

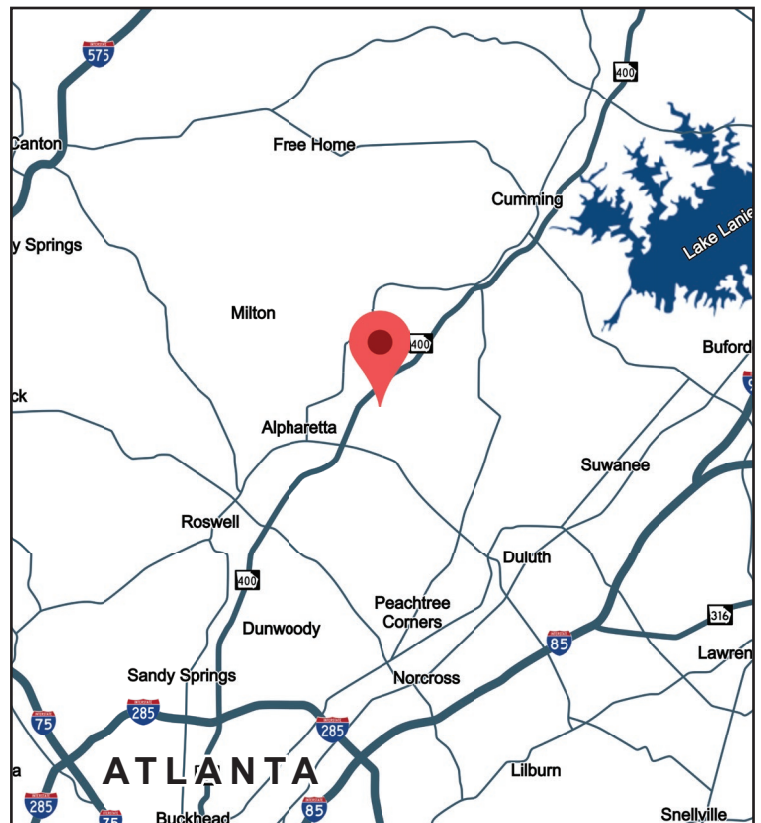
FOR LEASE

RUBICON AT WINDWARD
1005 ALDERMAN DRIVE
BUILDINGS 100-200
ALPHARETTA, GA 30005



PROPERTY INFORMATION

- **2,750 - 8,200 SF Flex/Warehouse Space Available:**
 - Suite 103-105: 8,500 SF with 4,307 SF Office, 3 DH
 - Suite 103: 2,875 SF with 1,187 SF Office, 1 DH
 - Suite 104: 2,875 SF with 1,503 SF Office, 1 DH
 - Suite 105: 2,750 SF with 1,617 SF Office, 1 DH
 - Suite 204: 2,800 SF with 1,222 SF Office, 1 DH
 - Suite 202-203: 5,600 SF with 5,600 SF Office, 2 DH
 - Suite 202-204: 8,200 SF with 6,822 SF Office, 3 DH
- Campus-style buildings in a controlled business park environment
- Architectural brick with full-height storefront glass.
- Ample parking with dock-high and drive-in loading access
- 18' minimum clear height
- Fully sprinklered
- ±1.5 mi from GA-400 via Windward Parkway (Exit 12)
- Immediate access to restaurants, banks & other amenities



