

# ROYAL 400

3005 ROYAL BLVD SOUTH, ALPHARETTA, GA 30022

*royal four hundred*



**FOR LEASE 1,132 – 6,952 RSF**  
OFFICE BUILDING



**MIKE BERENS** 404 812 4024 | [mberens@naibg.com](mailto:mberens@naibg.com)  
**LOGAN HANER** 404 812 4096 | [lhaner@naibg.com](mailto:lhaner@naibg.com)

# PROPERTY OVERVIEW

## RATE

\$23.50/SF  
Modified Gross

## TERM

Negotiable

## PARKING

Covered/Gated Parking  
Available for Tenants

## PARKING RATIO

4.28/1,000

## AMENITIES

Walking Distance to  
Alpharetta Greenway

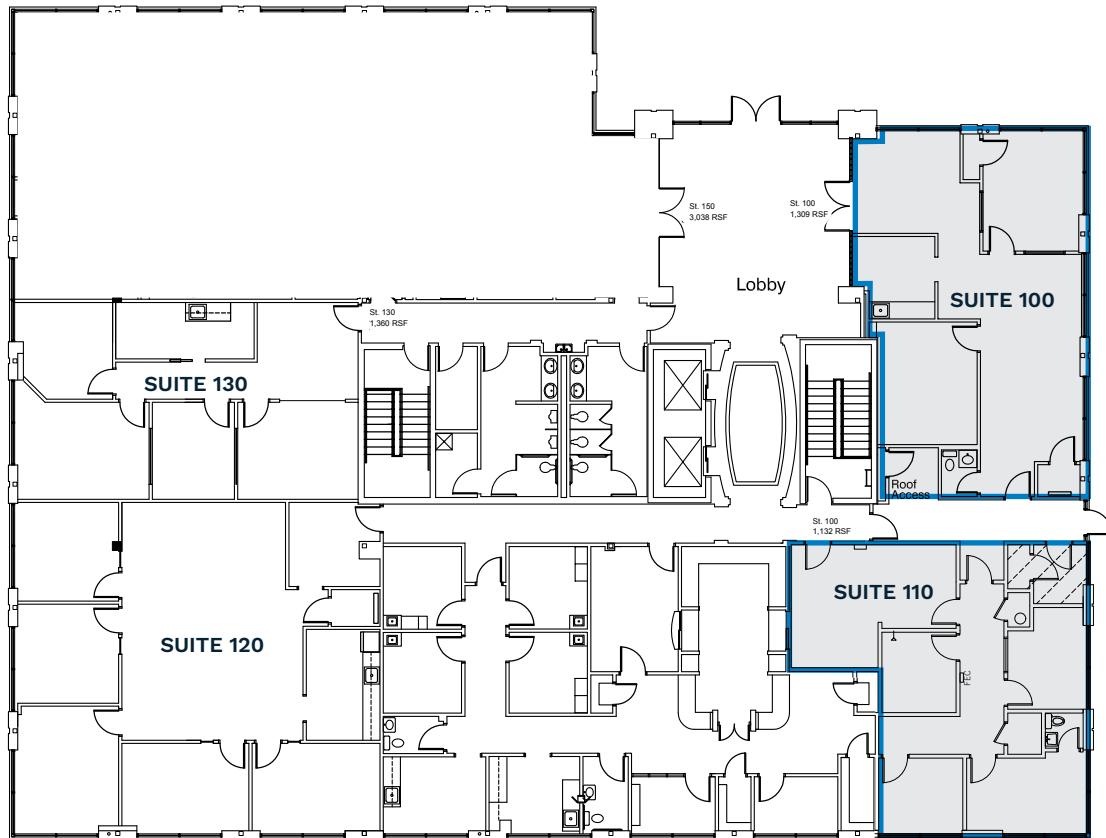
Excellent Access to  
Avalon, Old Milton Pkwy,  
Haynes Bridge Rd,  
and GA-400

