SPACE

# Davis Alpharetta — The Place to Be.



**Highly Efficient Floor Plans**



**Building Signage/Branding Opportunities**



**Elite Location with Endless Entertainment Options**



**New Cut-Through to GA-400 (Davis Drive Extension)**

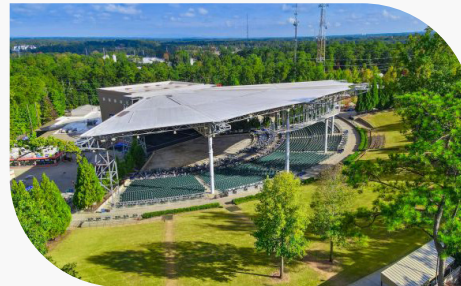


## LOCAL DEMAND DRIVERS



### AVALON

Premier mixed-use development with living, retail and dining



### AMERIS BANK AMPITHEATER

Renowned outdoor venue hosting a variety of major concerts and events



### CITY CENTER

Downtown mixed-use district surrounded by landscaped parks



# FLOOR PLATES

All are make-ready spec suites

# 01

SUITE 150  
3,758 RSF

# 02

SUITE 200  
4,061 RSF

SUITE 250  
4,035 RSF

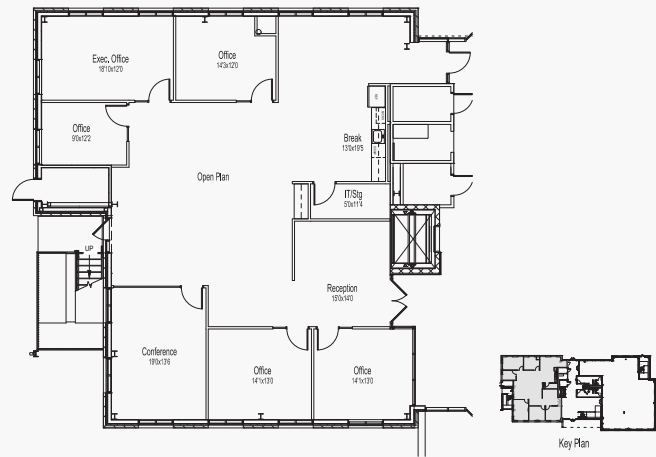
# 03

SUITE 300  
7,829 RSF

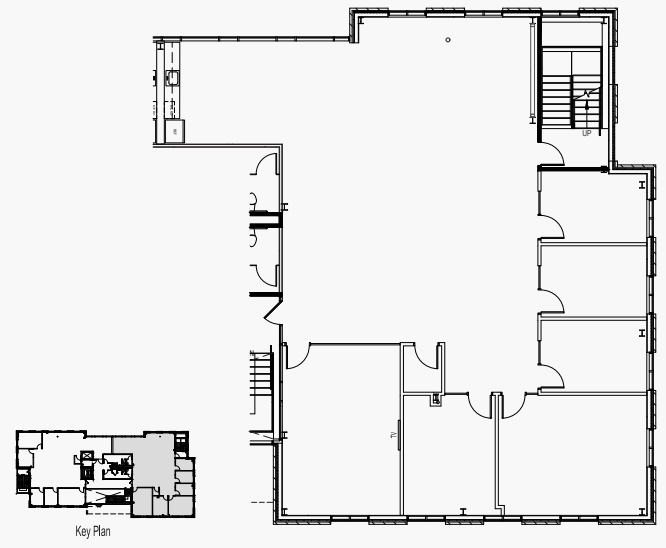


Direct Elevator Access  
