



OFFERING MEMORANDUM

Milton Point at Broadwell

MILTON, GEORGIA · THE CRABAPPLE DISTRICT

co-laborate

Offered at \$5,970,000

OWNER-OCCUPANT · INCOME-PRODUCING INVESTMENT

PRESENTED BY **PIEDMONT REAL ESTATE GROUP, INC.**

JEFF PITTMAN · MANAGING PRINCIPAL / PRESIDENT · CELL 678-463-2948

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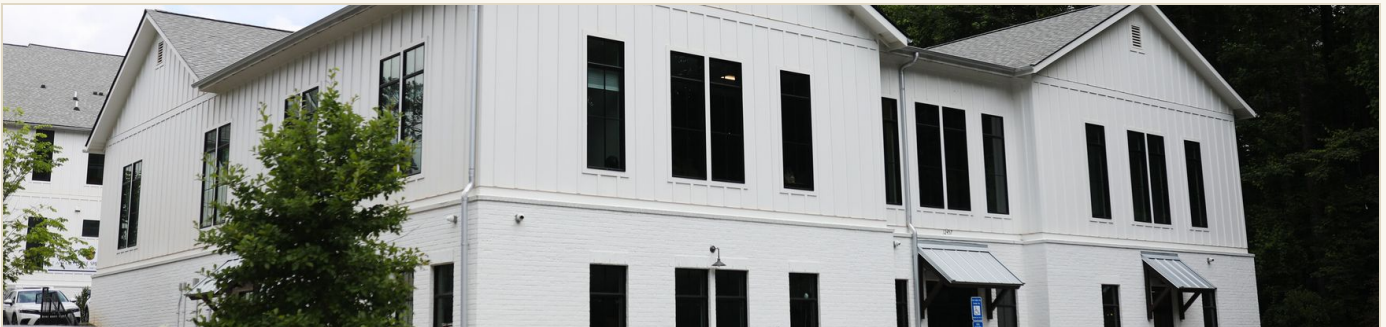
Best-in-Class Office in the Crabapple District

A two-story office property of ±9,941 square feet in the civic heart of Milton, Georgia.

Piedmont Real Estate Group is pleased to offer for sale Milton Point at Broadwell, in the highly desirable Crabapple District of Milton, Georgia.

A two-story, best-in-class office property with compelling modern farmhouse architecture and leading-edge interior design — a highly functional layout with a balanced mix of private and shared offices, combined with attractive seating and common areas. The beautiful finishes and lighting offer a warm, inviting and professional ambiance.

The property consists of approximately 9,941 gross square feet over two floors, with passenger elevator service in place. Separate entrances on each floor provide ease of access to ample surrounding parking.



OPPORTUNITY ONE

Make It Your Headquarters

An ideal owner-occupied home for a company of roughly 30 employees seeking a signature address with genuine Milton character.

OPPORTUNITY TWO

Own, Occupy & Earn

Retain a portion for your own business while leasing the remaining offices and ground floor to generate separate, offsetting income.

Offered at \$5,970,000

OWNER-OCCUPANT · INCOME-PRODUCING INVESTMENT

Building Specifications

Construction, finishes, utilities and zoning at a glance.

BUILDING SIZE	± 9,941 gross square feet
FLOORS	Two — lower level (first floor) & main level (second floor)
YEAR CONSTRUCTED	2024
CONSTRUCTION	Type IIIB — interior wood framing surrounded by noncombustible exterior
EXTERIOR FINISH	Fiber cement board & batten
ROOF	Wood framed with asphalt shingles
VERTICAL TRANSPORTATION	Passenger elevator service in place
PARKING	49 spaces (3 ADA accessible) — see Site Plan, page 10
PUBLIC UTILITIES	GA Power (electric) & Fulton County Water
ZONING	T4 — Crabapple Form-Based Code
PARCEL NUMBER	22 417011712015 · Fulton County, Georgia

±9,941
SQUARE FEET

2024
YEAR BUILT

49
PARKING SPACES

2
FLOORS

DEVELOPMENT SPONSOR



Milton Point at Broadwell was conceived and executed by Market District Development. Eric Richards, the principal of Market District, has planned and developed multiple office, retail and residential projects in Milton, Woodstock and Alpharetta. Architectural design, institutional-level construction and market integration are the benchmarks of every Market District property.





