

PARKWAY

— AT AVALON —



endless POSSIBILITIES



Parkway at Avalon is comprised of two Class A office buildings totaling 195,911 SF located directly across Old Milton Parkway from Avalon.

NEW! Bikeshare program with unlimited 1.5 hour trips - Free for tenants!



the opportunity

- Very efficient rectangular floor plates
- Full height glass
- 12 corner offices per floor
- 4.1/1,000 Parking
- New fitness center with showers
- On-site security

DESTINATION

for

COMMUNITY

direct proximity
to Avalon



PARKWAY

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AVALON
Retail Directory

J.Jill	NIKE	Free People
JANIE AND JACK	MadeWell	LuckyBrand
BONOBOS	LensCrafters	Anthropologie
URBAN OUTFITTERS	Tommy Bahama	vineyard vines
J.CREW	VAN MICHAEL BALON	ARHAUS
CLUB PILATES AVALON	GAP	EVERYTHING BUT WATER
		KENDRA SCOTT
		PAPER+SOURCE
		Crate&Barrel
		sunglass hut
		drybar
		lululemon
		athletica
		BANANA REPUBLIC
		west elm
		pottery barn
		ONWARD RESERVE
		L'OCCITANE EN PROVENCE
		ORVIS
		ATHLETA

SUBURBAN ease

 AVALON



Parkway at Avalon has direct access to GA 400 and an East-West connection via Old Milton Pkwy. Direct connect to Westside Parkway.

+ walkable amenities

- Marriott Courtyard Hotel, The Hotel at Avalon, and Even Hotel, all newly completed
- Walkability to 22+ restaurants and 32+ shops
- Starbucks 300 steps away
- Whole Foods Market 400 steps away

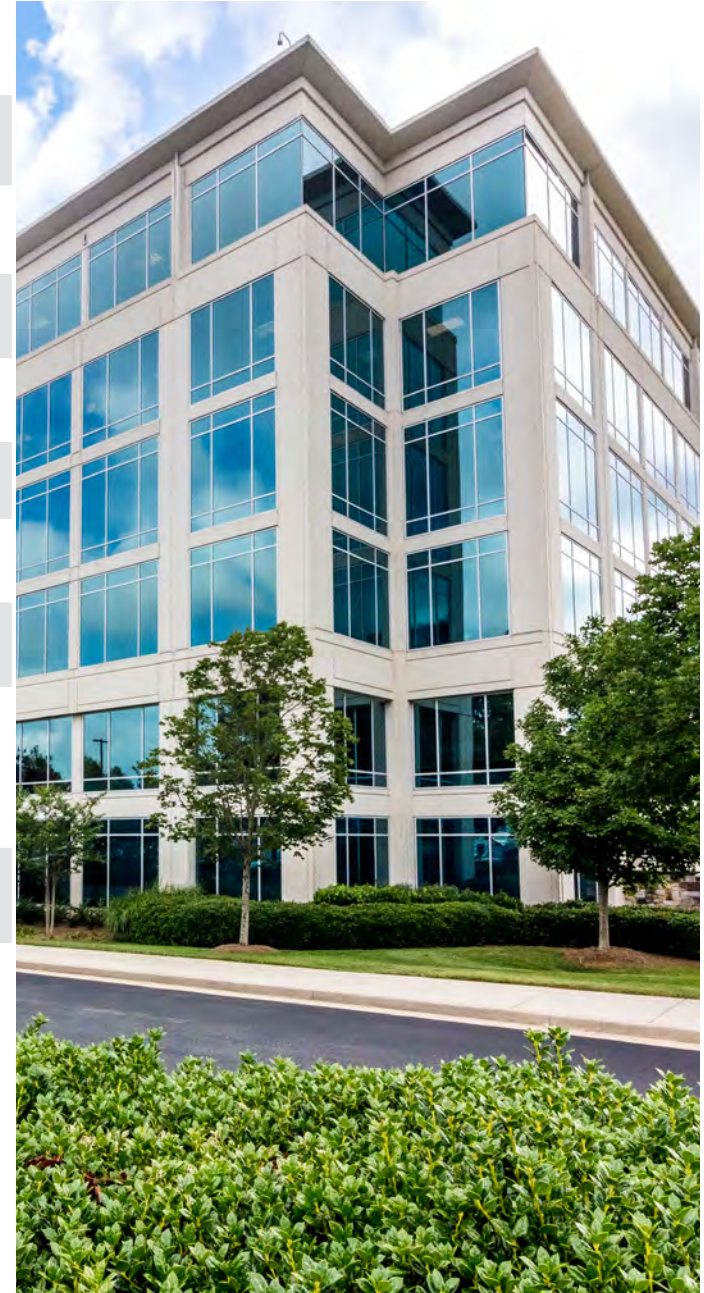


building INTERIORS



BUILDING facts

	11800 Amberpark Drive (Building One)	11720 Amberpark Drive (Building Two)
Property Address	11800 Amberpark Dr Alpharetta, GA 30004	11720 Amberpark Dr Alpharetta, GA 30004
Rentable Areas	51,507 RSF	144,404 RSF
Number of Floors	2	6
Parking	4.1/1,000 RSF	4.1/1,000 RSF
Year Built	2000	2001
Ceiling Heights	9'6"	9'6"
Elevator	One (1) Otis Hydraulic Passenger Elevator	Two (2) Otis Passenger & One (1) Freight Elevator
Utilities Providers	Electricity: GA Power Water: Fulton County Telecom and Fiber: Comcast Gigabit	Electricity: GA Power Water: Fulton County Telecom and Fiber: Comcast Gigabit
Lot Size	5.15 Acres	9.50 Acres
Electrical	480/277-volt, stepped down to 120/208-volt, three-phase, four-wire service. Main switchboard rated at 1,000 amps.	480/277-volt, stepped down to 120/208-volt, three-phase, four-wire service. Main switchboard rated at 2,500 amps.





Leased &
Managed by:



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