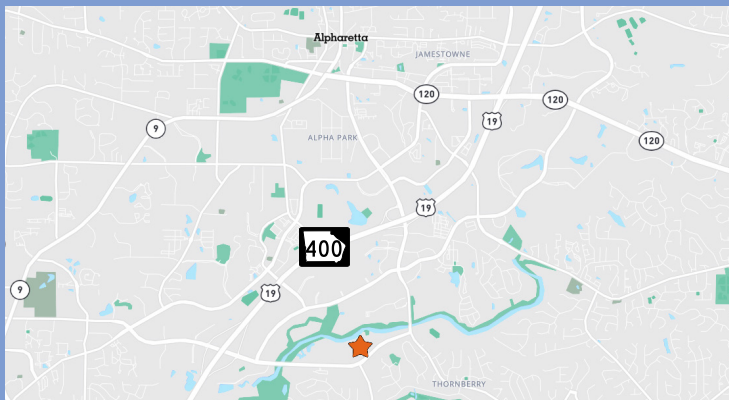


3800 MANSSELL ROAD

ALPHARETTA, GA 30022

FIRST FLOOR LEASE OPPORTUNITY

- 4,586 sf ground floor office space with monument signage available
- Lobby space
- 7 private offices, open space, break, and reception
- Close proximity to GA 400/US 19 and North Point Mall
- Property located near the Big Creek Greenway
- \$23.50 psf MG net of janitorial services
- Available 6/1/26



**For further
information:**

Chris Godfrey
Principal
404 865 3678

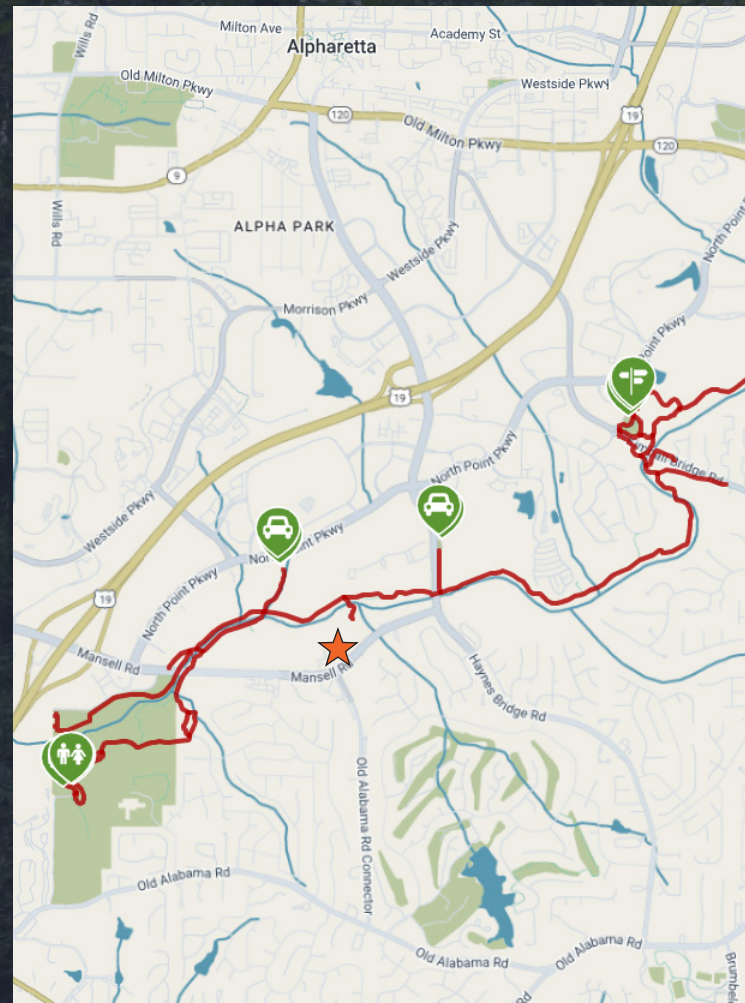
Monica Speak
Vice President
404 454 1904



**AVISON
YOUNG**

AREA

BIG CREEK GREENWAY



For further information:

Chris Godfrey
Principal
404 865 3678

Monica Speak
Vice President
404 454 1904

AMERIS BANK AMPHITHEATER



Located in Alpharetta near GA-400, Ameris Bank Amphitheatre is a top outdoor concert venue in Metro Atlanta, attracting over 300,000 visitors annually. With a 12,000-seat capacity and scenic surroundings, it hosts major artists across genres, making it a cultural hub. Its proximity to office space offers businesses a unique chance to engage clients, host events, and enjoy Alpharetta's vibrant music scene.

