

NEWMARK

3159

FUSION EVENT STAFFING 300
MEDQUEST ASSOCIATES 310
Southeastern Business Service Center 320
JA's Sensory Center
GreenSky 330/335
Points2Shop 360
Sutter Medical Technologies USA 340

3159

ROYAL PARK

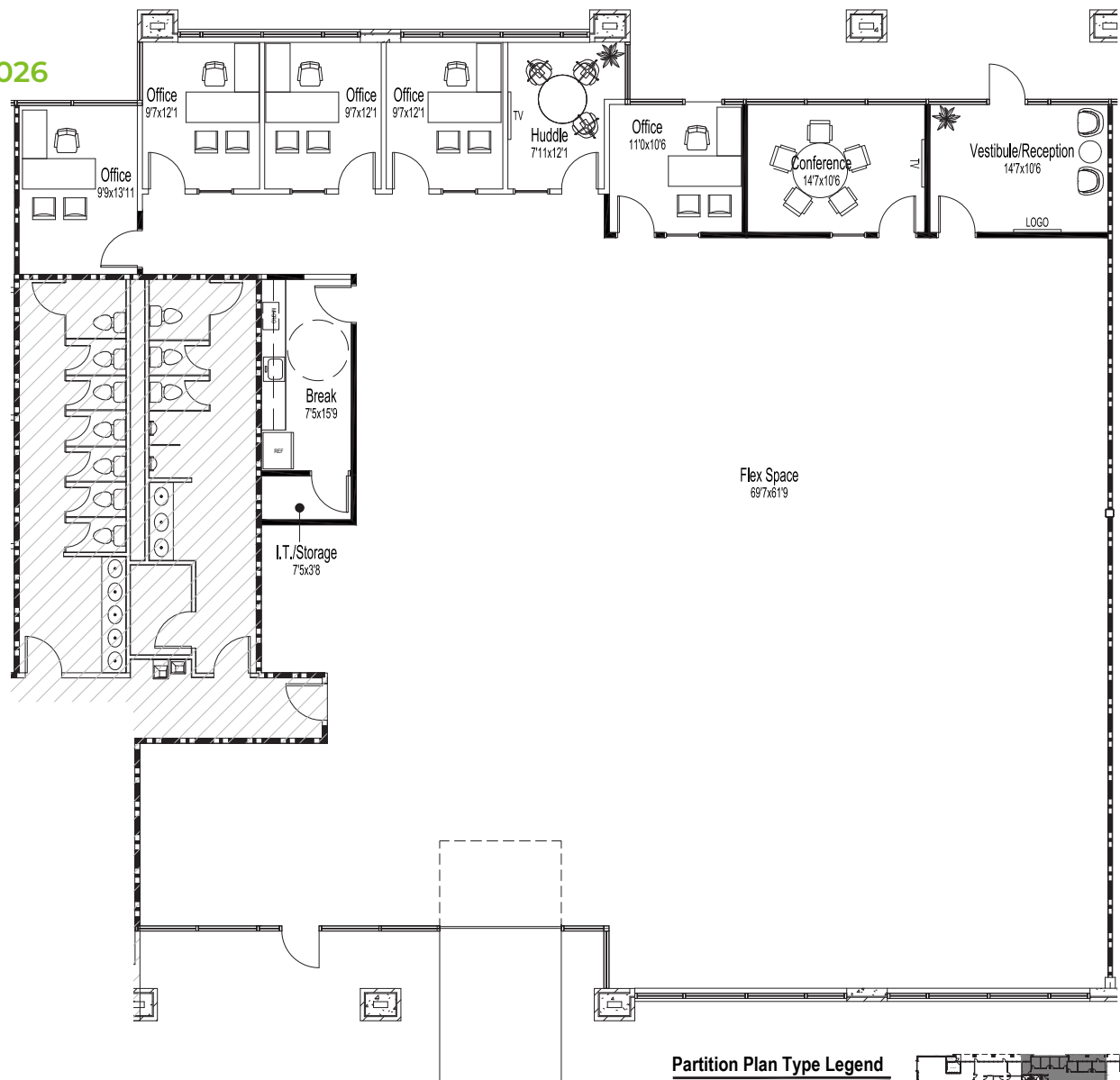
3159 Royal Drive
Alpharetta, Georgia 30022

Flex Suites Under Construction – Delivering Q4 2026
12,676 RSF Available

SUITE 325

6,797 RSF

SPEC SUITE
DELIVERING Q4 2026



Partition Plan Type Legend

Symbol	Type
	Existing Partition
	New Partition



Key Plan

*Please Note: This space has not been field verified by FBR Design Group and is a graphic representation only.

NEIGHBORHOOD

DOWNTOWN
ALPHARETTA

陣 JINYA
RAMEN BAR

SHAKE
SHACK

Chick-fil-A

RUTH'S
CHRIS
STEAK HOUSE

COOK OUT

VILLAGE TAVERN

Eddie V's
PRIME SEAFOOD

RISEING ROLL
gourmet café

CAVA

Lazy DOG
EAT, DRINK, & LAZY

FIREBIRDS
WOOD FIRED GRILL

Starbucks

AVALON THE HOTEL
AT AVALON

WHOLE FOODS MARKET Superica GAP [solidcore]
TECOVAS M. Maclean's lululemon ANTHROPOLOGIE freepeople

400

Target J.CREW
NORDSTROM Rack HOBBY LOBBY
OLD NAVY 5.11
Total Wine & MORE

NORTH POINT
MARKET CENTER

LIFETIME
FITNESS

400

ZAXBY'S

ALPHARETTA
HIGH SCHOOL

NH
NORTHSIDE
HOSPITAL

BAKERY
Schlotzsky's
CAFE

Orangetheory
FITNESS

Andy's
Frozen Custard

Tiff's Treats
cookie delivery

Georgia State University
ALPHARETTA CAMPUS

ROYAL PARK

1.4 mi to GA-400





ROYAL PARK

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NEWMARK

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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