

Atlanta
Property
Group

ONE POINT ROYAL

FIND YOUR NEXT OFFICE IN ALPHARETTA'S
MOST DESIRABLE OFFICE LOCATION.

Featuring thoughtfully designed, move-in
ready spec suites **from 893 SF - 25,833 SF**

OWNED BY:

LEASED BY:

4400 NORTH POINT PKWY. ALPHARETTA, GA 30022

Atlanta
Property
Group

TRINITY
PARTNERS

BUILDING OVERVIEW & AMENITIES



Submarket

North Fulton

Year Built

1996 / Comprehensive
renovations completed 2018

Class B Office

RBA 151,051 SF



LOCAL OWNERSHIP, ATLANTA PROPERTY GROUP



ONSITE PROPERTY MANAGEMENT TEAM



FLEXIBLE LEASE OPTIONS & COMPETITIVE RATES



PROFESSIONALLY LANDSCAPED GROUNDS



SIGNAGE OPPORTUNITIES



NEW ROOFTOP 200-KW SOLAR PLANT



AMPLE, FREE PARKING



CONFERENCE ROOM AVAILABLE FOR TENANT USE

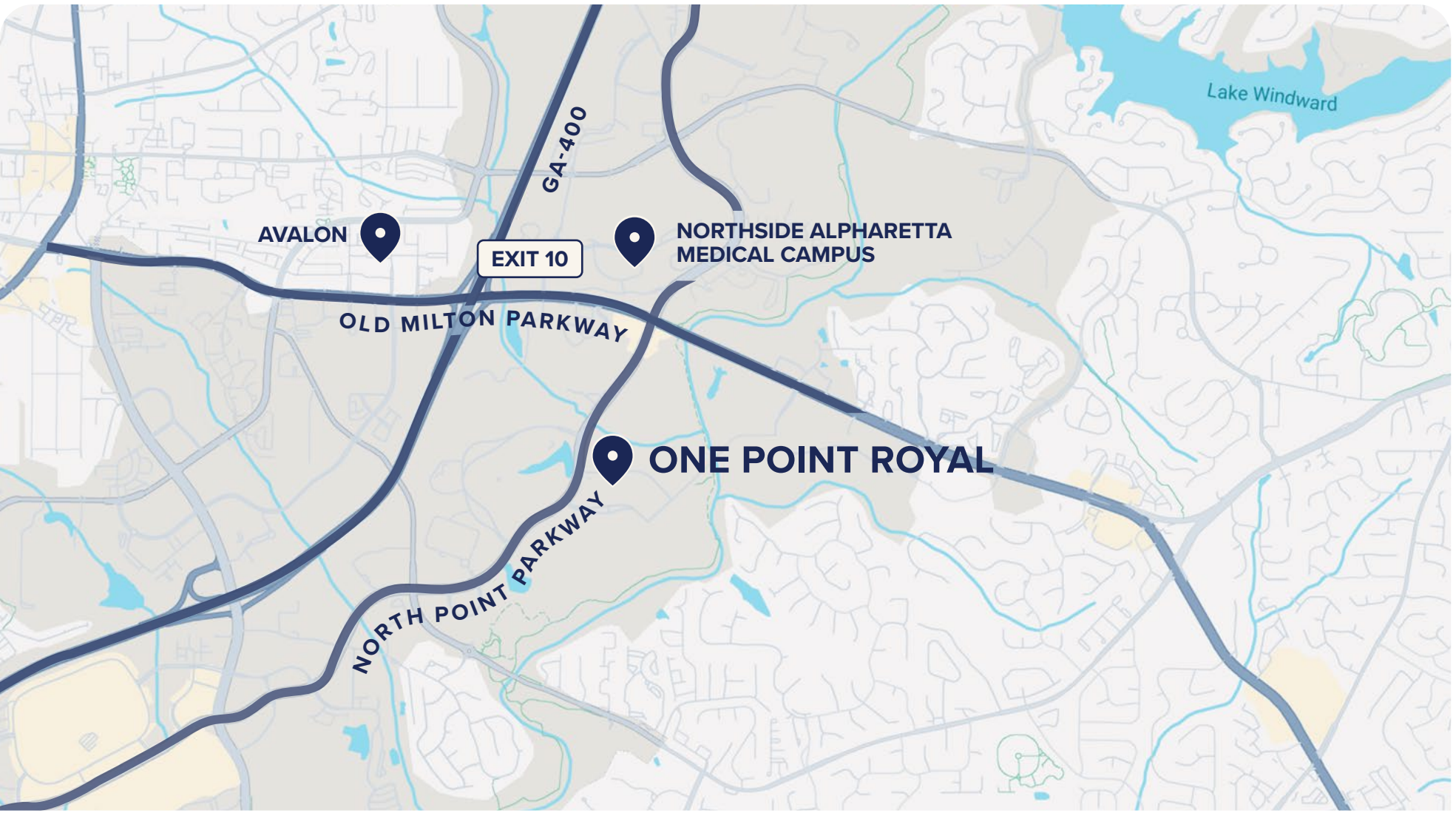


MULTIPLE FIRST-FLOOR ENTRIES PROVIDE DIRECT
PARKING ACCESS



9' CEILING AND FULL HEIGHT GLASS

LOCATION

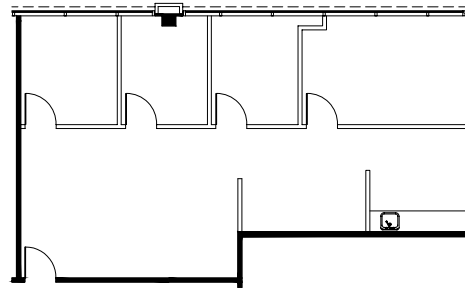




NEW SPEC SUITES AVAILABLE: 893 SF – 1,788 SF

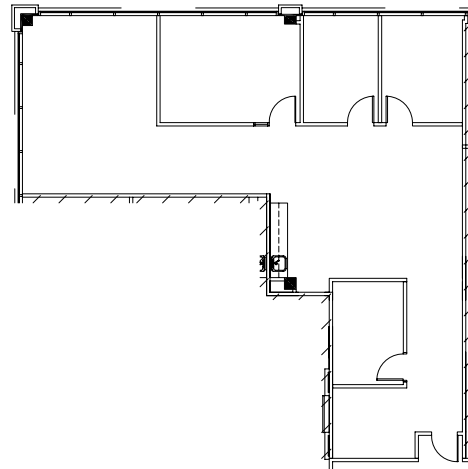
