

PRESTON RIDGE IV



NEWMARK



3440 PRESTON RIDGE ROAD | ALPHARETTA, GEORGIA 30005

PROPERTY HIGHLIGHTS

ONE READY MADE SPEC SUITE

150,320 SF building

The highest point in Alpharetta, Preston Ridge IV offers unmatched views of the Atlanta Skyline and North Georgia Mountains

Brand new **fitness facility** & tenant **amenity center**

On-site **locker rooms**

Brand new **conference center**

On-site **security**

Jogging trails with access to the Big Creek



AVAILABILITIES

[CLICK TO SEE FLOOR PLANS](#)



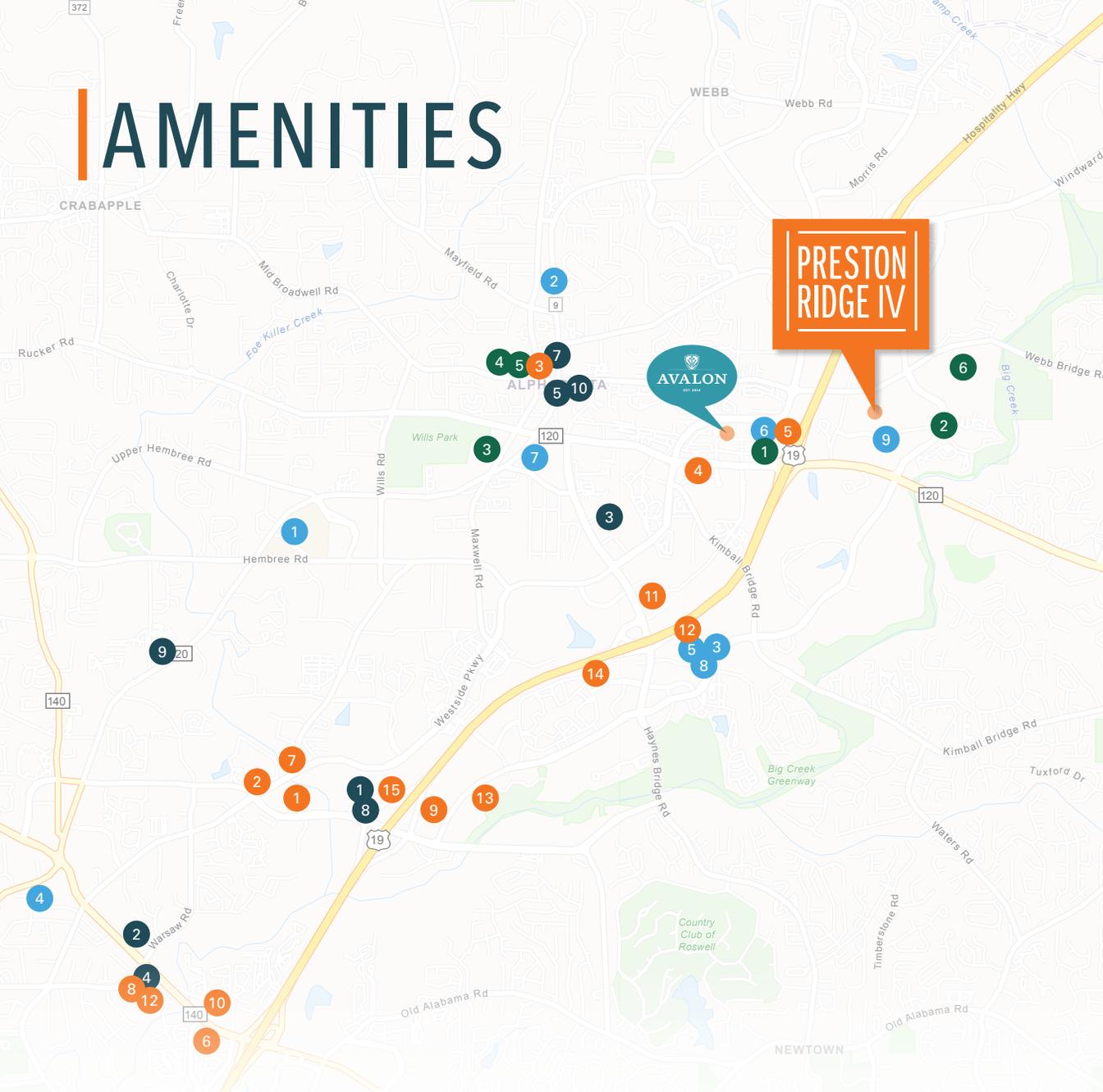
Suite 125 6,271 SF

Suite 175 4,302 SF

Suite 625 2,341 SF

Suite 675 2,991 SF

AMENITIES



With multiple paths of ingress/egress, Preston Ridge IV offers convenient commutes from any direction with direct access to Old Milton Pky, N Point Pky, and GA-400.