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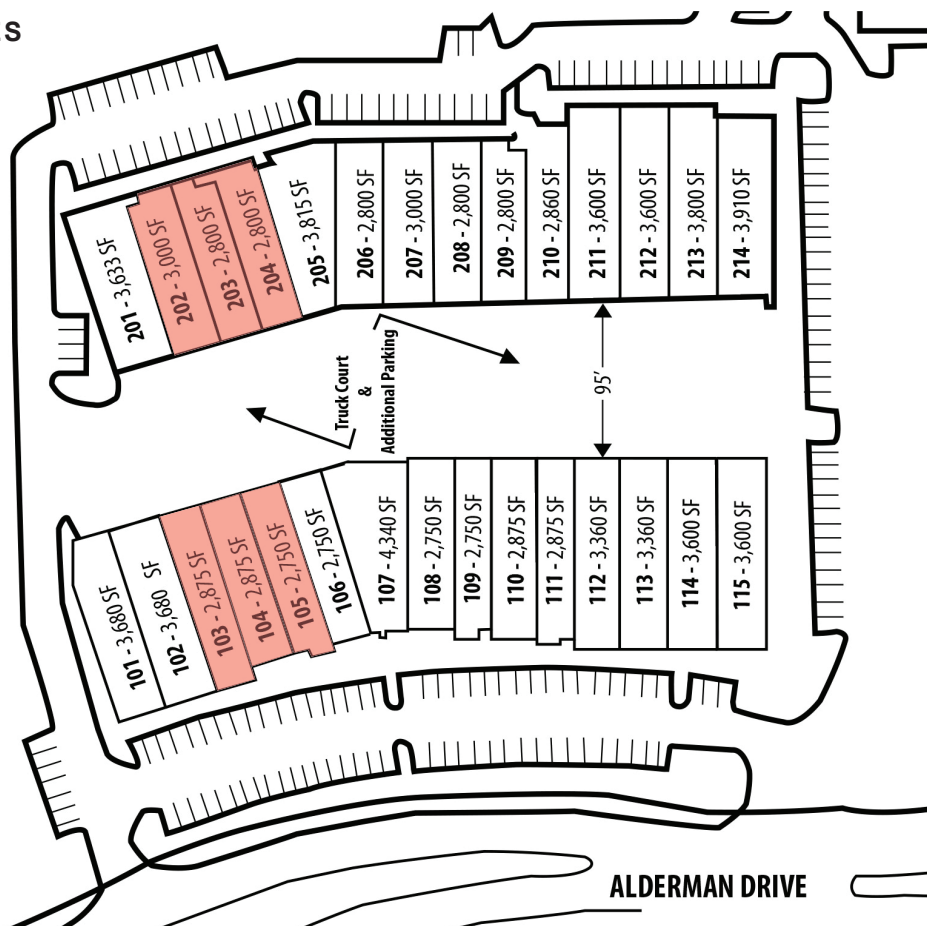
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CURRENT AVAILABILITIES

Suite(s)	Size SF	Office SF	Warehouse SF	Clear Height	Doors
103-105	8,500	4,307	4,193	18'	3 DH
103	2,875	1,187	1,688	18'	1 DH
104	2,875	1,503	1,372	18'	1 DH
105	2,750	1,617	1,133	18'	1 DH
204	2,600	1,222	1,378	18'	1 DH
202-203	5,600	5,600	0	18'	2 DH
202-204	8,200	6,822	1,378	18'	3 DH

AVAILABILITIES



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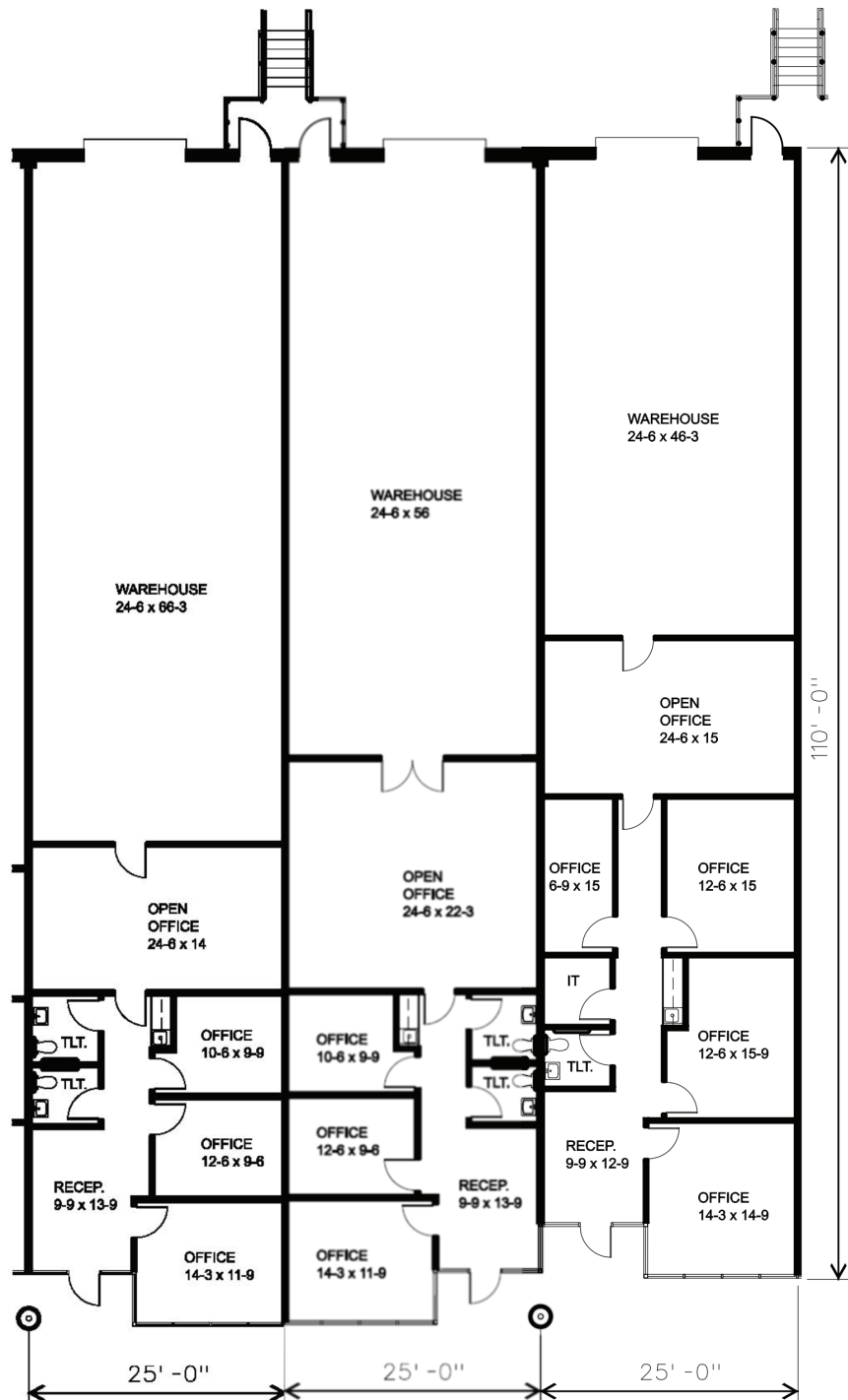
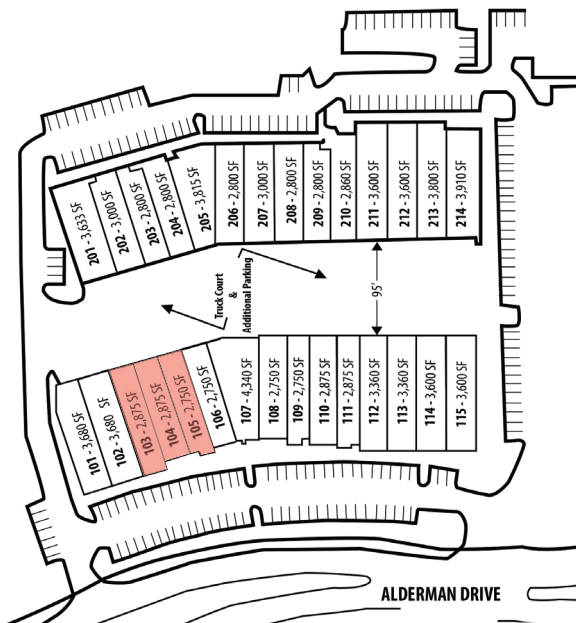
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SUITE 103-105 FLOOR PLAN

