

400 ROYAL

3005 ROYAL BLVD SOUTH, ALPHARETTA, GA 30022

royal four hundred



FOR LEASE 1,309 – 5,820 RSF
OFFICE BUILDING

NAI
Brannen
Goddard

MIKE BERENS 404 812 4024 | mberens@naibg.com
LOGAN HANER 404 812 4096 | lhaneer@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

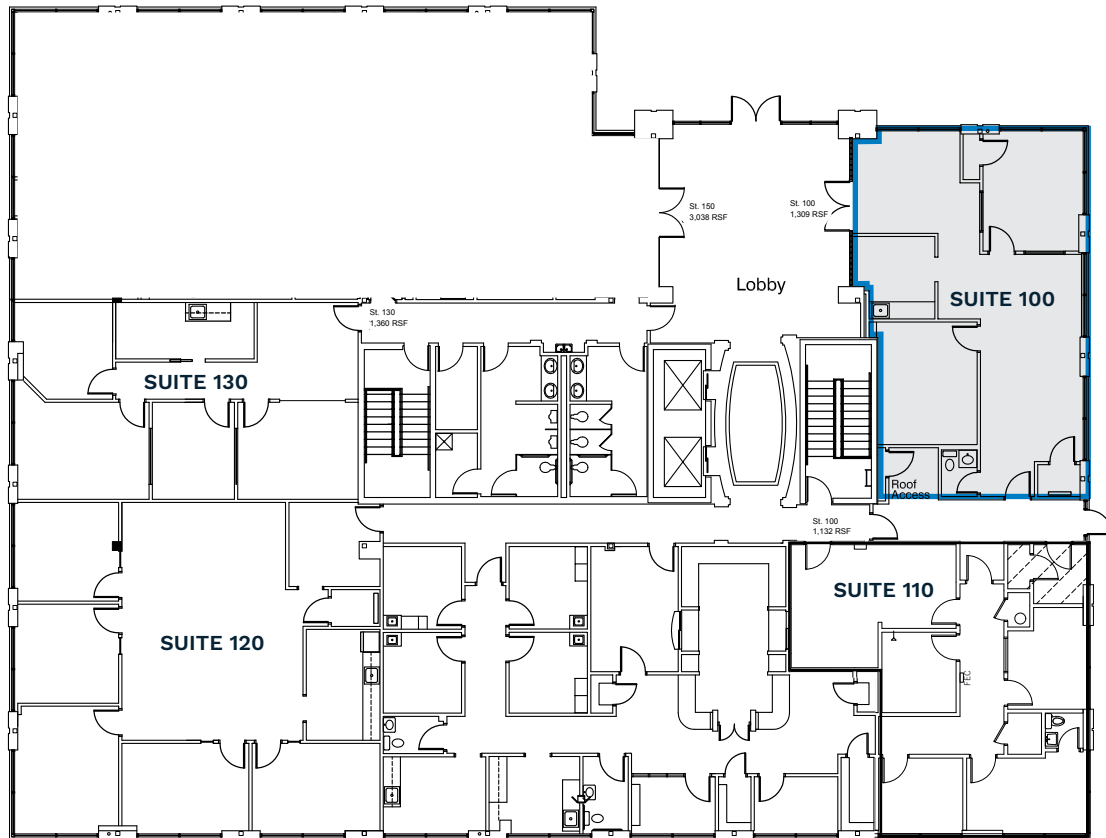
Excellent Access to
Avalon, Old Milton Pkwy,
Haynes Bridge Rd,
and GA-400

