



5995  
WINDWARD

## Nature Infused. Workplace Ready for Now.

5995 Windward has your wellness in mind with superior amenities including a state-of-the-art fitness center, abundant greenspace, conferencing center, direct connection to the North Fulton Greenway, and farm-to-table café.



Click or Scan to  
View Property Video



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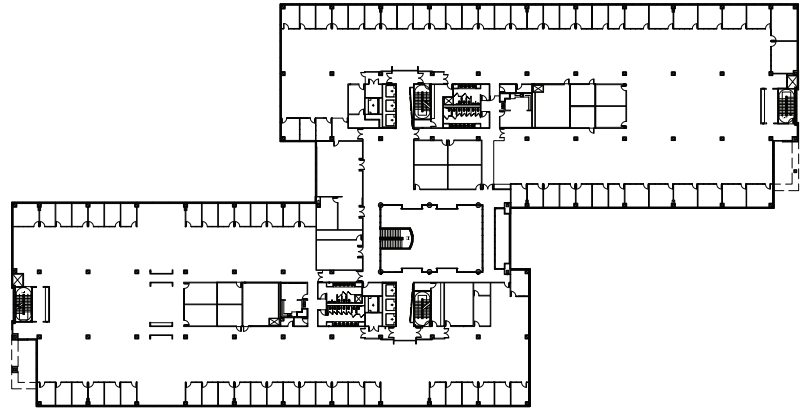
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# Overview of 5995 Amenities & Features

- Parking ratio of 4.5/1,000 SF
- Brand New Conference Center
- State of the Art Fitness Center
- On Site Running Trail with Connection to Big Creek Greenway
- Proximity to Avalon retail & dining
- On-site café with indoor & outdoor seating
- Abundant greenspace
- NEW! Basketball & Pickleball courts

5995



30,000 - 105,000 RSF  
Space Available Now



## Plug & Play Space with Furniture Included:

16 Conference Rooms

284 Workstations

83 Offices

2 Sets of Restrooms



## LOBBY

Lobby renovation & upgrades completed 2021.



## FITNESS CENTER

4,000 square foot state-of-the-art fitness center.



## FARM TO TABLE CAFÉ

With nutrition and wellness at the forefront.



# Neighborhood

## Alpharetta, GA

Technology City of the South



**78,236**  
**Population**  
(within 3 mile radius)



**93,497**  
**Total Workforce**



**38.2**  
**Median Age**



**\$171,488**  
**Avg Household Income**



**73%**  
**with Bachelor's or more**



Over the past several years, some of the largest and most innovative companies on the planet have come to call Alpharetta home, and the brightest minds on the market are steering these businesses toward a better tomorrow.



### BIG CREEK GREENWAY

Direct connection to greenway walking & biking trails.



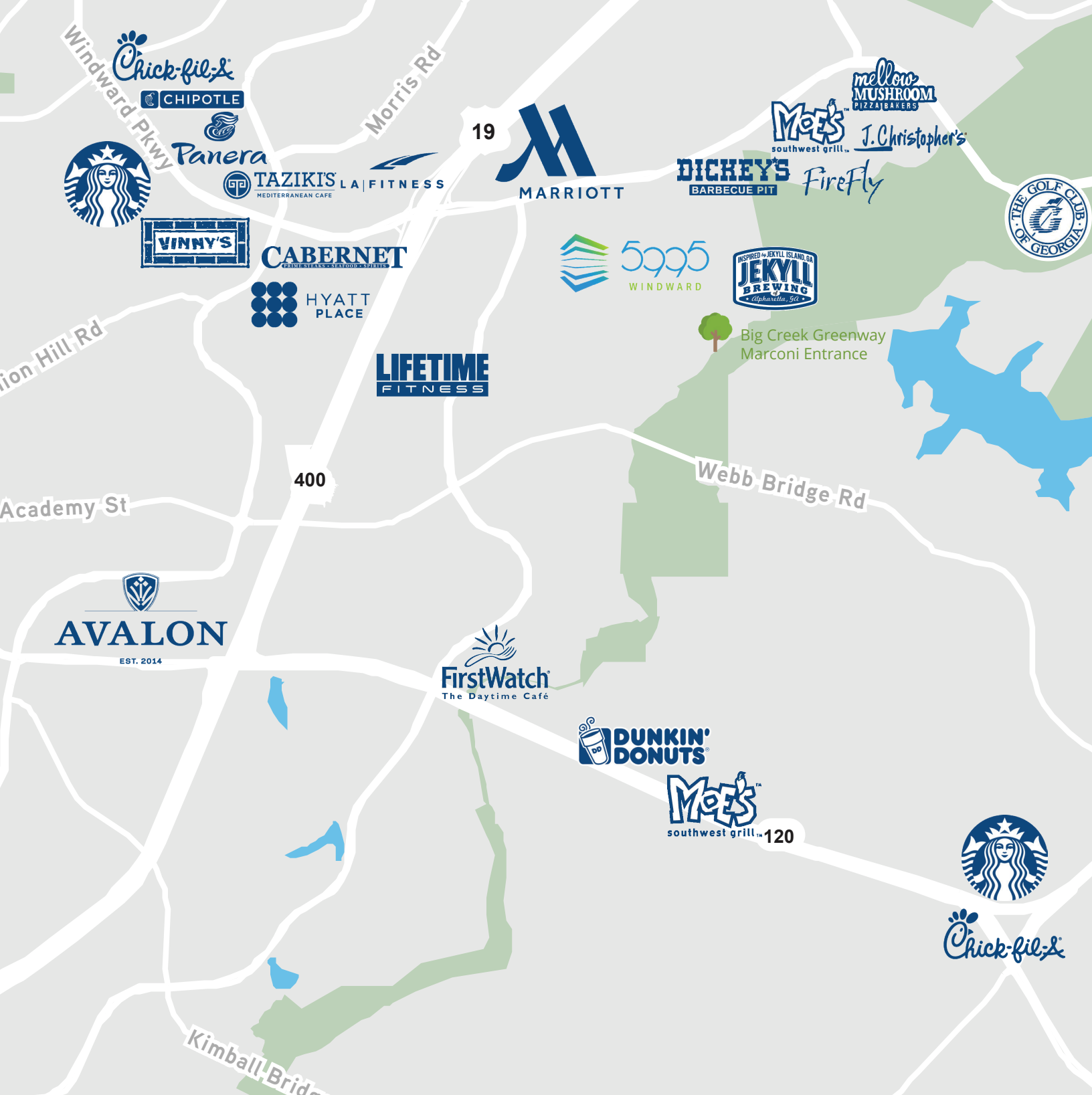
### OUTDOOR ACTIVITIES

Abundance of nearby golf courses & leisure activities.



### AVALON

3 Miles from Avalon dining & retail.



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