on Second & Third Floors

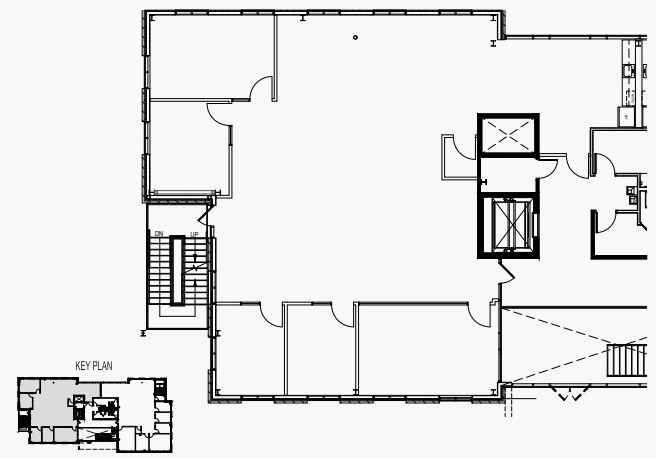
## SUITE 150



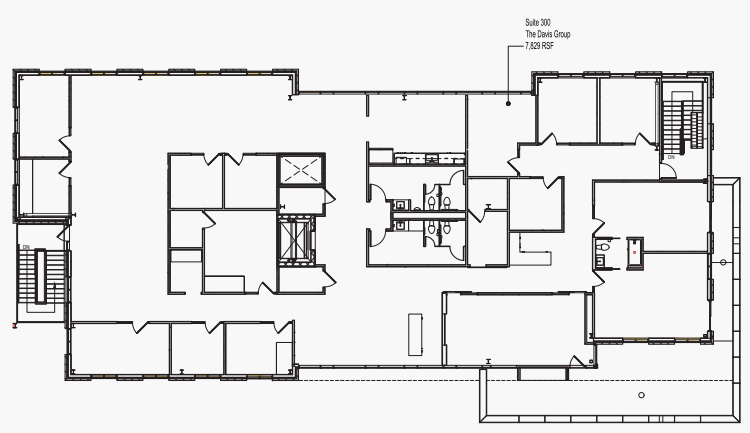
## SUITE 200



## SUITE 250



## SUITE 300



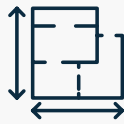
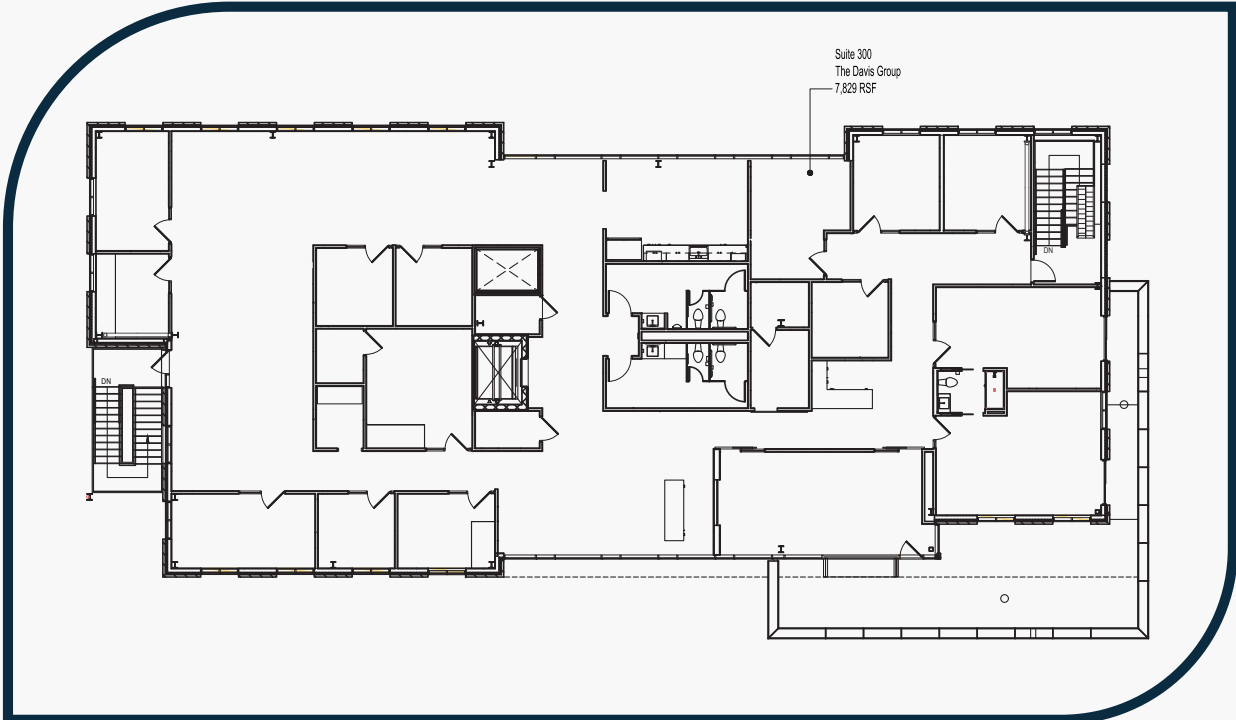


# Alpharetta's Premier Spec Suites

This suite includes a dedicated balcony on the floor, offering an elevated experience for office workers.



Suite 300 can be leased fully furnished



**7,829 RSF**  
3RD FLOOR SIZE



**3RD FLOOR**



**EFFICIENT SPACE**

# Parking For Everyone



**4/1,000 SF**  
PARKING RATIO



**CONNECTED**  
TO SURROUNDING AMENITIES



**DAVIS DRIVE**  
EXTENSION



With the above market parking ratio, Davis Alpharetta truly has it all. Tenants enjoy convenient parking as well as a strong connection to surrounding amenities.