Suite 154

1,197 RSF
Available



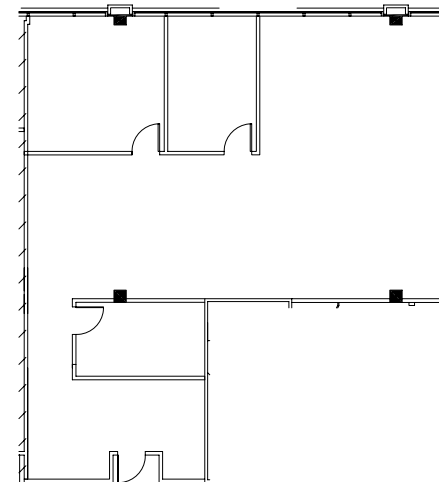
Suite 191

1,587 RSF
Available



Suite 192

1,788 RSF
Available



- » Move-in ready, customizable spec suites – no design decisions or buildout delays required
- » Modern finishes and buildouts featuring collaborative work areas and kitchenettes
- » Plug-and-play ease with pre-wired suites prepped for business
- » 9' Ceilings with full height glass for lots of natural light

25,833 SF FULLY FURNISHED & AVAILABLE NOW

Suite 200

25,833 RSF

- » Fully furnished spec-suite
- » 3 conference rooms and training room with divisible airwall
- » Private offices & collaborative work areas
- » Plug and play workstations throughout

Available Now

\$19.75/SF rate



FOR LEASING INFORMATION, CONTACT:



Austin Chase

Managing Partner
achase@trinity-partners.com
404.242.9078



Cori Nuttall, CCIM

Director, Office Leasing
cnuttall@trinity-partners.com
843.475.8285



Mary-Thompson Lancaster

Brokerage Coordinator
mtlancaster@trinity-partners.com
251.359.0973

