

For Lease

Colony Park Offices on South Main St Renovation Guide

284 South Main Street, Suite 400
Alpharetta, GA 30009



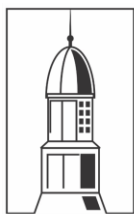
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Property Highlights:

- Fully Renovated – First Generation Office Space
- Alpharetta Walking District – Start of the Alpha Loop
- Part of a 9 Acre 100+ Condominium Office Park
- Professional On-Site Property Management and Leasing
- 500+ On-Site Parking Spaces
- Less than 1 Mile from Avalon Development & GA 400

Take the Virtual Tours:

- <https://my.matterport.com/show/?m=Q2VGv6g3rUB>
- <https://my.matterport.com/show/?m=Mx2Wn6vQhEv>

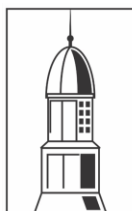


COLONY PARK
OFFICE CONDOMINIUMS

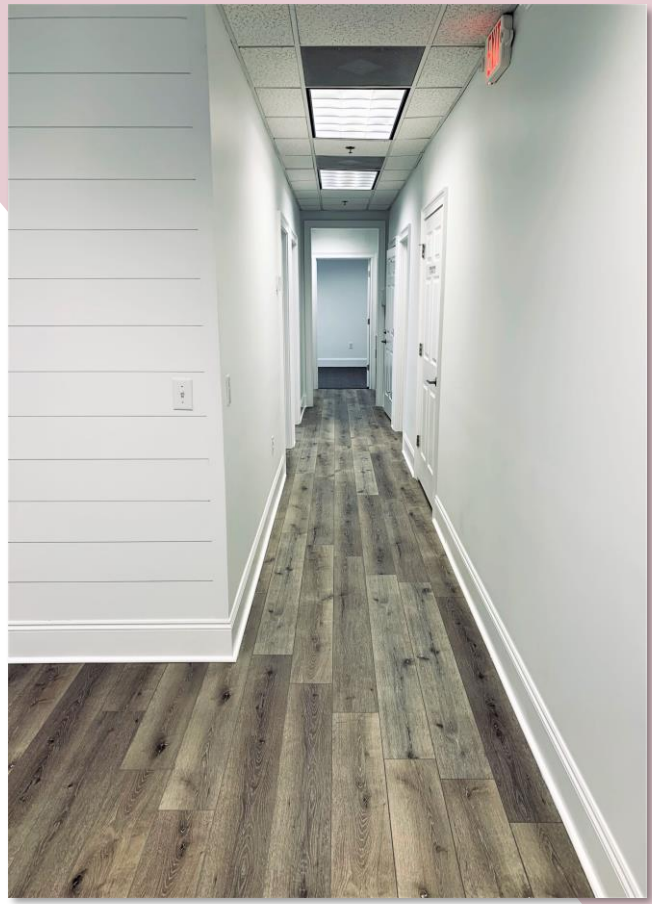
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Flooring	LVP	Aspire Accolade: 7” Wide Plank – Upgraded LVP Flooring https://www.revolutionmills.com/revolution-mills-aspire-7-accolade-waterproof-flooring-asp-accolade?vauuc=1
	Carpet	Cutaway Sample: Upgraded Broadloom Carpet with Jute or Felt Carpet Pad https://philadelphiacommercial.com/products/carpet/details/cutaway/j0181/sample/81501
Break area or Wet Bar	<p>New White Shaker Style Cabinets and Pulls</p> <p>New Quartz Countertops – Artic White Beautiful Resilient (Exotic Material)</p> <p>New White Subway (3X6) Backsplash Tile with Bright White Grout</p> <p>New Faucet and Plumbing Fixtures including Brushed Nickel American Standard Gooseneck Pull Down Faucet</p> <p>New Undercounter Task Lighting with Switch Installed</p>	
Entire Suite	Feature Wall	Ship Lap Feature Wall in Reception Area
	Paint	Low VOC Paint – Sherwin Williams 00010 “Frazee White Shadow”
	Base Molding	8” Wood Base Molding
	HVAC	Digital Thermostats for HVAC Controls New 410A High Efficiency Split System Heat Pumps installed as needed
	Restroom	New American Standard Toilet or Equal New Brushed Nickle or Stainless Steel Faucet on Pedestal Sink
	Hardware	Brushed Nickel or Chrome hardware through the Suite
	Lighting	High Efficiency Architectural Parabolic Light Fixtures



