

# continuum

ALPHARETTA



continuum ALPHARETTA

SOUTHWEST VALUE PARTNERS



# Welcome to continuum

ALPHARETTA

A ±52 acre phased redevelopment, Southwest Value Partners is thrilled to introduce Continuum Alpharetta's bold vision for dynamic design and unmatched brand visibility in North Fulton.





WINWARD PKWY

VEHICLE  
ENTRANCE AREA

ARRIVAL

SHARED  
STREET

WATER PLAZA

WESTSIDE PKWY

CENTRAL  
GREEN AREA

GA - 400

NATURAL CREEK PARK

GA - 400

VEHICLE  
ENTRANCE AREA

NATURAL CREEK PARK

Entitled Masterplan



Current Conditions



**WINDWARD PARKWAY**

Upgraded  
Windward Entry

**Corner  
Retail**

**Multifamily**

**Single Family**

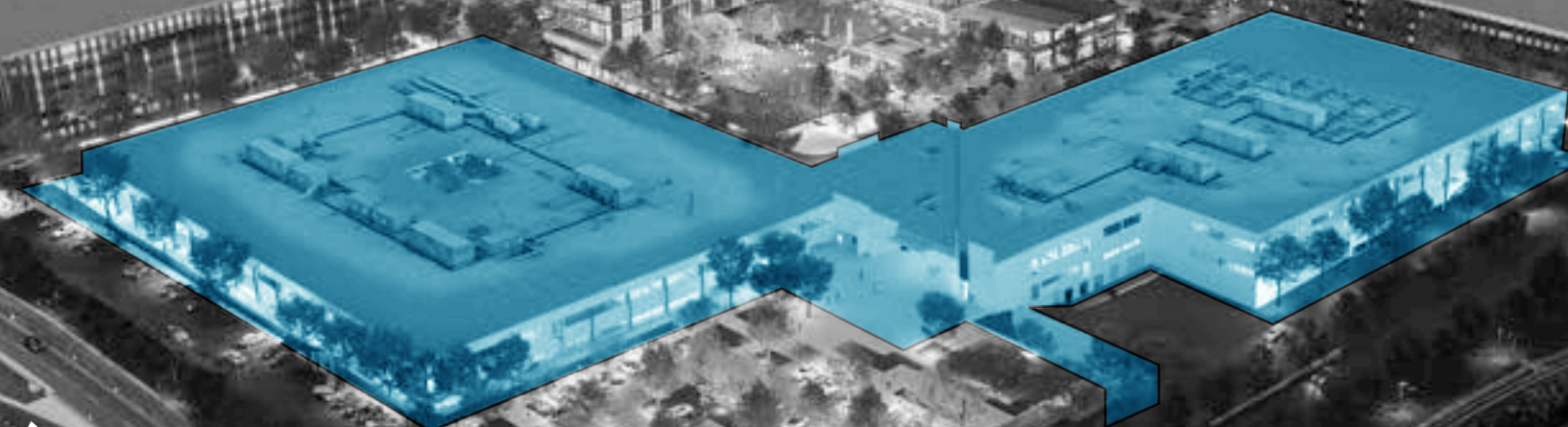
**WESTSIDE PARKWAY**

**GEORGIA 400**

**Ensuing Phases**

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WINDWARD PARKWAY

WESTSIDE PARKWAY

Building Repositioning

# Existing Lobby Entry



# Passage Facade 01





# New Main Lobby



AMERICAN	1.99
ESPRESSO	1.79
LATTE	1.99
SOFT LATTE	1.99
SOFT LATTE	1.99
FRAPPUCCINO	1.99
MOCHA	1.99
ICE MOCHA	1.99
HOT CHOCOLATE	1.99