8,500 SF Suite
4,193 SF Warehouse
4,307 SF Office
Three (3) Dock-High Door
Building 100

BUILDING KEY



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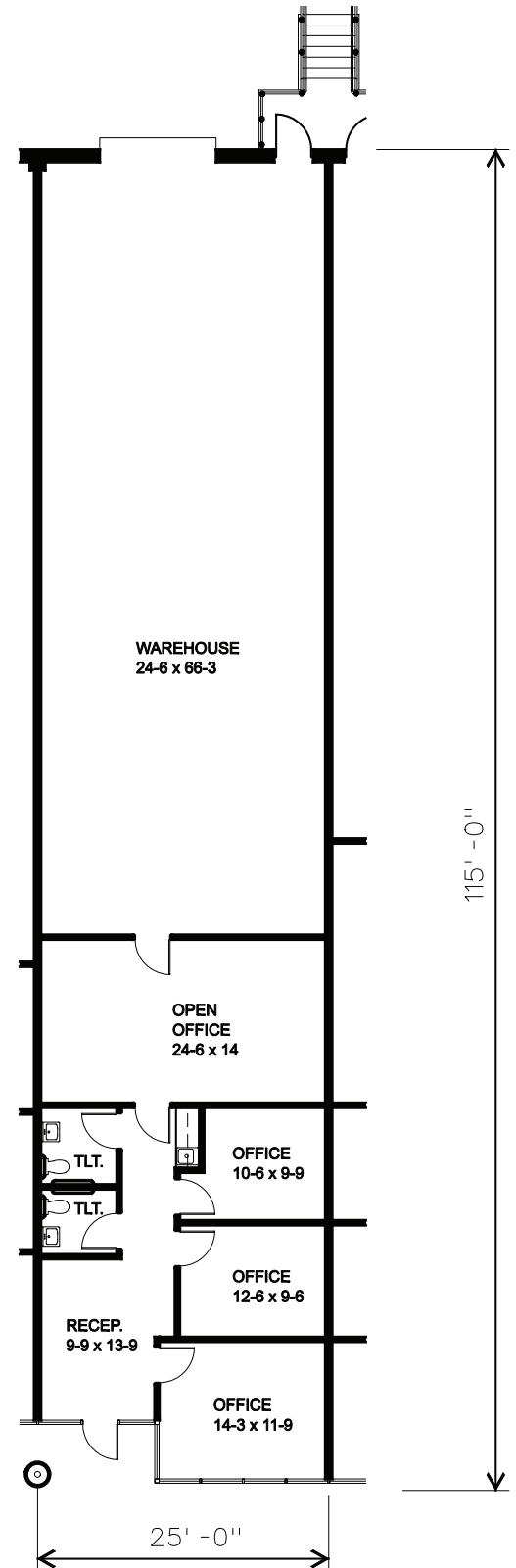
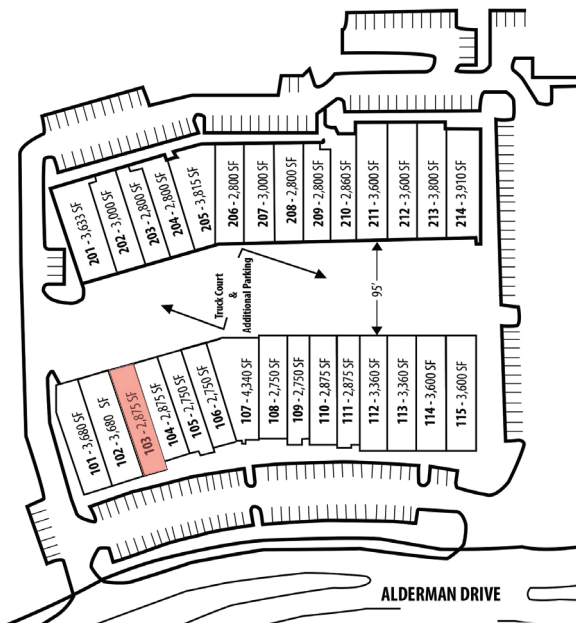
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SUITE 103 FLOOR PLAN