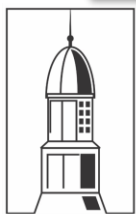
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Private Reception
3-5 Private Offices / 1-2 Conference Rooms
Shiplap Feature Walls
Private Wet Bar and Private Bathrooms



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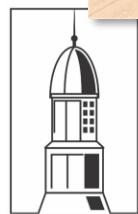
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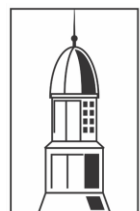
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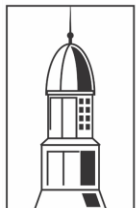
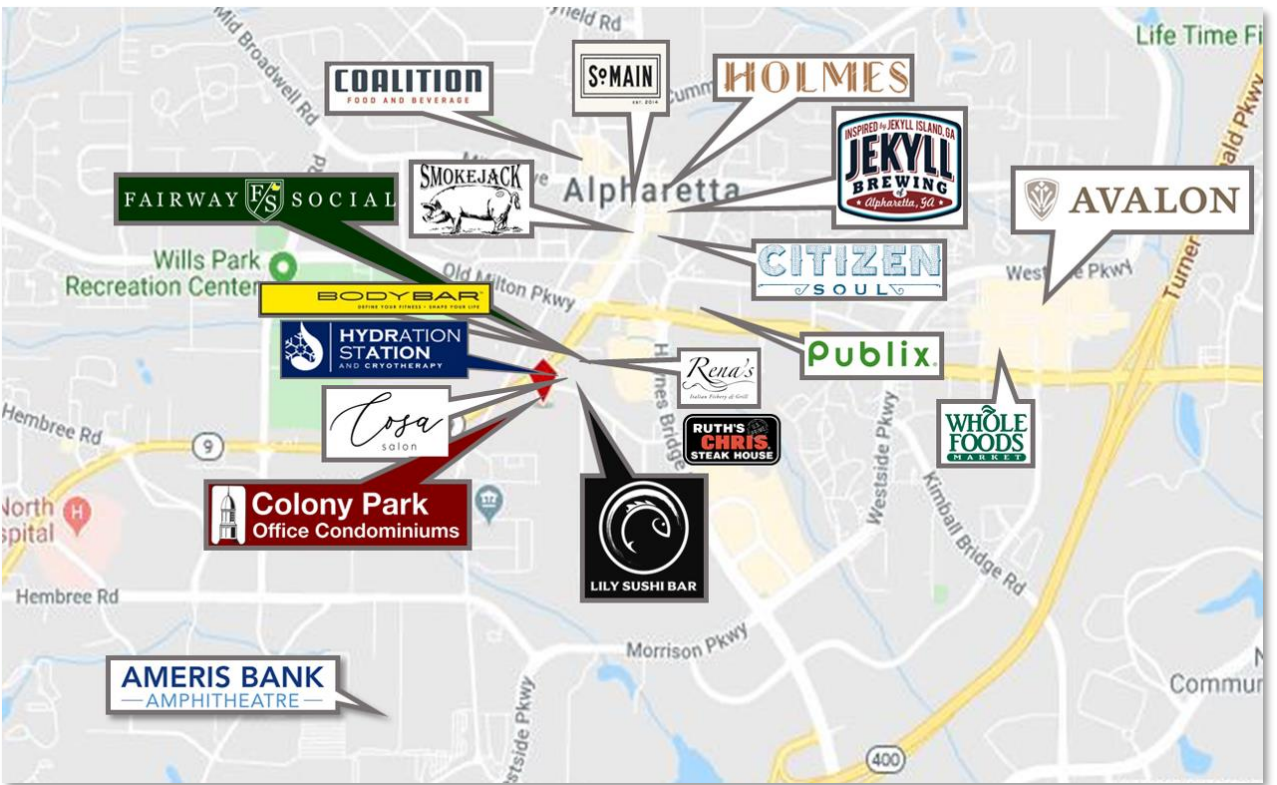
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Location



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