# Existing Facade Facing Windward / Westside



# Passage Facade 02 Facing Windward / Westside



# Existing Facade Building A



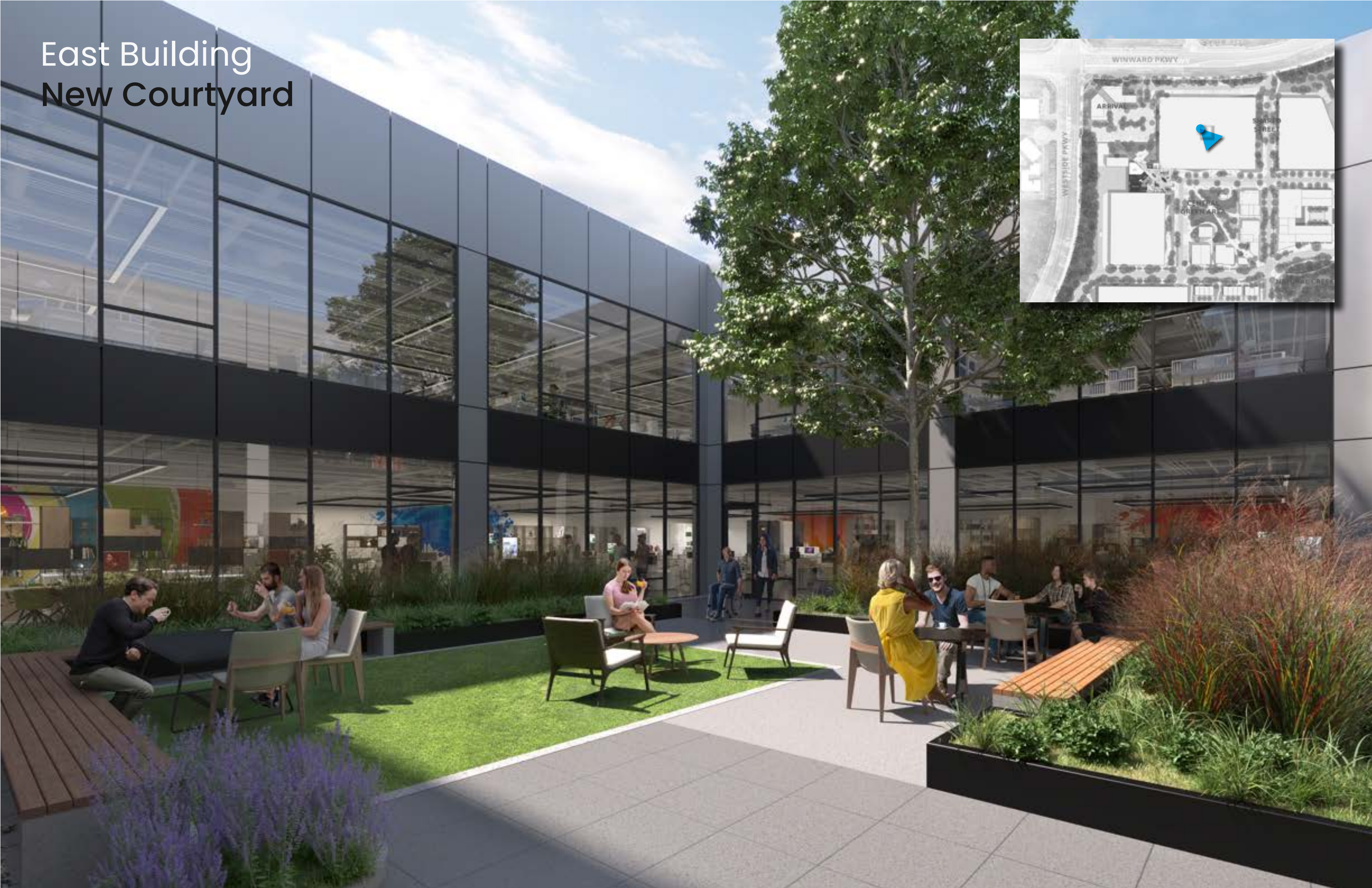
# New Dedicated Building A Lobby



# New Dedicated East Lobby



# East Building New Courtyard



# East Building



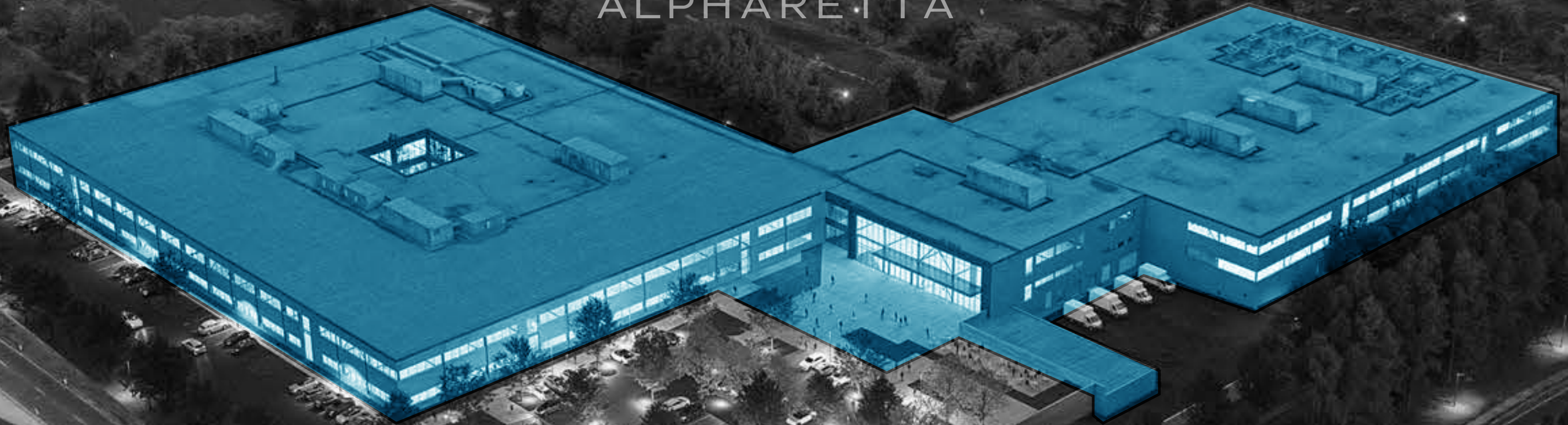


# New Fitness Center



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WINDWARD PARKWAY

WESTSIDE PARKWAY

Building Repositioning  
Available Space

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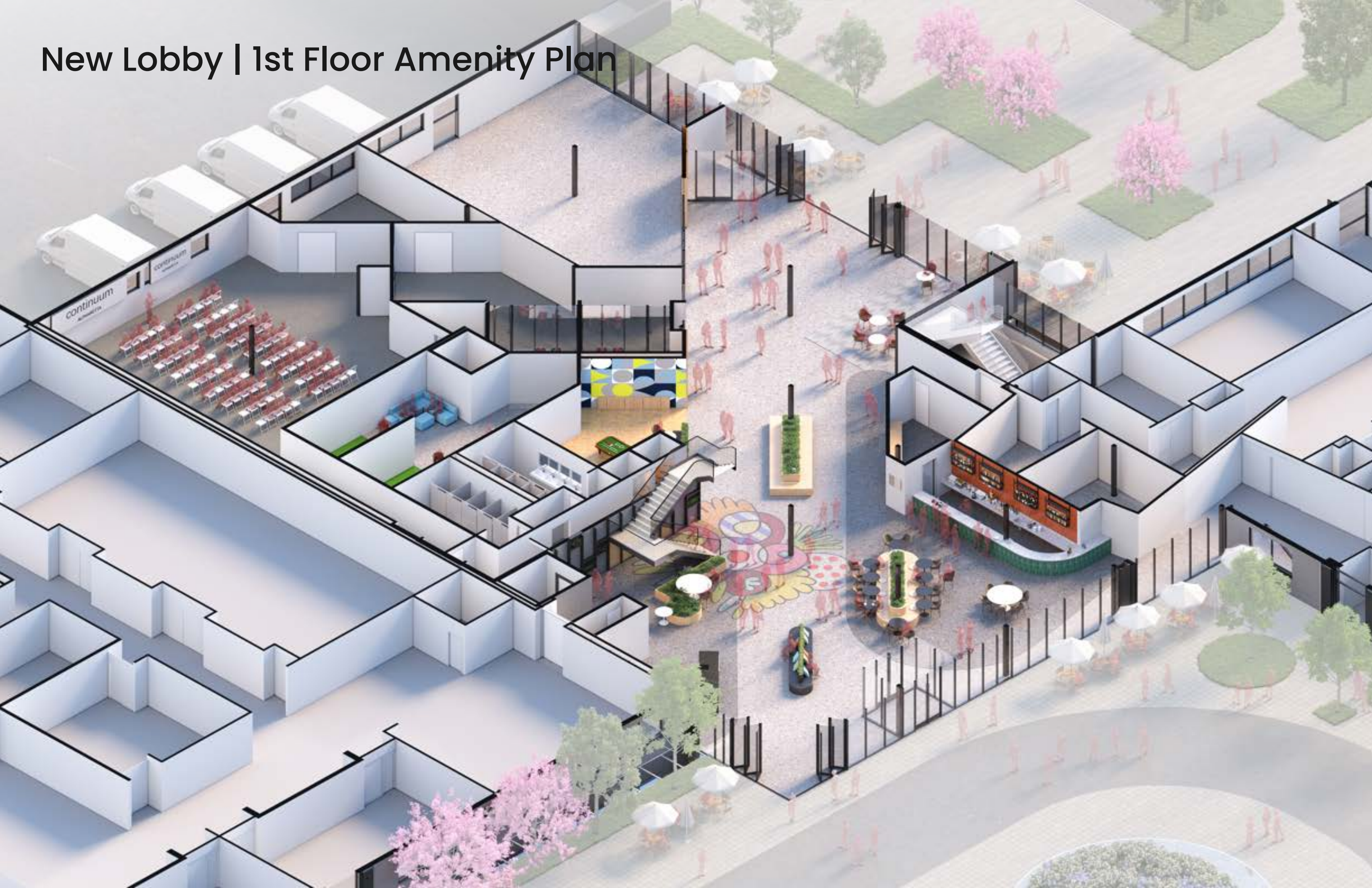
ALPHARETTA

## IMAGERY SUMMARY



Scale: 1" = 80'-0"

# New Lobby | 1st Floor Amenity Plan



# New Lobby | 2nd Floor Amenity Plan



New retail and restaurants at corner of Windward and Westside Parkway will connect to new upgraded lobby



Visualization above within reflects preliminary conceptual planning and is openly subject to change. All architectural planning must be formally approved by both Southwest Value Partners and the City of Alpharetta. Consider all visualization representative of design intent only.