Near Rock Mill Park and  
access to the greenway  
bike rental



# 1<sup>ST</sup> FLOOR LAYOUT

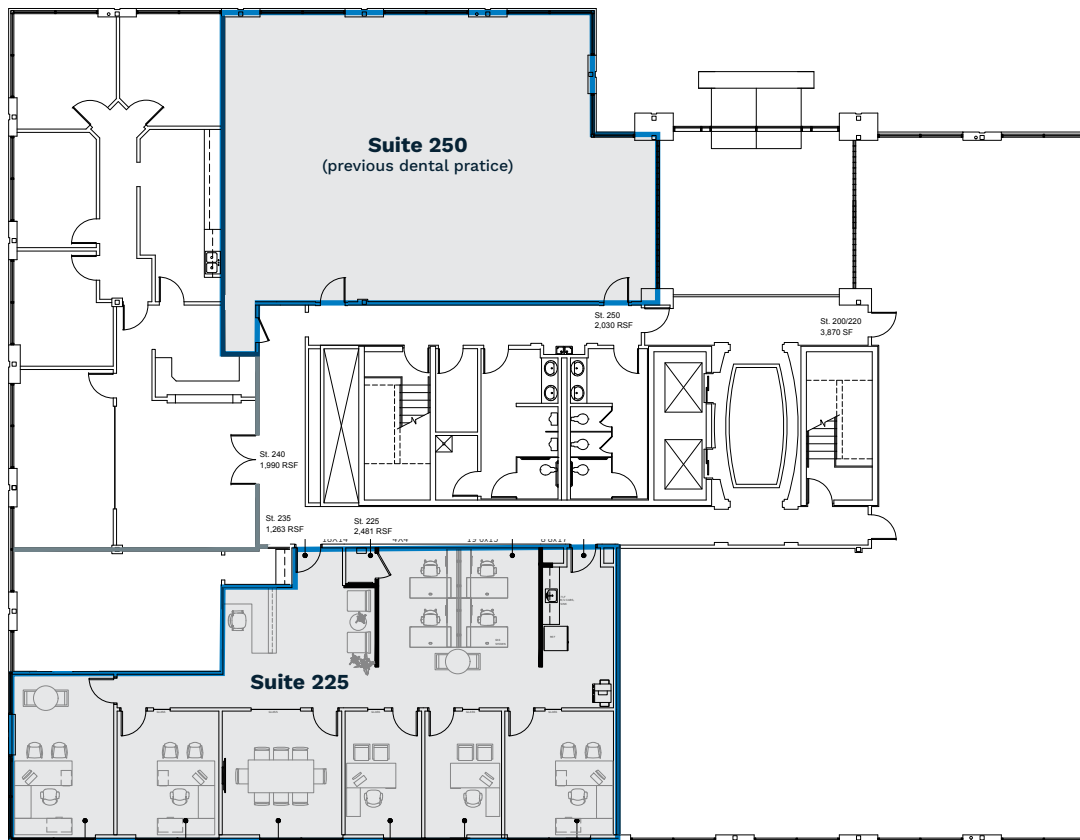
*first floor*



SUITE NUMBER	SQUARE FEET	AVAILABILITY
Suite 100	1,309 RSF	Currently Available
Suite 110	1,132 RSF	Currently Available

# 2<sup>ND</sup> FLOOR LAYOUT

*second floor*



SUITE NUMBER	SQUARE FEET	AVAILABILITY
Suite 225	2,481 RSF	Currently Available
Suite 250	2,030 RSF	Currently Available