SIDE VIEW



RECEPTION & LOBBY



CORRIDOR TO THE PRIVATE OFFICES



LOBBY SEATING







BASE CAMP TRAINING ROOM



TRAINING ROOM SEATING



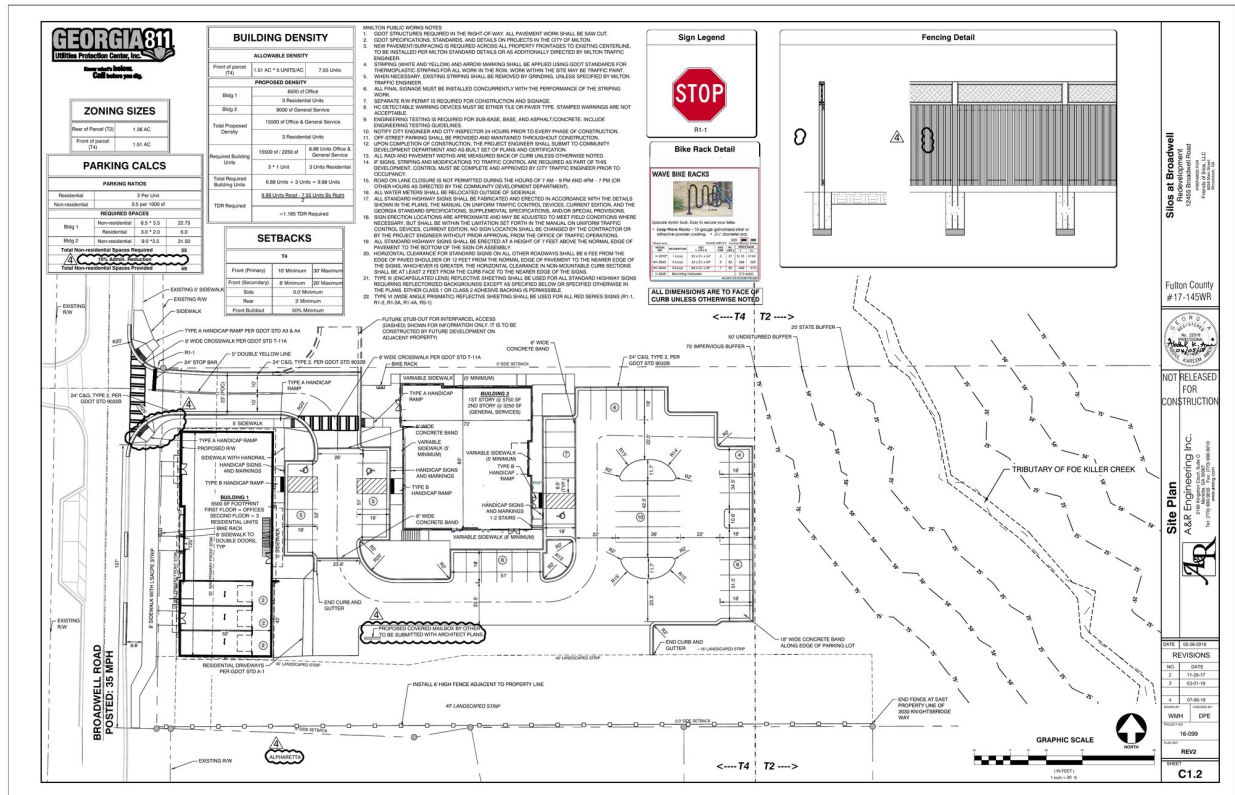
PRESENTATION WALL



MEETING & TRAINING SPACE

Parcel & Parking

The site layout, circulation and 49 surrounding parking spaces.



Engineered site plan — Sheet C1.2, Fulton County, Georgia. Dimensions and space counts are approximate and subject to verification. SHEET C1.2

49

TOTAL PARKING SPACES

3

ADA / ACCESSIBLE

Lower Level & Main Level

FIRST FLOOR · BASE CAMP · CONFERENCE · LEASED TENANT SPACE





Plans are illustrative. Areas, dimensions and partition locations are approximate and subject to field verification.