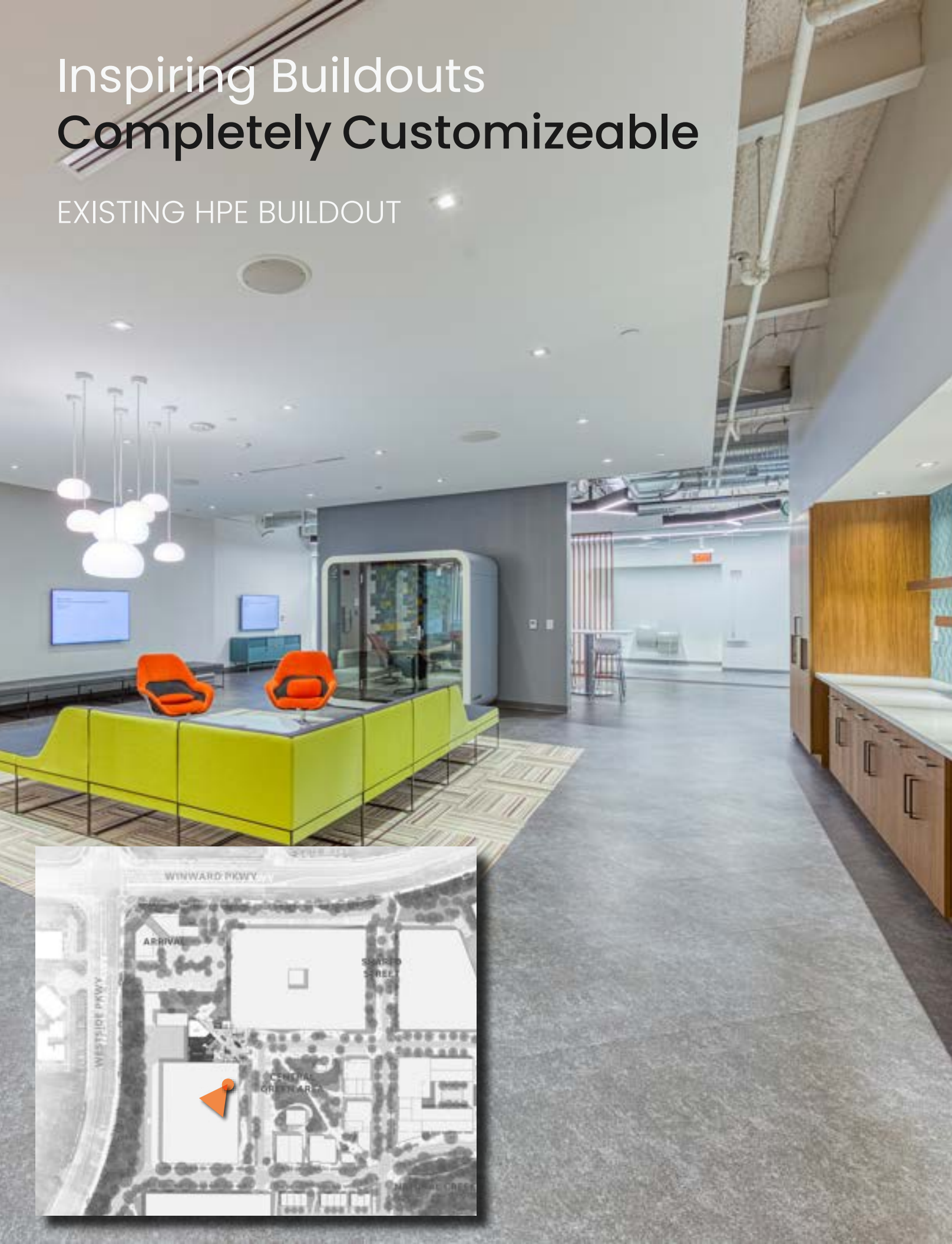
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Summation of Site and Property