2,875 SF Suite
1,688 SF Warehouse
1,187 SF Office
One (1) Dock-High Door
Building 100

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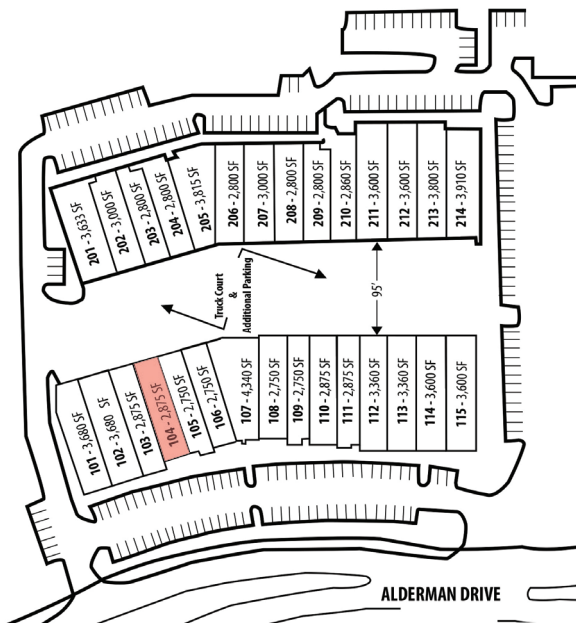
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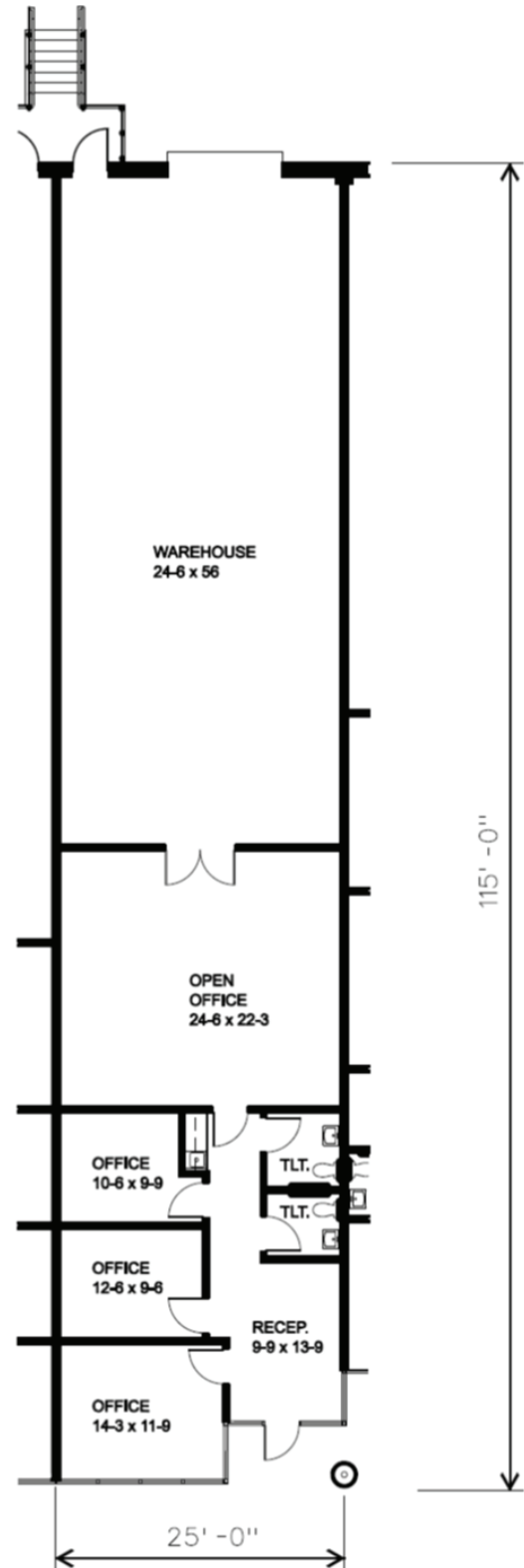
SUITE 104 FLOOR PLAN

