

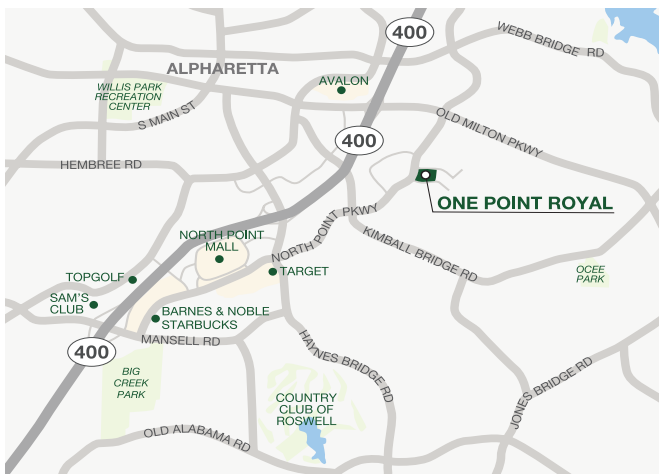
ONE POINT ROYAL

4400 North Point Pkwy
Alpharetta, GA 30022

Location, Service
& Value.



BUILDING FAÇADE



LOCATION

Ideally situated on North Point Parkway with excellent access to GA 400 via Haynes Bridge Road or Old Milton Parkway

Located in the prestigious Royal 400 master-planned office park

Close proximity to the Avalon, North Point Mall and surrounding country club neighborhoods

MARTA bus access on North Point Parkway

FOR LEASING OPPORTUNITIES

AUSTIN CHASE
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BUILDING LOBBY

| BUILDING

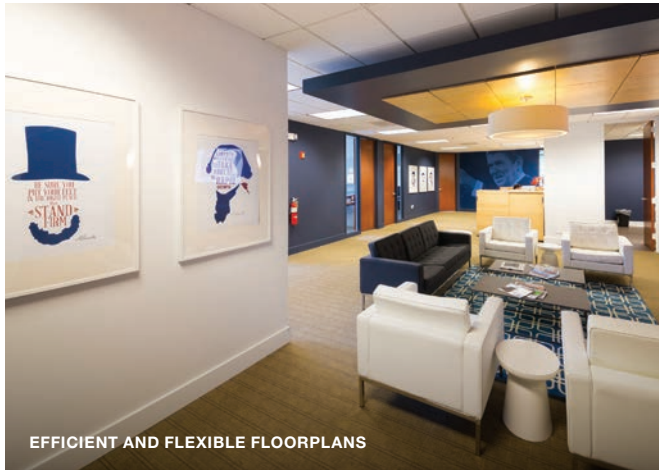
Two-story multi-tenant office building totaling 151,000 SF

Comprehensive renovations in progress

Offers multiple building entries on the first floor with direct access to parking lot

Customizable office space with ideal floorplates

Flexible lease structures and competitive rates



EFFICIENT AND FLEXIBLE FLOORPLANS

| FEATURES

One of the submarket's most desirable office locations

Common area renovations in progress, attractive architectural finishes, efficient floor plans with 9 ft ceilings and full-height glass, professionally landscaped grounds and outdoor seating

Dedicated property management and hands on, local ownership

| CURRENT PORTFOLIO

199 ARMOUR DR
BUCKHEAD/MIDTOWN

280 INTERSTATE NORTH
NORTHWEST ATLANTA

5871 GLENRIDGE
CENTRAL PERIMETER

DRUID CHASE
BUCKHEAD/MIDTOWN

ONE POINT ROYAL
NORTH FULTON

PACES CUMBERLAND
NORTHWEST ATLANTA

PALISADES OFFICE PARK
CENTRAL PERIMETER

SECURITIES CENTRE
BUCKHEAD/MIDTOWN

SHADOWOOD OFFICE PARK
NORTHWEST ATLANTA

STOCKYARDS
MIDTOWN

WATERFORD CENTRE
NORTHEAST ATLANTA

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