# Inspiring Buildouts Completely Customizable

EXISTING HPE BUILDOUT



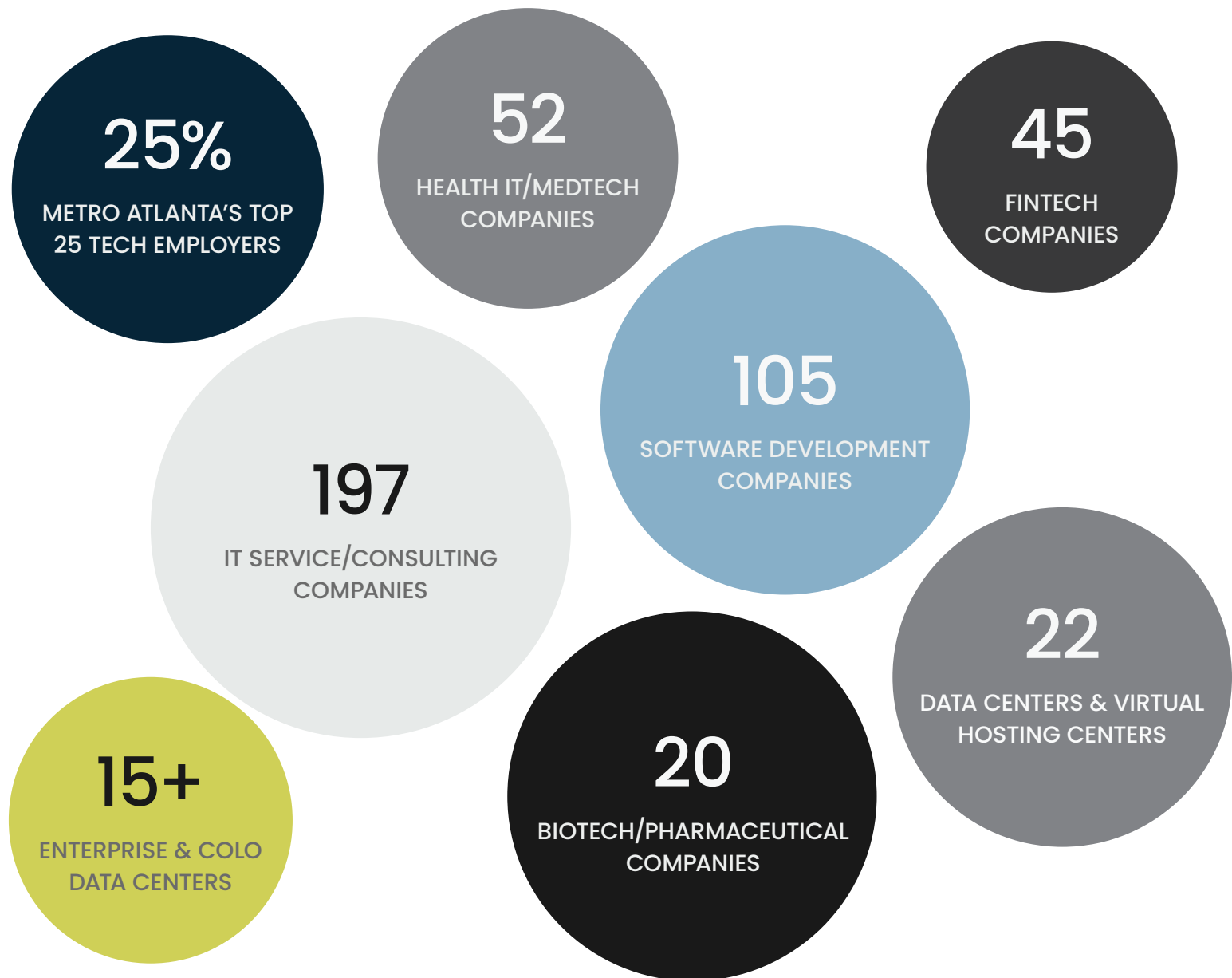


Fully Furnished, Move-in Ready  
Large Vacancy up to 90,000 RSF ±



# Why 700+ Companies Reside in Alpharetta

- Local and State Tax credits and incentives help businesses thrive
- With over 25 million SF of office space there is plenty of room to grow
- A labor draw of 1.7 million potential workers provides talent to meet your needs
- Some of the industry's biggest names are growing in Alpharetta
- Tech Alpharetta was established in 2012 to promote development, growth and innovation in the tech industry



SIGNIFICANT LONG TERM COMMITMENTS:

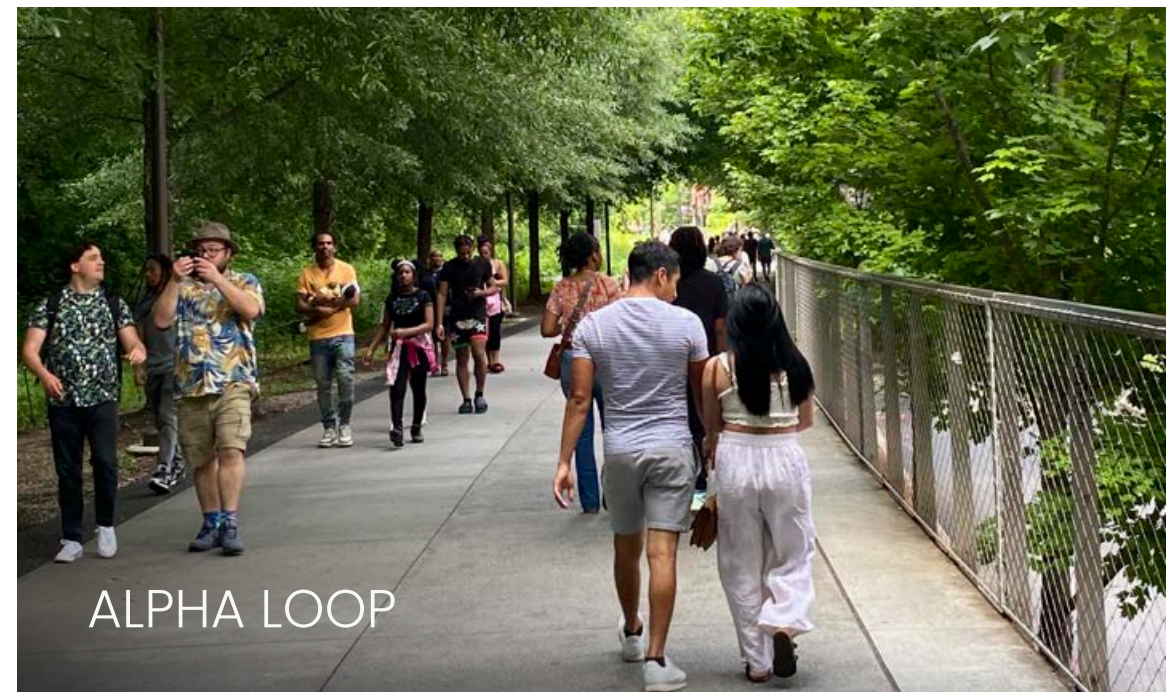
- Morgan Stanley
- Hewlett Packard Enterprise
- COLONIAL PIPELINE CO.
- AXIS
- Jackson HEALTHCARE
- hp
- fiserv.
- GM
- HALYARD
- EQUIFAX
- MCKESSON
- MERRILL A BANK OF AMERICA COMPANY
- SAP
- Ultimate SOFTWARE
- verizon wireless
- ADP
- LexisNexis
- EY
- UPS Supply Chain Solutions