2,875 SF Suite
1,372 SF Warehouse
1,503 SF Office
One (1) Dock-High Door
Building 100

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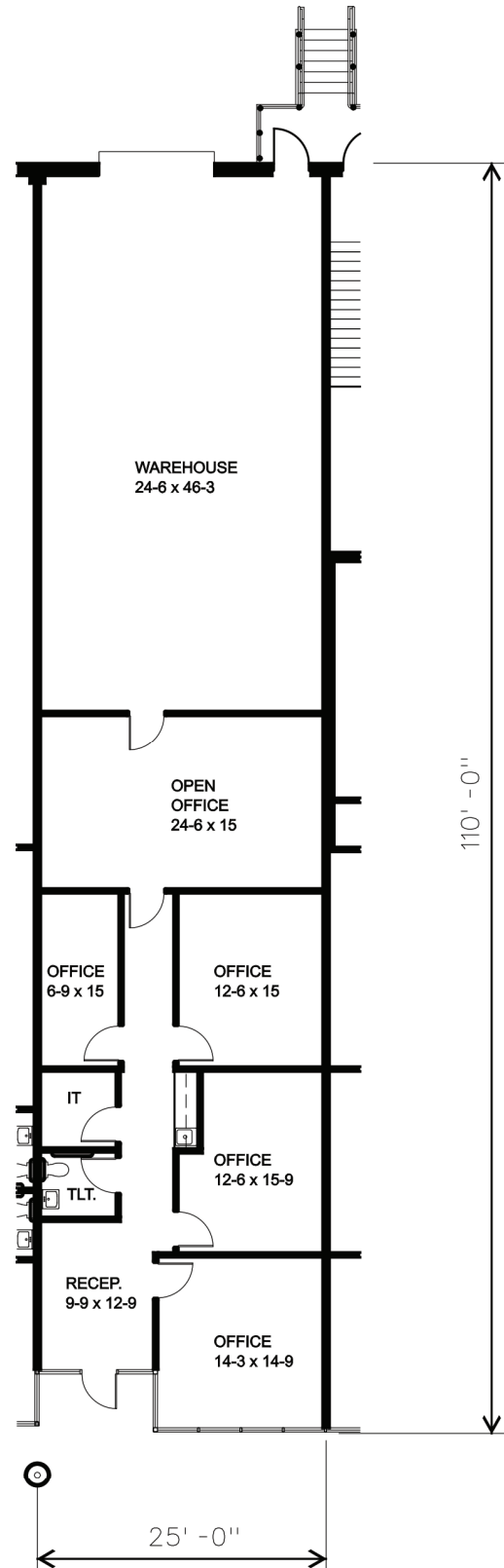
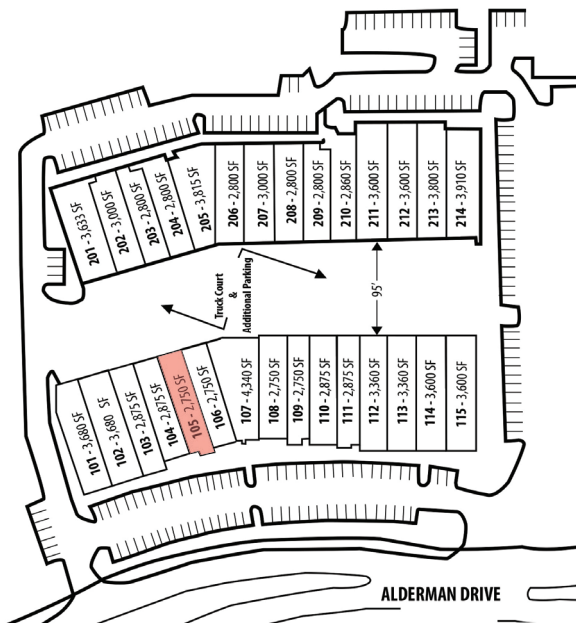
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SUITE 105 FLOOR PLAN