RESTAURANTS

1. Miller's Ale House
2. Brookwood Grill
3. Ruth's Chris Steakhouse
4. Olive Garden Italian Restaurant
5. South Main Kitchen
6. Express Burger & Mediterranean Grill
7. Flatlands Bourbon & Bayou
8. On the Border Mexican Grill & Cantina
9. El Porton Mexican Restaurant
10. Carson Kitchen

WELLNESS

1. Wellstar North Fulton Medical Center
2. Alpharetta Wellness Collective
3. Alpharetta Wellness Clinic
4. Wellness IV Spa & Medical
5. Rejuvenate U Wellness Clinis
6. Restore Hyper Wellnes
7. Activate IV and Cryotherapy LLC
8. New Vitality Medical
9. Northside/Alpharetta Medical Campus

HOTELS

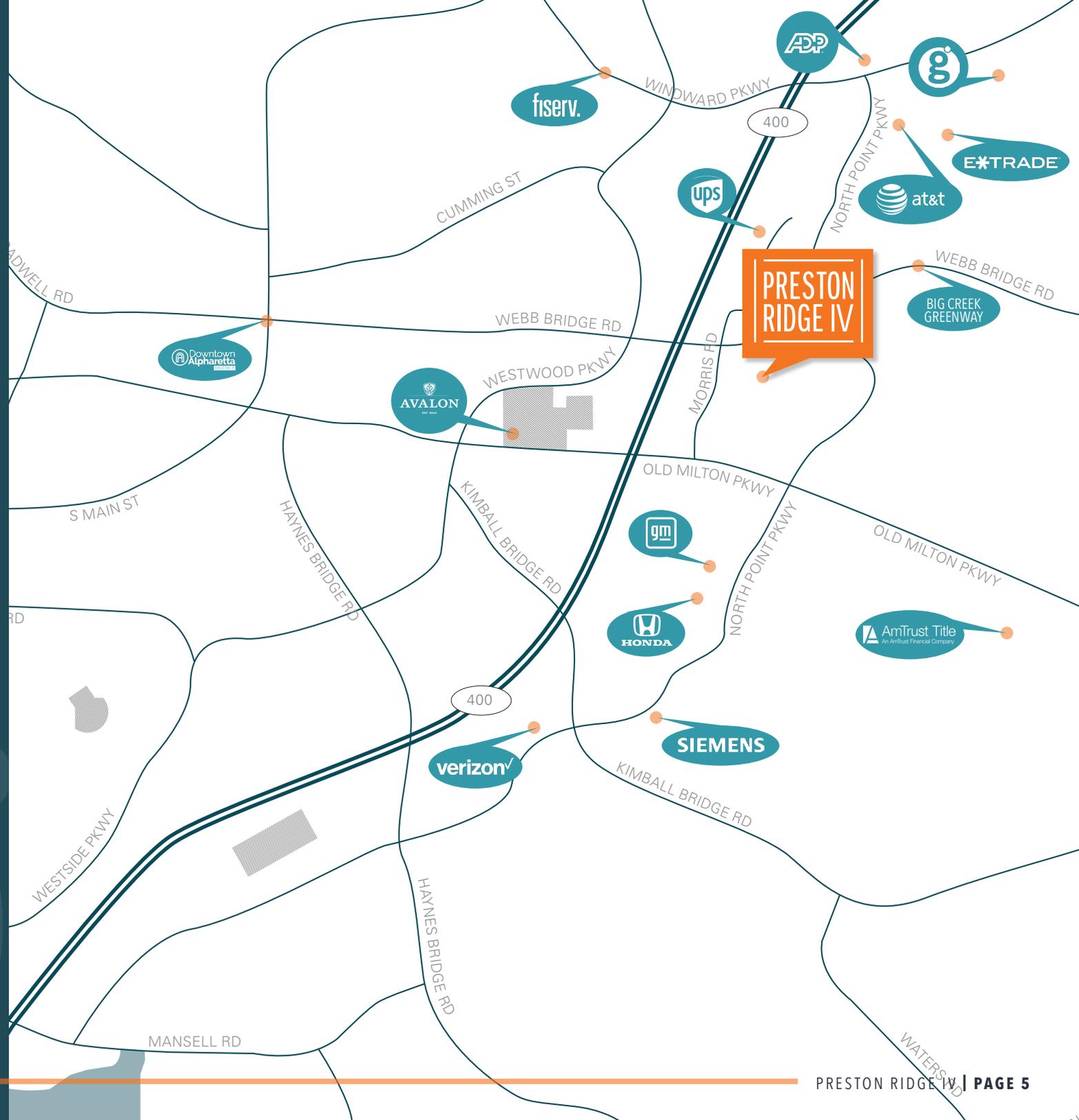
1. Hampton Inn & Suites
2. Home2 Suites by Hilton
3. The Hamilton Alpharetta
4. EVEN Hotel Alpharetta
5. The Collection at Avalon
6. DoubleTree by Hilton
7. SpringHill Suites
8. Best Western Plus
9. ALOFT Alpharetta
10. La Quinta Inn & Suites
11. Fairfield Inn & Suites
12. Holiday Inn Atlanta
13. Hyatt Place Atlanta
14. Sonesta ES Suites Atlana
15. Homewood Suites by Hilton

SCHOOLS

1. Fusion Academy Alpharetta
2. Preston Ridge Montessoru
3. Amana Academy
4. Innovation Academy
5. Ivy Brook Academy
6. Alpharetta High School

DRIVE TIMES

- **Avalon**
1.4 miles
- **Downtown Alpharetta**
2.6 miles
- **Big Creek Greenway**
3.9 miles
- **Northside Alpharetta Campus**
0.4 miles
- **GA-400**
3.8 miles



PRESTON RIDGE IV

CONTACT

Brad Kirschner

Senior Managing Director
Brad.Kirschner@nmrk.com
404-509-5030

Stewart Thrash

Senior Managing Director
Stewart.Thrash@nmrk.com
678-322-6772

Craig Kalinowski

Executive Managing Director
Craig.Kalinowski@nmrk.com
404-806-2513

NEWMARK