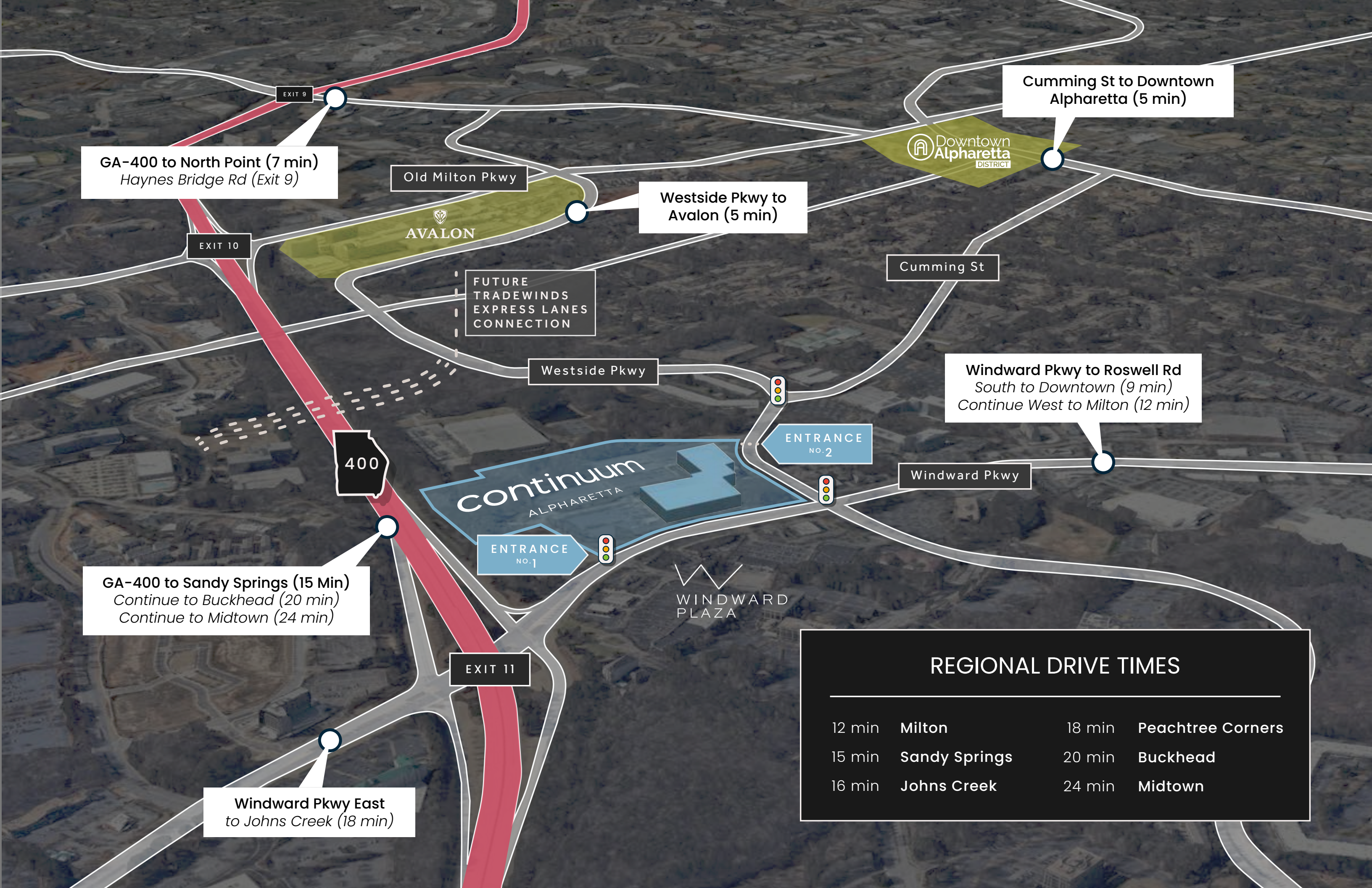
DOWNTOWN ALPHARETTA



AVALON



ALPHA LOOP



Cumming St to Downtown Alpharetta (5 min)



Old Milton Pkwy



Westside Pkwy to Avalon (5 min)

Cumming St

GA-400 to North Point (7 min)  
Haynes Bridge Rd (Exit 9)

FUTURE TRADEWINDS EXPRESS LANES CONNECTION

Westside Pkwy

Windward Pkwy to Roswell Rd  
South to Downtown (9 min)  
Continue West to Milton (12 min)

400

continuum  
ALPHARETTA

ENTRANCE NO. 2

Windward Pkwy

GA-400 to Sandy Springs (15 Min)  
Continue to Buckhead (20 min)  
Continue to Midtown (24 min)

ENTRANCE NO. 1

WINDWARD PLAZA

EXIT 11

Windward Pkwy East to Johns Creek (18 min)

REGIONAL DRIVE TIMES			
12 min	Milton	18 min	Peachtree Corners
15 min	Sandy Springs	20 min	Buckhead
16 min	Johns Creek	24 min	Midtown