NORTH POINT MALL



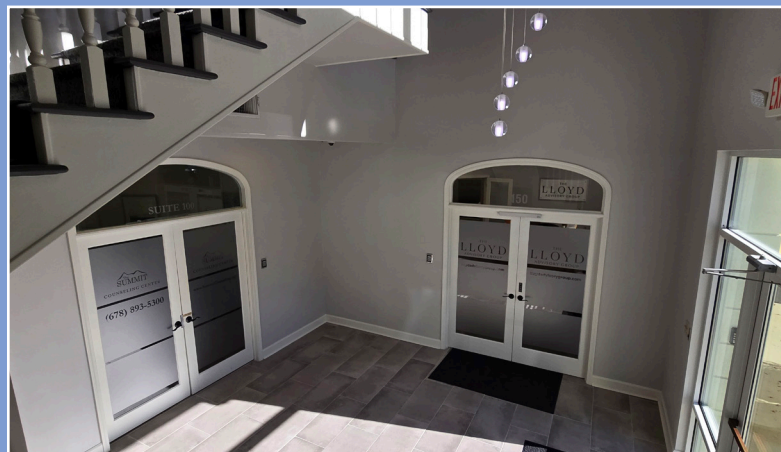
TOPGOLF



Topgolf Alpharetta combines entertainment, dining, and team-building in a high-tech, year-round venue near GA-400. With climate-controlled bays and a full-service restaurant, it's ideal for corporate events, client outings, and casual meetups. Its location near office space adds value for businesses seeking a vibrant, amenity-rich environment that supports connection and work-life balance.

The area surrounding North Point Mall offers a rich mix of dining options that cater perfectly to professionals. From casual spots like Chick-fil-A, California Pizza Kitchen, and Panera Bread to more upscale choices such as Cooper's Hawk Winery & Restaurant and Rumi's Kitchen, there's something for every taste and occasion. The Cheesecake Factory, located right at the mall, is ideal for client lunches, team celebrations, or happy hour. This vibrant culinary scene adds convenience and lifestyle appeal to nearby offices.

PHOTOS



**For further
information:**

Chris Godfrey
Principal
404 865 3678

Monica Speak
Vice President
404 454 1904

**AVISON
YOUNG**

PHOTOS



**For further
information:**

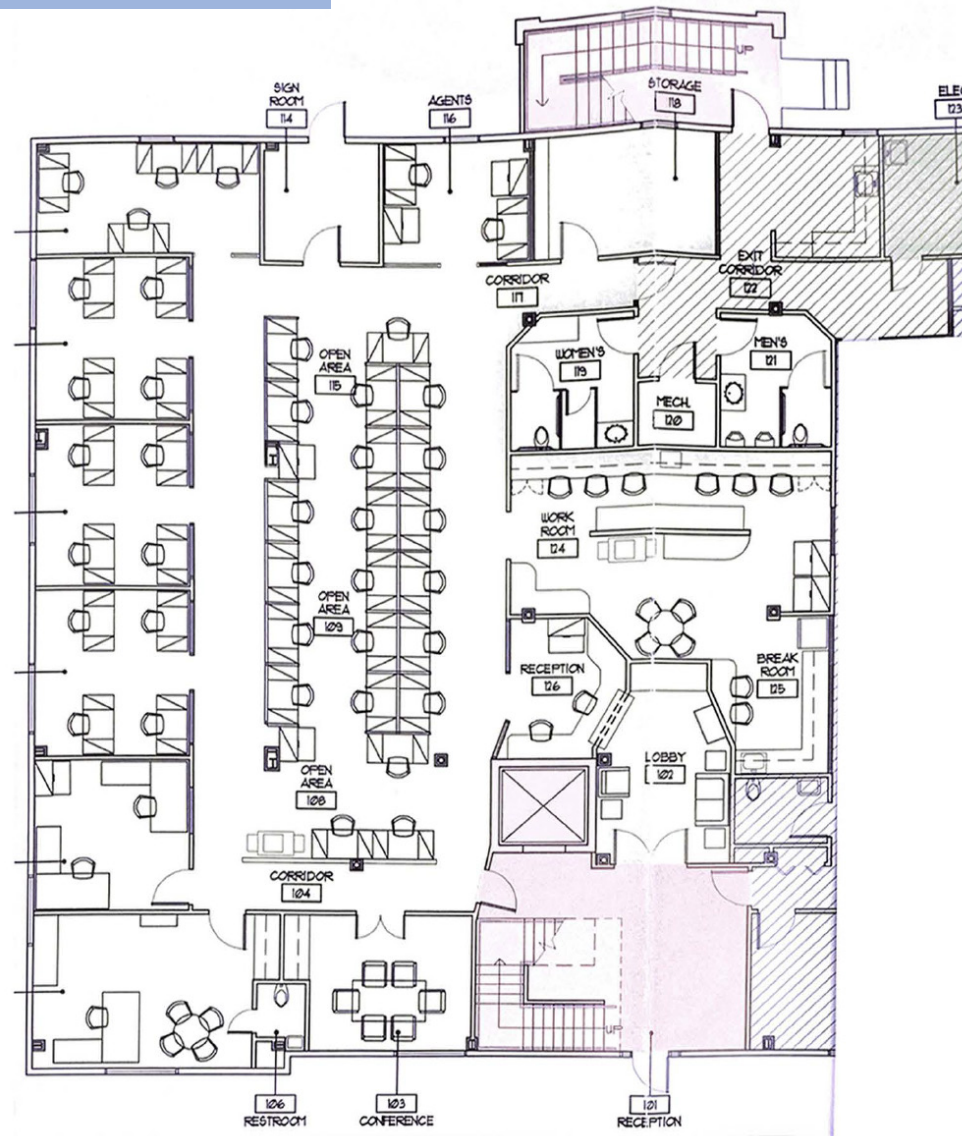
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Principal
404 865 3678

Monica Speak
Vice President
404 454 1904

**AVISON
YOUNG**

FLOOR PLAN

Suite 150
4,586 sf



**For further
information:**

Chris Godfrey
Principal
404 865 3678

Monica Speak
Vice President
404 454 1904

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