Near Rock Mill Park and
access to the greenway
bike rental



1ST FLOOR LAYOUT

first floor

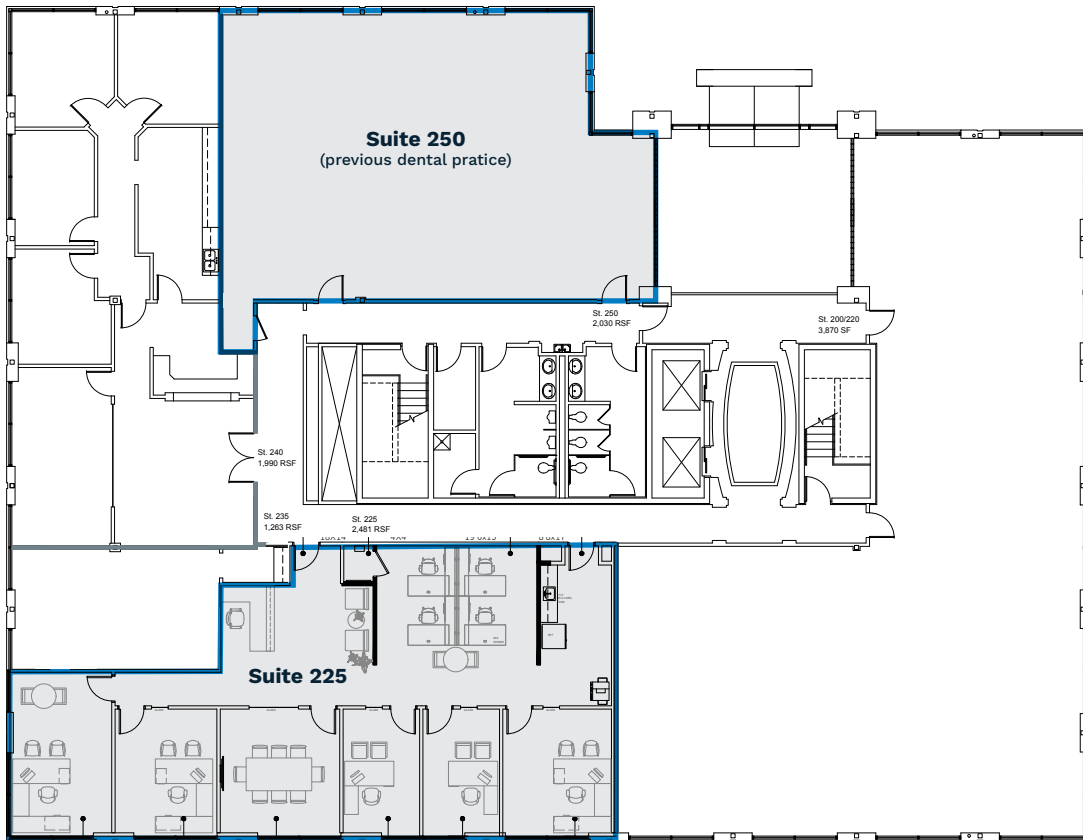


SUITE NUMBER	SQUARE FEET	AVAILABILITY
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Suite 100	1,309 RSF	Currently Available
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2ND FLOOR LAYOUT

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



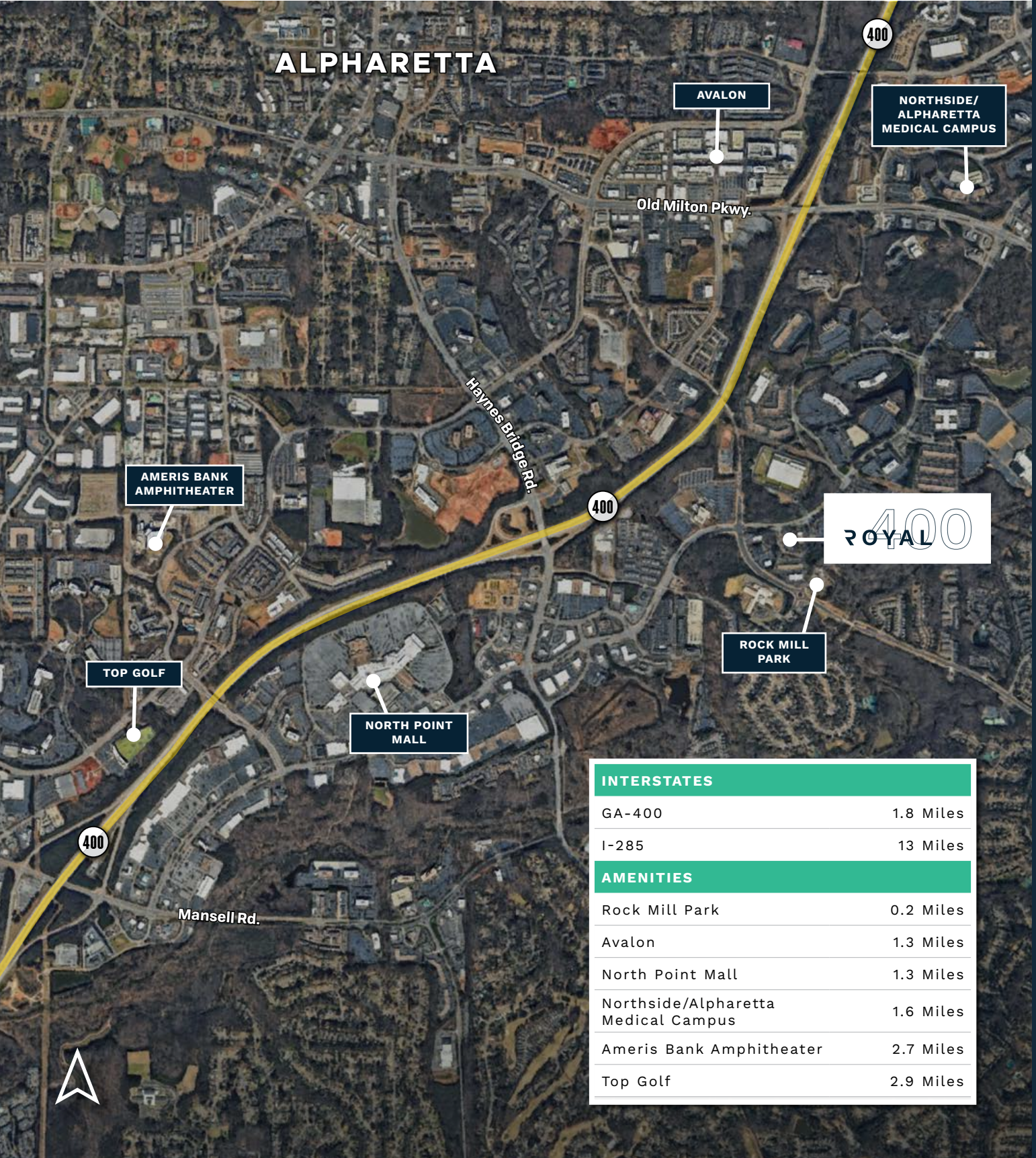


MINUTES TO
GA 400



amazing amenities

DYNAMIC NEIGHBORHOOD



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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PLEASE CONTACT FOR MORE INFORMATION:

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