# At the Center of Everything



**395+**  
FOOD & BEV

**690+**  
SHOPS

**50+**  
ENTERTAINMENT VENUES

DINING	SHOP	FUN
BANKS	FITNESS	GROCERY



**AVALON**

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22 Restaurants  
72 Shops



**ALPHARETTA CITY CENTER**

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49 Restaurants  
21 Shops

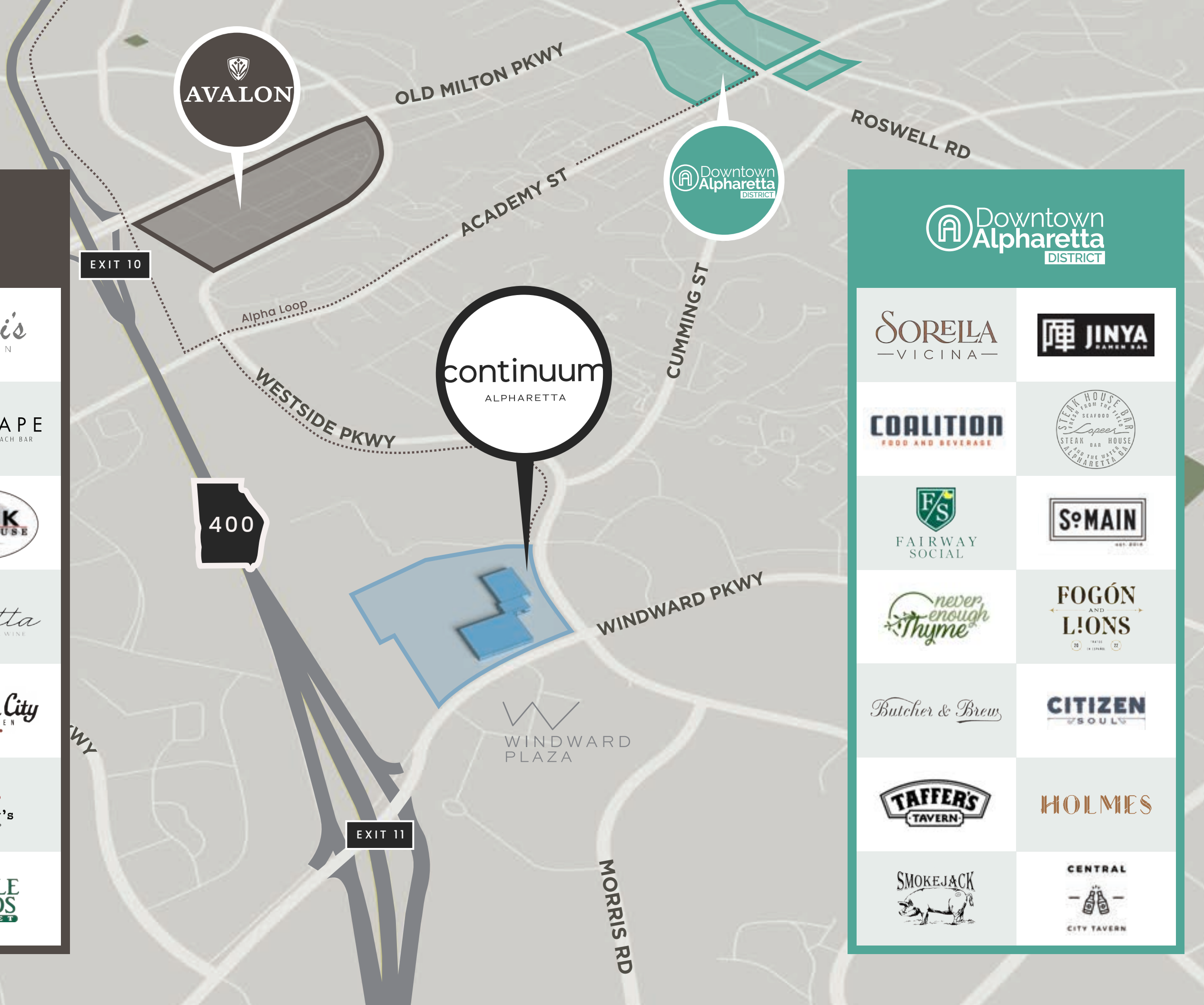

















**HALCYON**

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23 Restaurants  
13 Shops

# Alpha Loop Connection



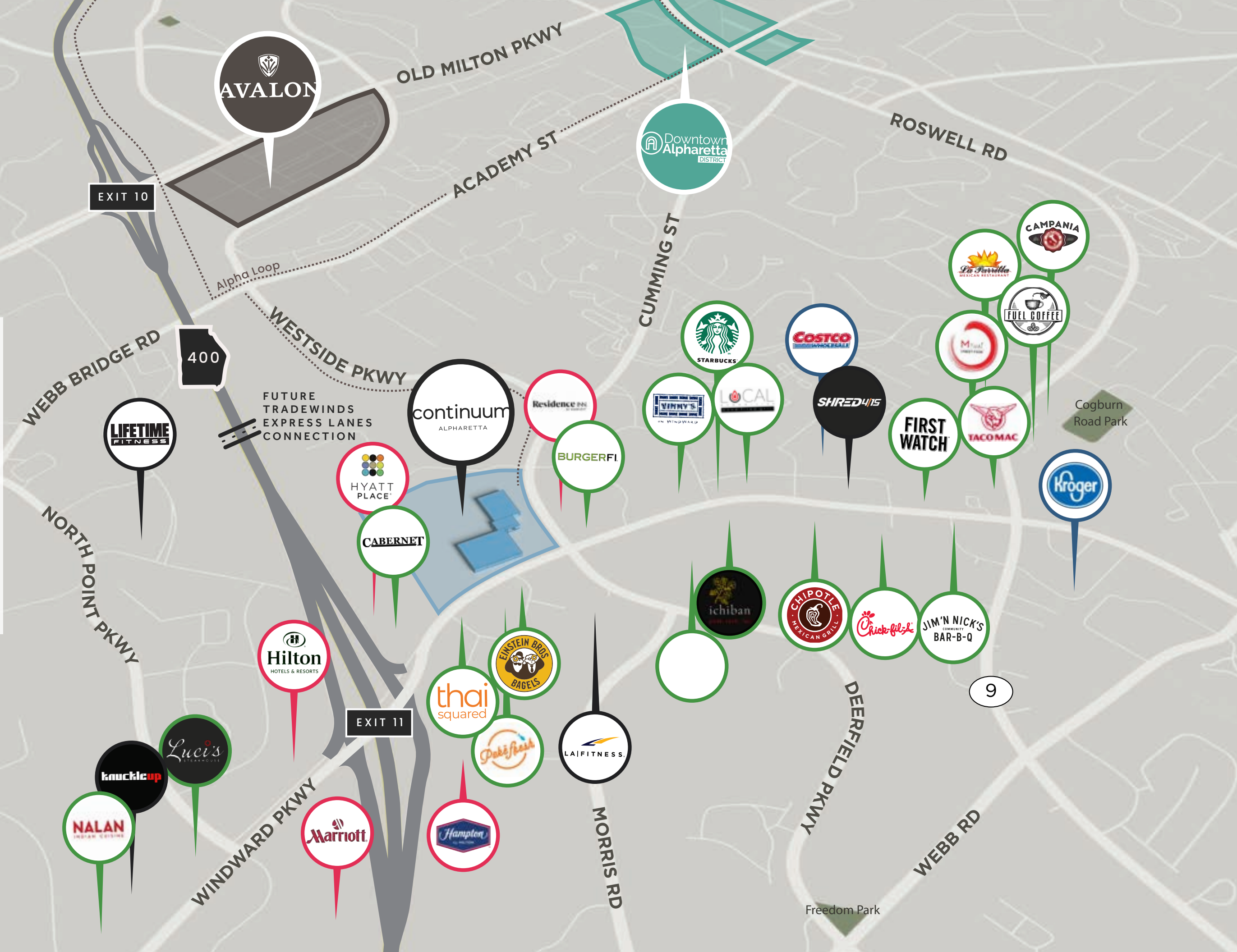
 <b>AVALON</b>	
	
	
	
	
	
	
	

# Walkable Amenities

**WITHIN WALKING DISTANCE**

- 21+** Food & Beverage
- 2** Grocery
- 4** Fitness
- 4** Hotel



# About the Owner/Developer

Southwest Value Partners holds recognized Class-A commercial office investments, as well as hotels and resorts in some of the most vibrant cities in the country, multi-family properties, and strategic commercial/residential land assets.

Southwest Value Partners has a disciplined, high energy approach to asset acquisition, operating execution, value creation, and asset disposition, and continues to stand apart as a distinct leader in the real estate investment and development marketplace.



## NASHVILLE YARDS

Nashville, TN

### 19-ACRE MIXED-USE CAMPUS INCLUDING:

- 3+ MILLION SF OF COMMERCIAL OFFICE
- 2,000+ RESIDENTIAL UNITS
- 350,000+ SF RETAIL, F&B, & ENTERTAINMENT
- 1,000+ HOTEL ROOMS
- 7+ ACRES OF PRIVATELY OWNED PUBLIC



## AMAZON OPERATIONS CENTER OF EXCELLENCE

Nashville, TN

- TWO CLASS A+ COMMERCIAL OFFICE BUILDINGS TOTALING 1.1MILLION SF
- **Tower 01 | Complete & Occupied**
- **Tower 02 | Core & Shell Delivered**