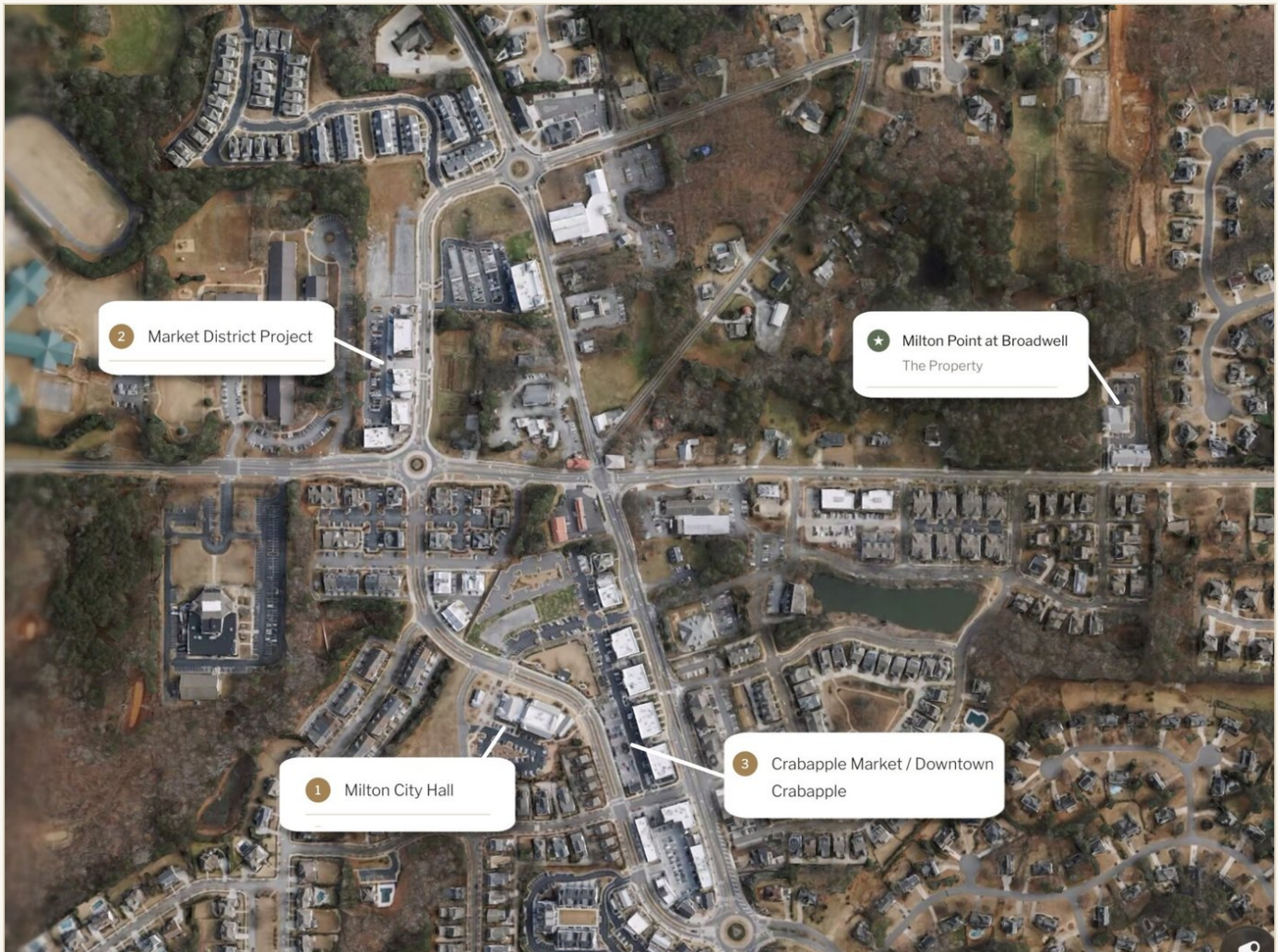
± 9,941 GSF TOTAL

In the Heart of Crabapple

In the civic and commercial heart of Milton, anchored by Milton City Hall, with restaurants, retail and services close by.