2,750 SF Suite
1,133 SF Warehouse
1,617 SF Office
One (1) Dock-High Door
Building 100

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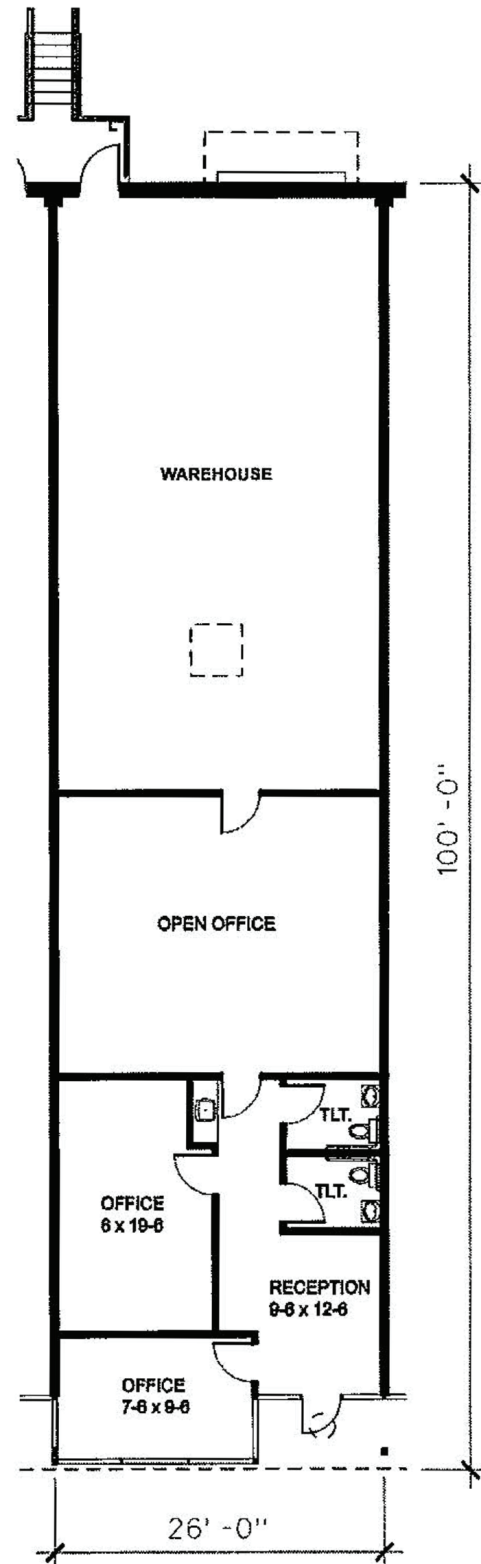
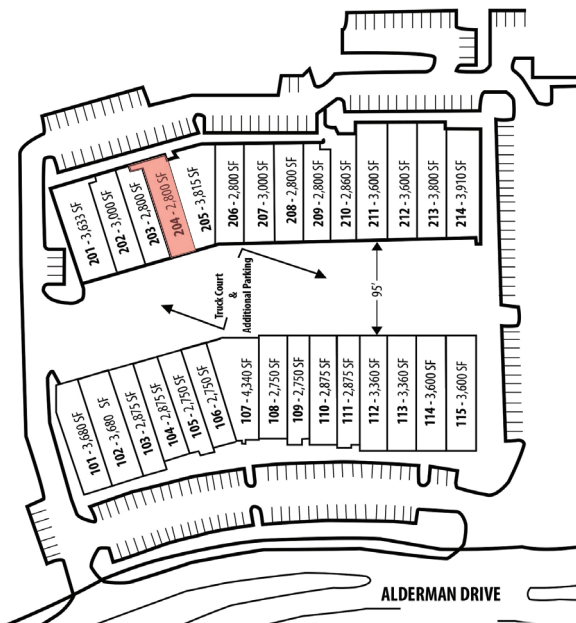
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SUITE 204 FLOOR PLAN

2,600 SF Suite
1,222 SF Office
1,378 SF Warehouse
One (1) Dock-High Door
Building 200