## AUSTIN CONTINUUM

Austin, TX

- 230,000 SF Commercial Office
- 33 Developable Acres



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A REDEVELOPMENT OF

SOUTHWEST VALUE PARTNERS **continuum** ALPHARETTA

LEASED BY

  
**STREAM**

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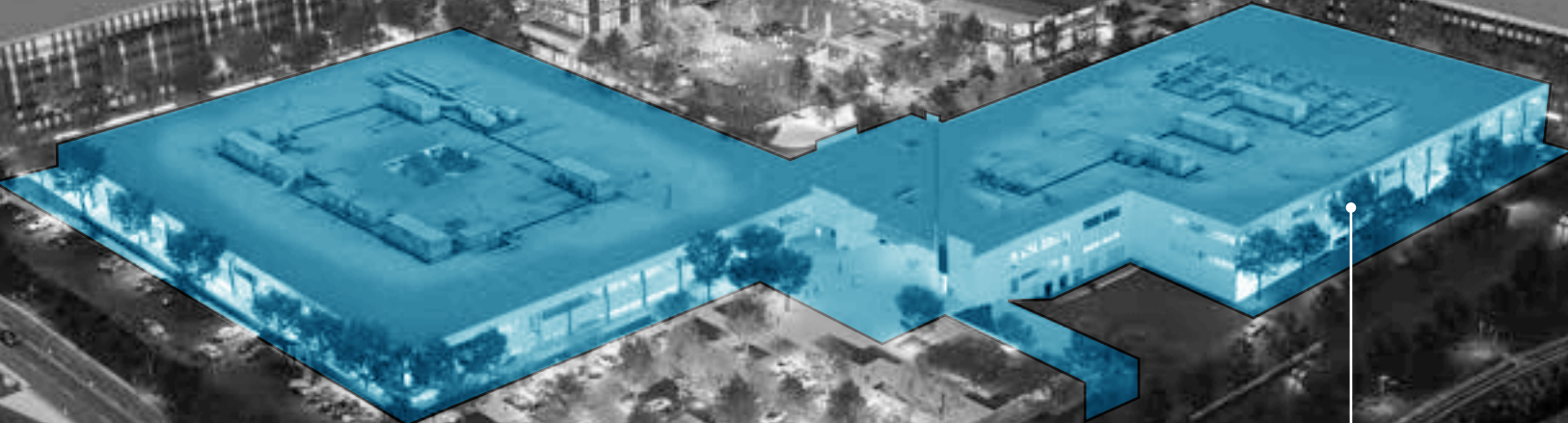
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# Phasing

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## ALPHARETTA



Phase 01

**PHASE 01:**  
Existing Building Repositioning:  
510,000 SF

# Phasing

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Phase 02a

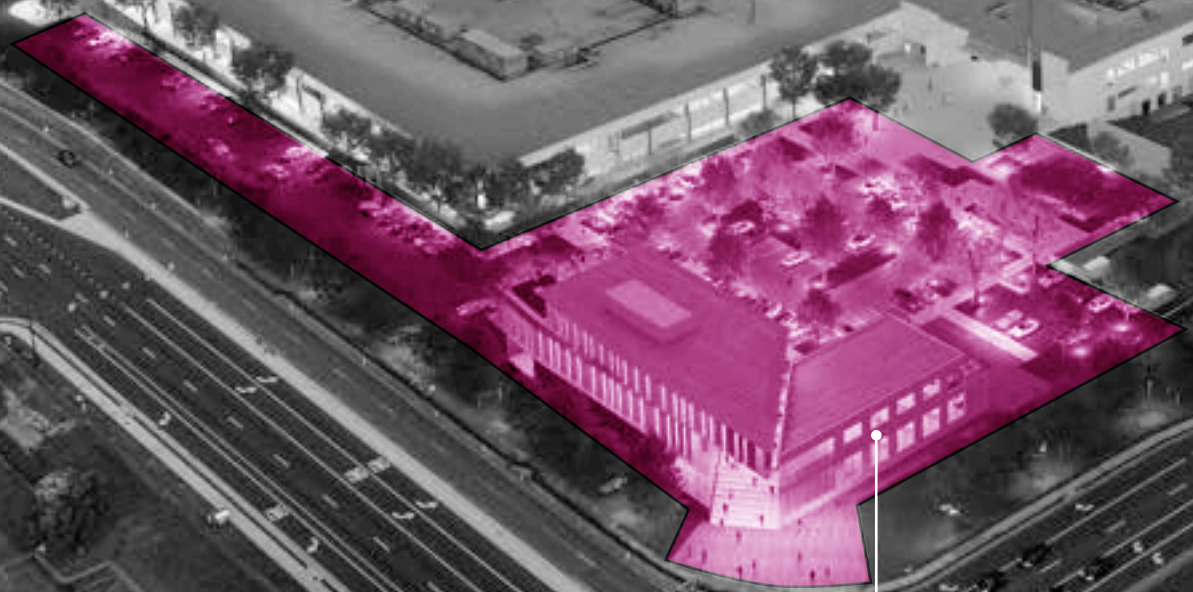
**PHASE 02A:**  
Phase 1 Site | For Sale Residential



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Phase 02b

**PHASE 02B:**  
Retail Building + Site Improvement

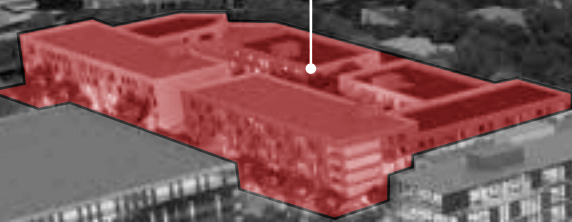
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## ALPHARETTA

Phase 02c

**PHASE 02c:**  
Delivery of Multifamily:  
280 Units  
20,000 SF Retail



Corner

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WINDWARD PARKWAY

WESTSIDE PARKWAY

Block D

**Block D:**

Retail Building + Site Improvement:  
11,800 SF Retail on Ground Floor  
16,400 SF Service Retail on Second Floor