01 The Crabapple Market

LOCAL CONTEXT



KEY LOCATIONS



Milton Point at Broadwell



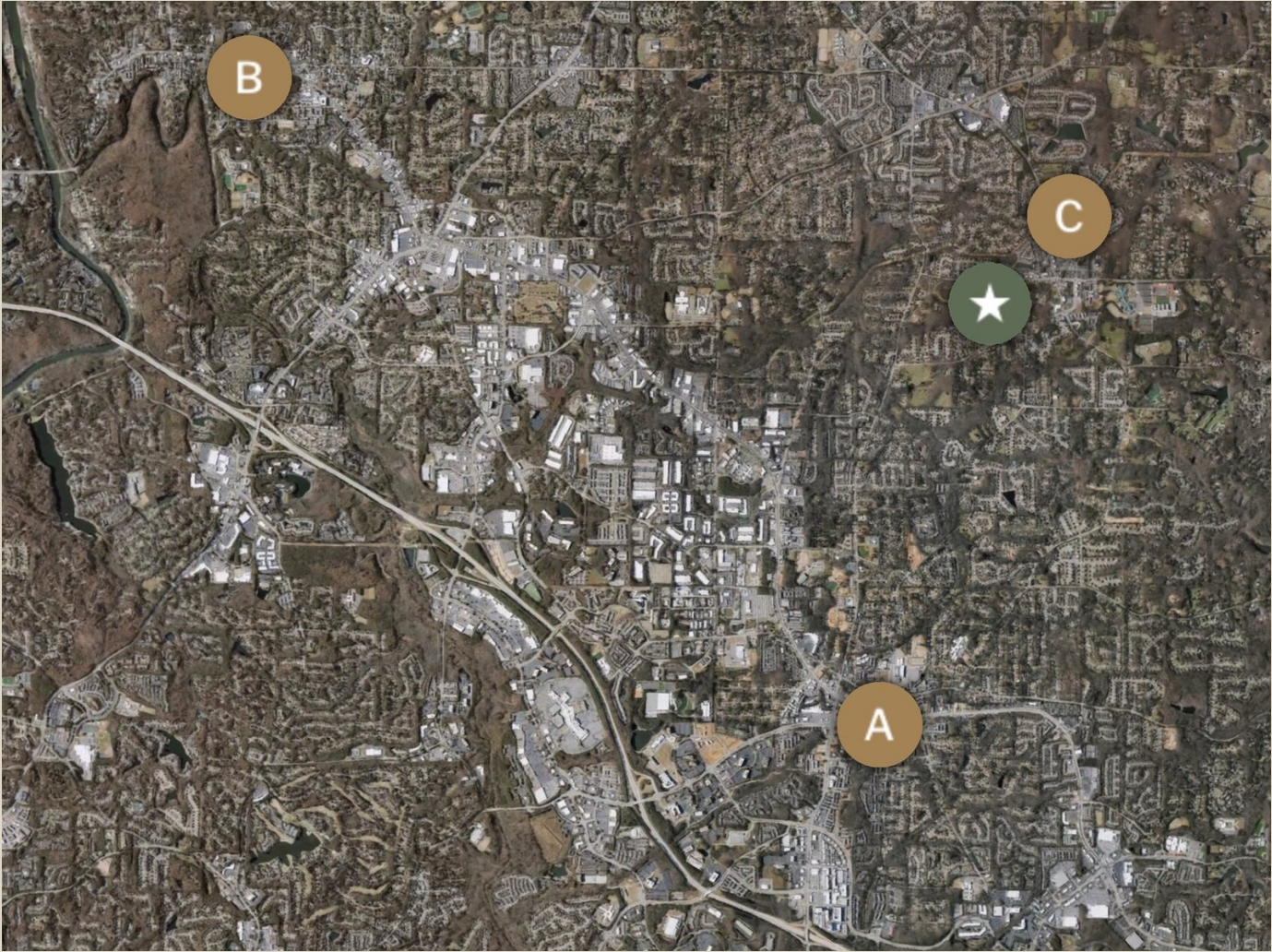
1 Milton City Hall



2 Market District project



3 Downtown Crabapple



KEY AREAS	★ Milton Point at Broadwell	A Alpharetta	B Roswell	C Downtown Milton / Crabapple
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REGIONAL ACCESS

5 min DOWNTOWN ALPHARETTA	7 min GA-400	7 min DOWNTOWN ROSWELL	15 min WOODSTOCK
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Approximate drive times under typical conditions.

A Premier Trade Area

Adjacent to both Milton and Alpharetta — two of the most affluent, highly educated communities in Georgia.

THE TRADE AREA

Among Georgia's Most Affluent Communities

Situated immediately adjacent to the city limits of both Milton and Alpharetta, Milton Point benefits from the economic and social strengths of both communities — high median incomes, above-average home ownership, top-ranked schools, and a diverse base of services, retail and community governance.



\$218,476

MEDIAN FAMILY
INCOME
MILTON

\$789K

MEDIAN HOME
VALUE
MILTON

72.5%

COLLEGE GRADUATE
OR HIGHER
MILTON

39.2

MEDIAN
AGE
MILTON / ALPHARETTA

01 Key Metrics

CITY OF MILTON & ALPHARETTA

METRIC	MILTON	ALPHARETTA
Median Family Income	\$218,476 2ND HIGHEST IN GEORGIA	\$173,160 7TH HIGHEST IN GEORGIA
Median Property Value	\$789,000	\$705,000
College Graduate or Higher	72.5%	72.1%
High School Graduate or Higher	95.1%	92.1%
Median Age	39.2 years MILTON / ALPHARETTA AREA	

8TH BEST IN GEORGIA

Milton High School

One of the highest-rated public high schools in the state, serving the Milton community.

41ST IN GEORGIA

Centennial High School

A strongly ranked public high school serving the surrounding Alpharetta area.

03 Life in Milton & Alpharetta



Milton & Crabapple

The civic and commercial heart of Milton: historic downtown Crabapple, anchored by Milton City Hall, with shops, dining and green space.



Downtown Alpharetta

A vibrant, walkable downtown known for award-winning restaurants, festivals and the Alpha Loop connecting it to Avalon.



Avalon

A premier mixed-use destination: luxury retail, chef-driven dining, a boutique hotel and year-round entertainment.



Source: agent-provided market data; state rankings as cited. Figures are approximate and should be independently verified.



MILTON POINT *at* BROADWELL

MILTON, GA

INQUIRIES & PRIVATE TOURS

Request the Full Offering Package

Jeff Pittman

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