*move in ready!*

CLOSE TO  
**EVERYTHING**  
ALPHARETTA



COVERED PARKING



ROCK MILL PARK



THE AVALON





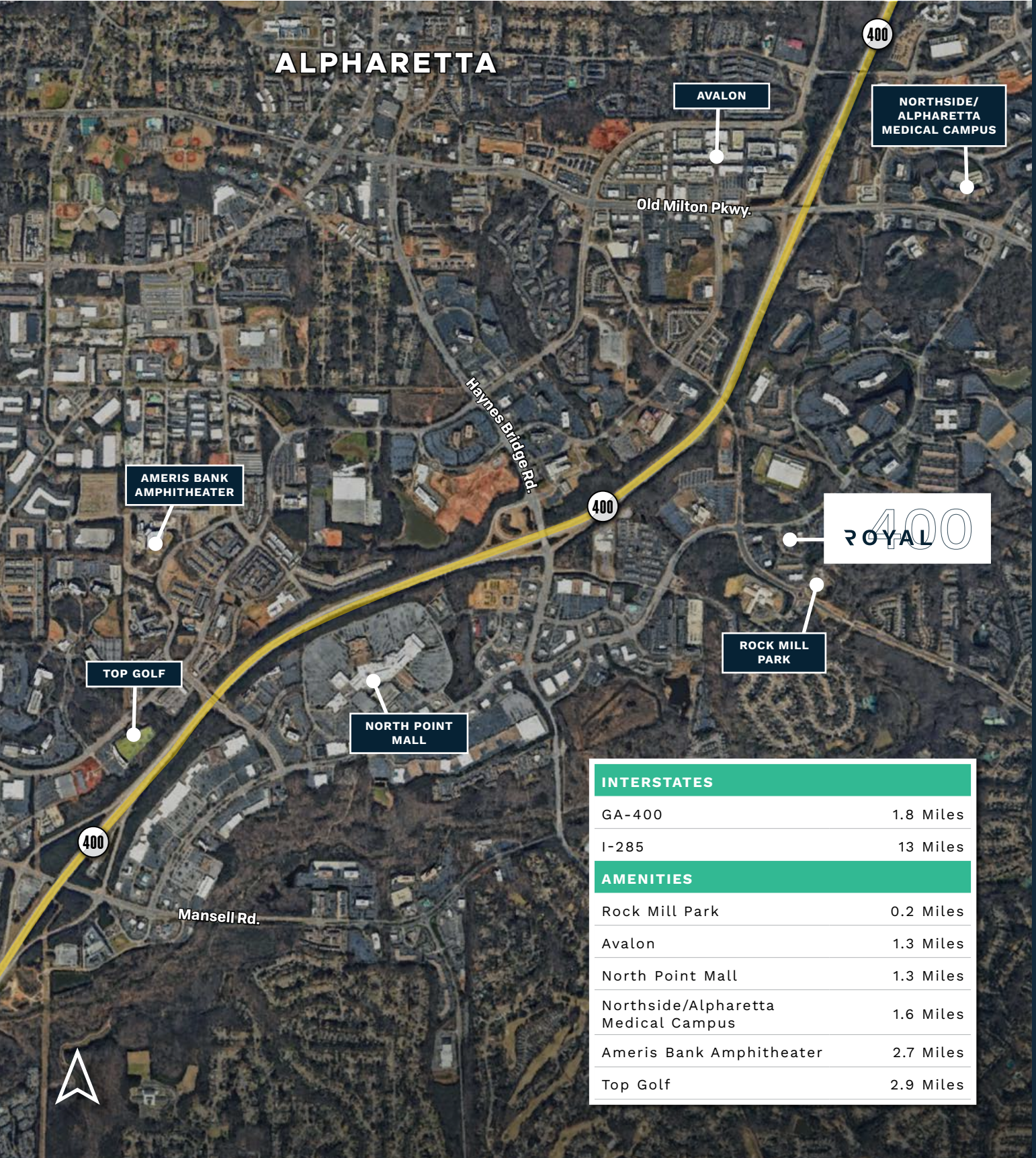
MINUTES TO  
**GA 400**



*amazing amenities*

# *dynamic neighborhood*

## DYNAMIC NEIGHBORHOOD



INTERSTATES	
GA-400	1.8 Miles
I-285	13 Miles
AMENITIES	
Rock Mill Park	0.2 Miles
Avalon	1.3 Miles
North Point Mall	1.3 Miles
Northside/Alpharetta Medical Campus	1.6 Miles
Ameris Bank Amphitheater	2.7 Miles
Top Golf	2.9 Miles

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**NAI** BrannenGoddard

PLEASE CONTACT FOR MORE INFORMATION:

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