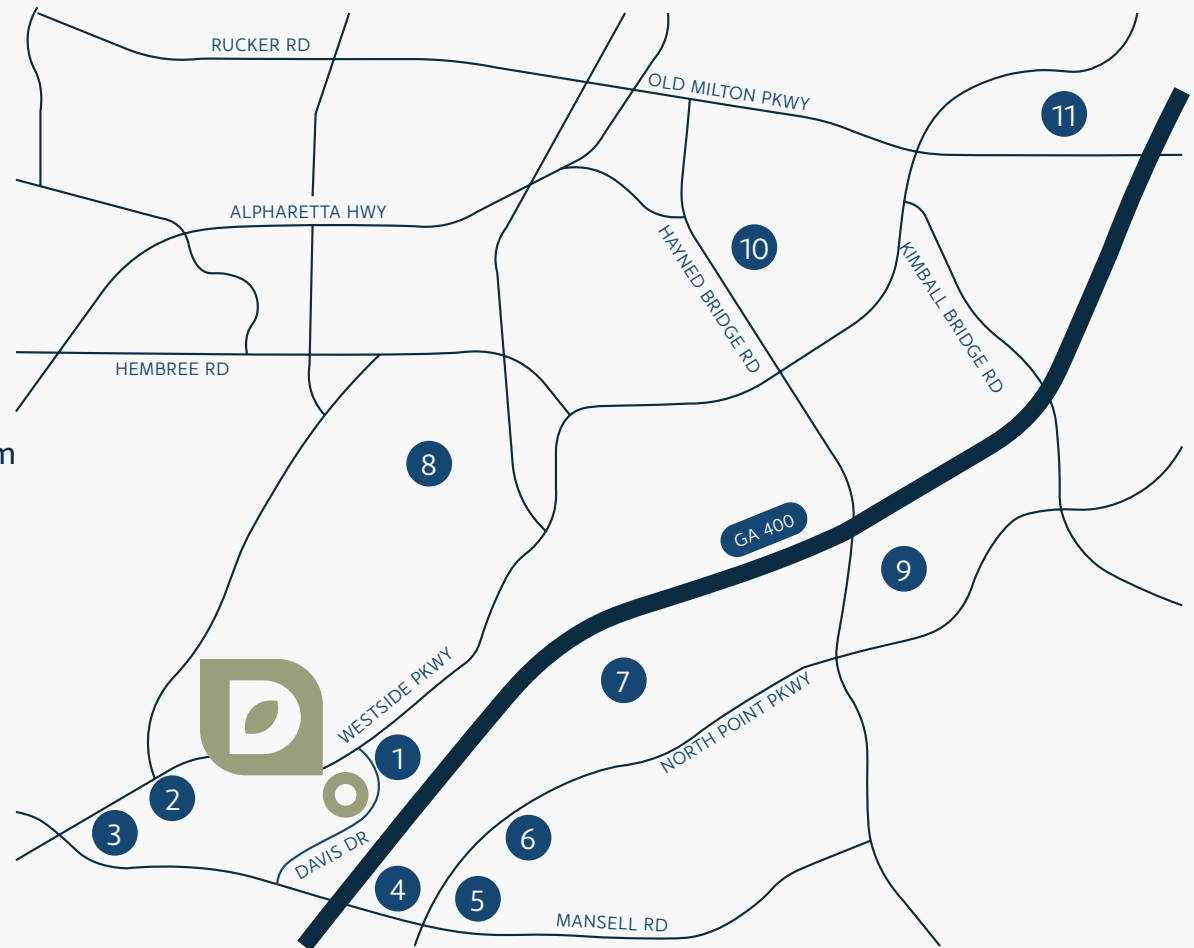


# Surrounded by Everything

With the extension of Davis Drive to Westside Parkway, tenants enjoy a direct connection to nearby Top Golf as well as an ease of travel to Alpharetta's top amenity base.

## Points of Interest

- 1 Top Golf
- 2 Wendy's  
Subway
- 3 Main Event  
Miller's Ale House  
Pappadeaux  
Ray's at Killer Creek
- 4 P.F. Chang's
- 5 Chilli's  
Burger King
- 6 Jason's Deli  
Five Guys Burgers
- 7 Northpoint Mall  
Dillard's  
Macy's  
Von Maur  
JCPenney
- 8 Ameris Bank Amphitheatre
- 9 Embassy Suites  
Jo-Ann  
Best Buy  
Guitar Center
- 10 Ruth's Chris Steakhouse  
Whole Foods  
The Container Store  
Kona Grill  
Rumi's Kitchen  
Superica  
Marlow's Tavern  
True Food Kitchen  
South City Kitchen  
Jeni's Splendid Ice Cream  
Chick-fil-A  
Starbucks
- 11 The Avalon





# Surrounding Aerial View







**NEWMARK**

## FOR MORE INFORMATION

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