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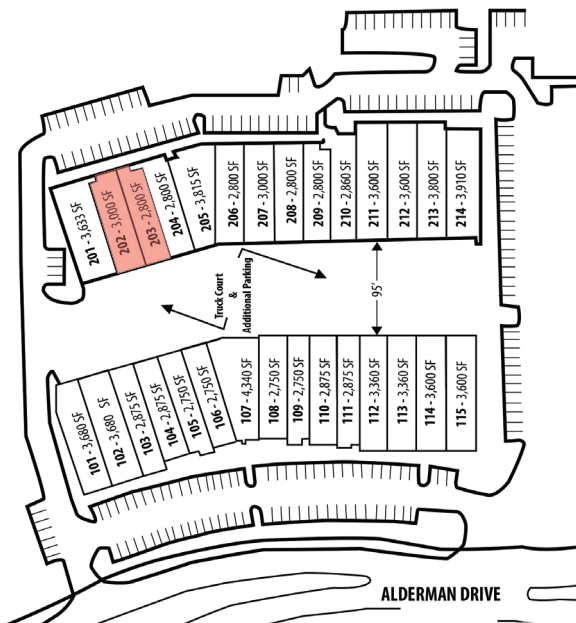
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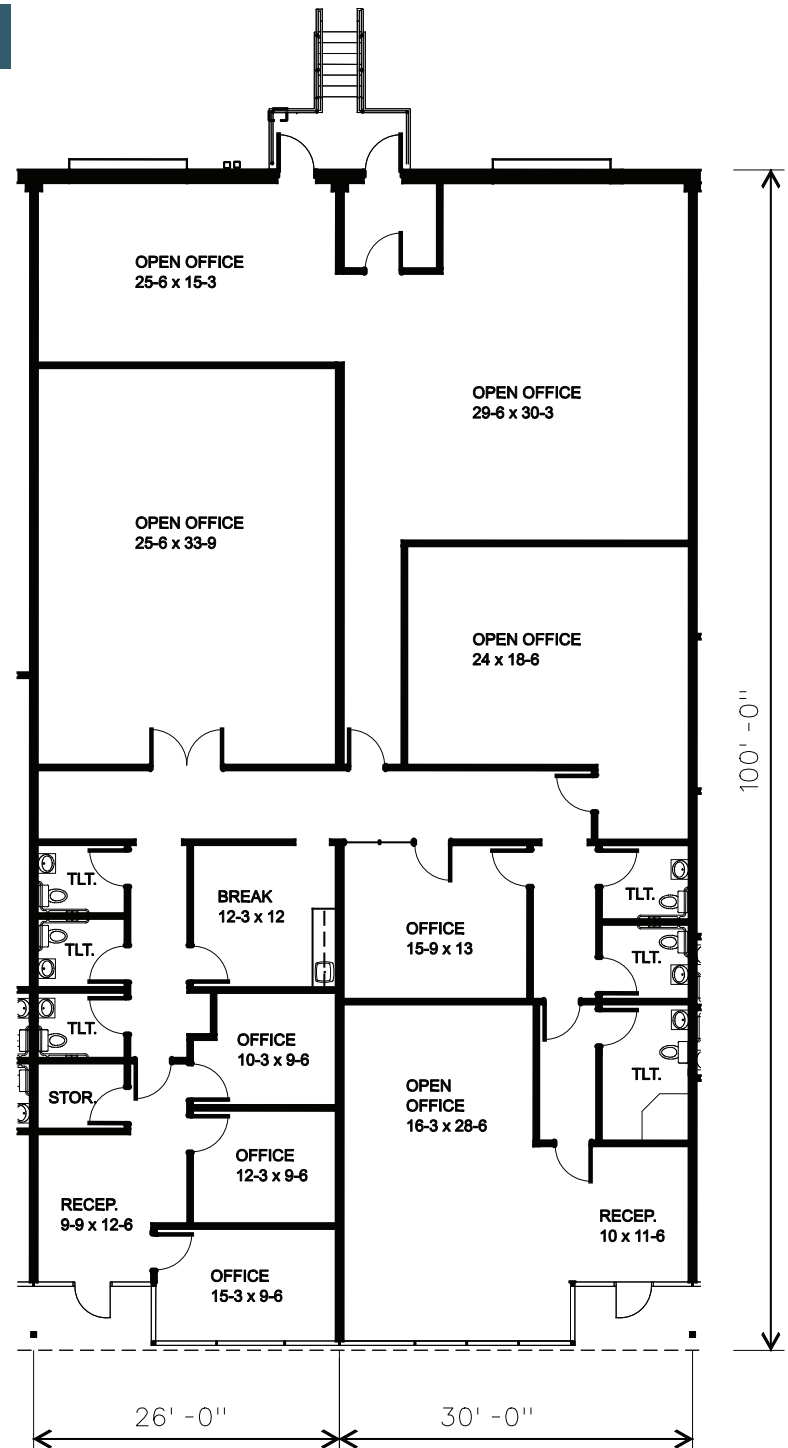
SUITE 202-203 FLOOR PLAN

5,600 SF Suite
0 SF Warehouse
5,600 SF Office
Two (2) Dock-High Doors
Building 200