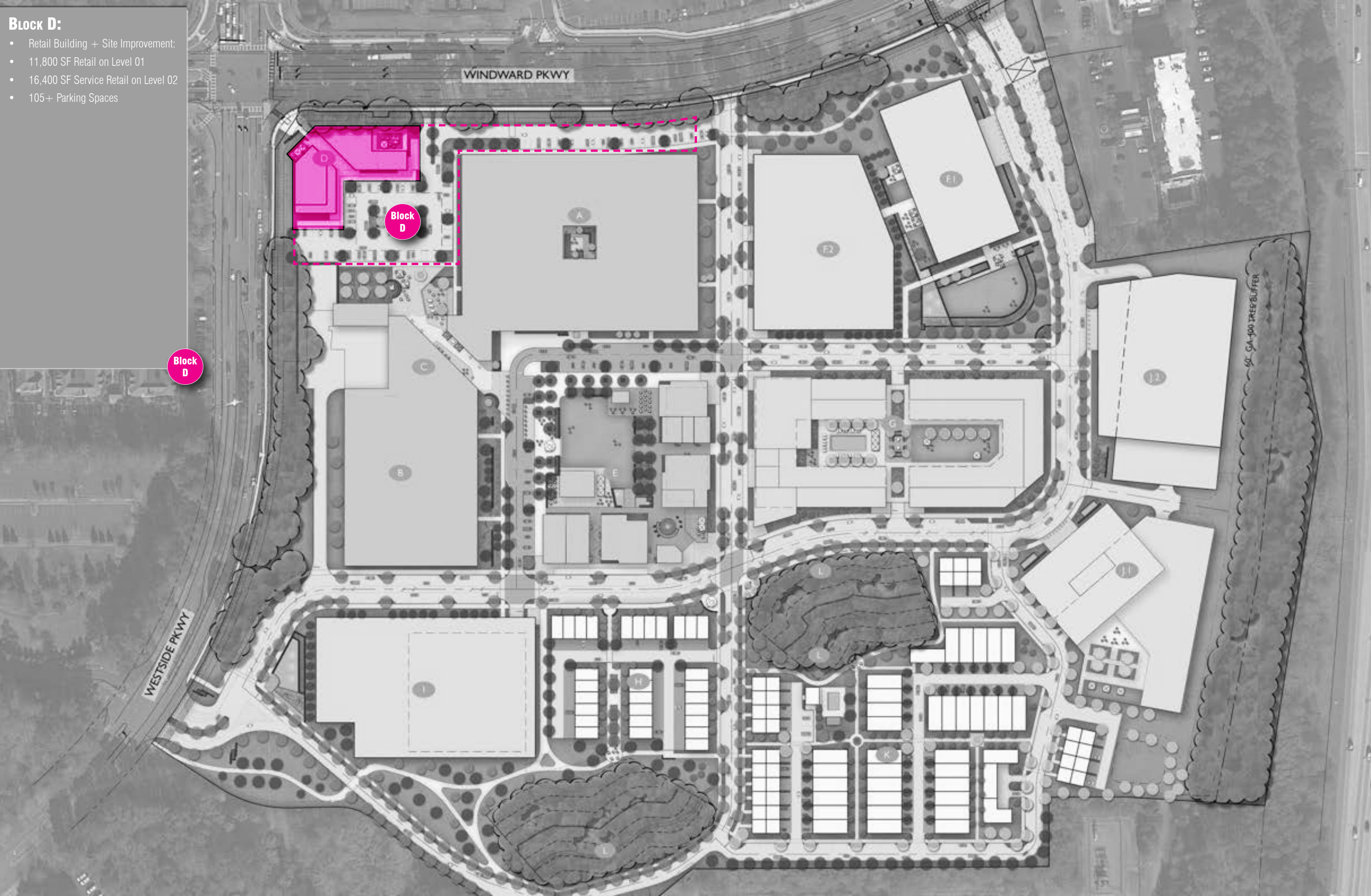
# KEY LEGEND

- A EXISTING OFFICE
- B EXISTING OFFICE
- C EXISTING OFFICE
- D OFFICE / RETAIL
- E VILLAGE GREEN/OFFICE / RETAIL
- F1 OFFICE
- F2 PARKING DECK
- G 'FOR RENT' RESIDENTIAL / RETAIL / PARKING DECK
- H 'FOR SALE' RESIDENTIAL
- I PARKING DECK
- J4 OFFICE / PARKING DECK
- J2 OFFICE / PARKING DECK
- K 'FOR SALE' RESIDENTIAL
- L MULCH TRAIL



**Block D:**

- Retail Building + Site Improvement:
- 11,800 SF Retail on Level 01
- 16,400 SF Service Retail on Level 02
- 105+ Parking Spaces



Block D

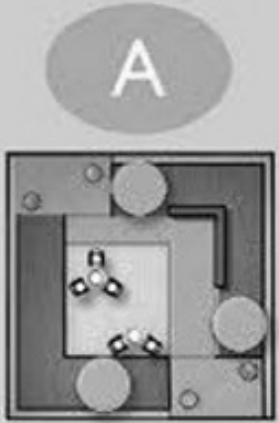
Block D

60' SA-100 TREE BUFFER

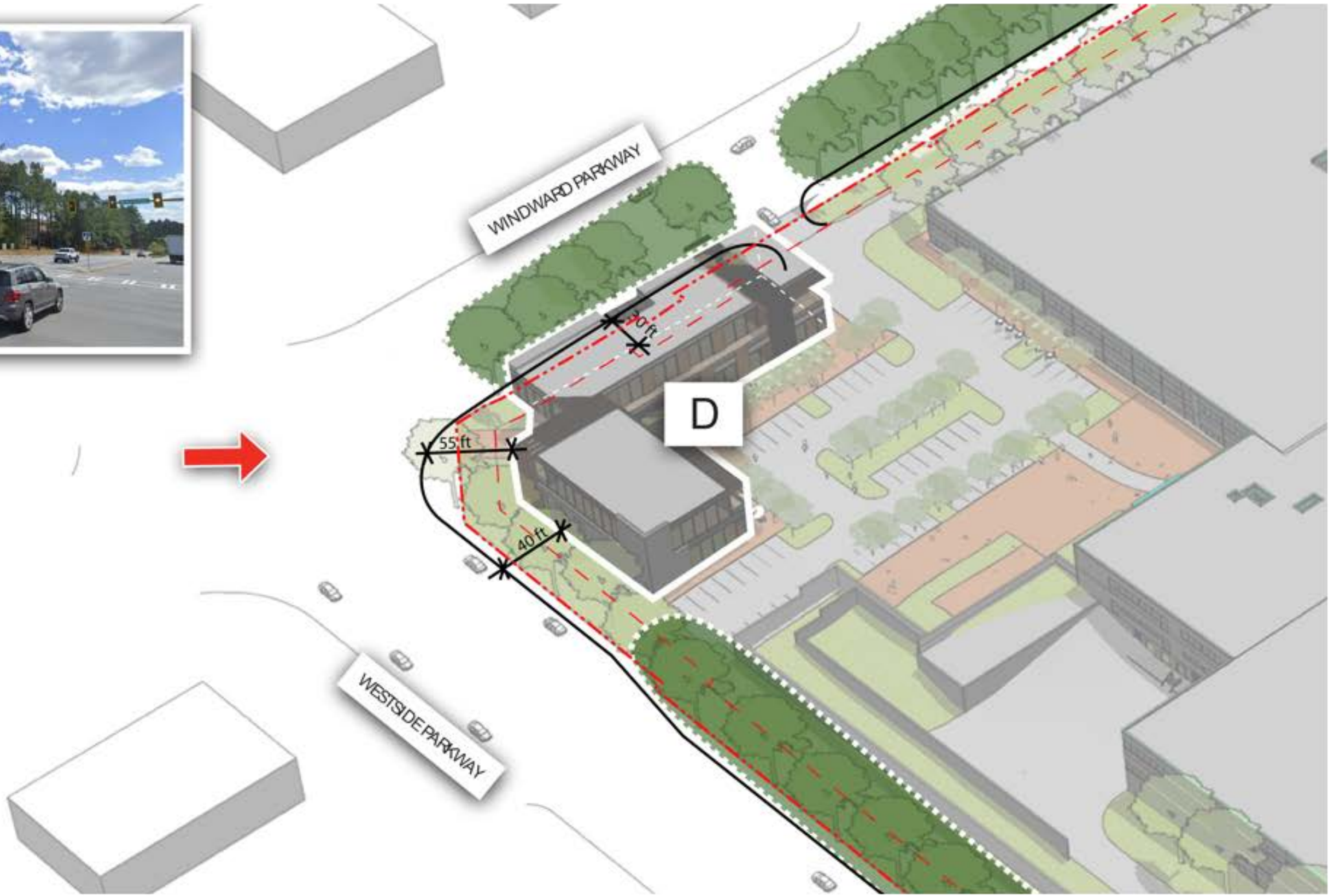
WINDWARD PKWY

Block D

CORNER RETAIL  
11,800 SF







WINWARD PKWY

WINWARD PKWY

WESTSIDE PKWY

WESTSIDE PKWY

ARRIVAL

SHARED STREET

CENTRAL GREEN AREA