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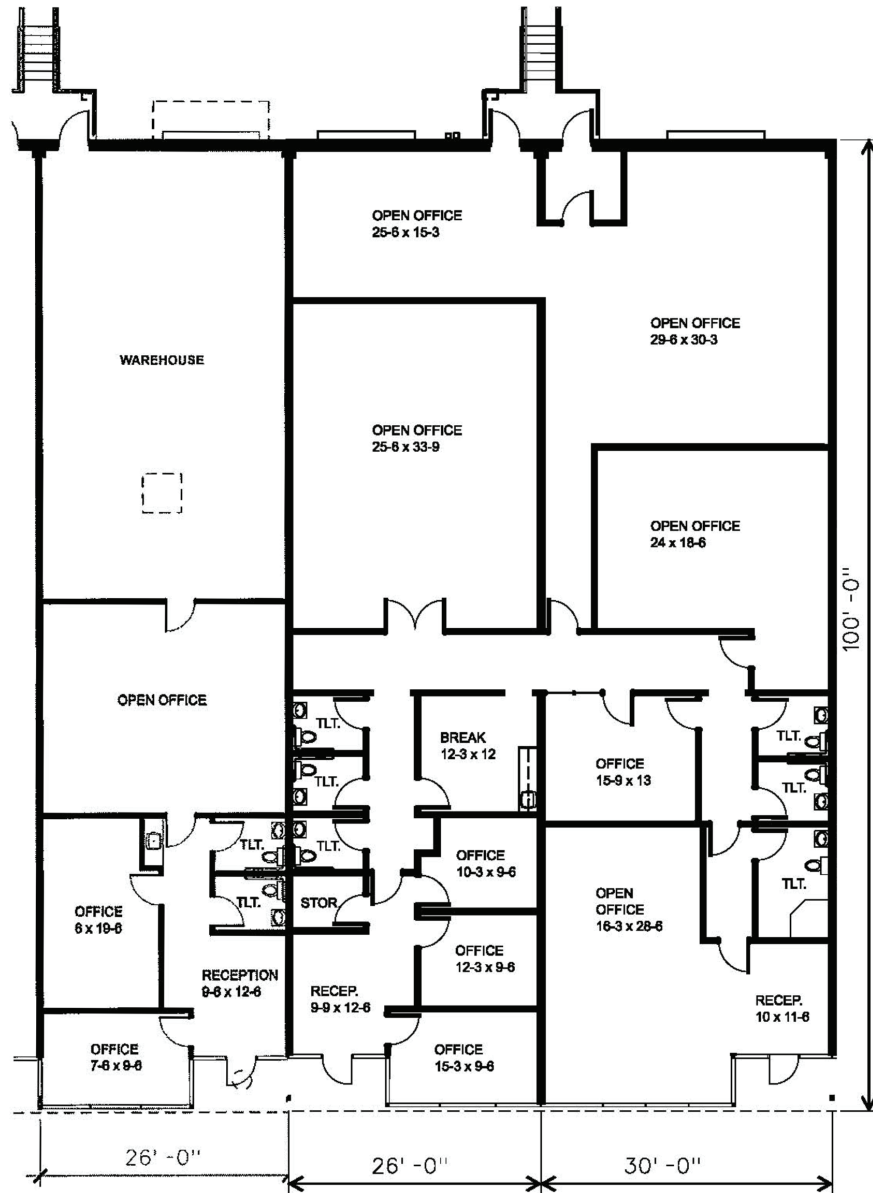
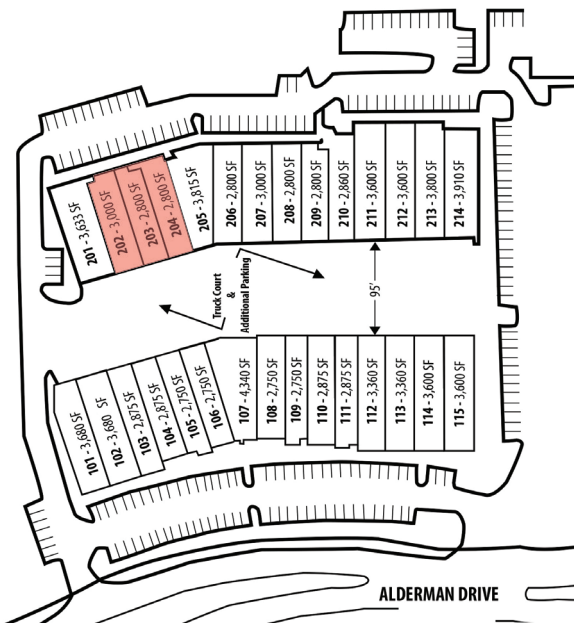
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SUITE 202-204 FLOOR PLAN

8,200 SF Suite
1,378 SF Warehouse
6,822 SF Office
Three (3) Dock-High Doors
Building 200

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