



# ROYAL CENTRE TWO

11575 GREAT OAKS WAY | ALPHARETTA, GEORGIA 30005

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

# PROPERTY FLYER

## BUILDING FEATURES

- Highly upgraded common areas
- Newly renovated elevator lobbies and tenant corridors
- 24-hour manned, roving security
- On-site management
- Access to fitness center in Royal Centre Four
- Easy access to GA-400, Avalon & North Point Mall
- On a beautiful lake with walking and jogging trails behind the building
- Free surface parking with 5.0/1,000 ratio



The flyer features a large photograph of the building's exterior at the top. Below the photo is the title 'ROYAL CENTRE TWO' and the address '11575 GREAT OAKS WAY | ALPHARETTA, GEORGIA 30005'. A 'FEATURES' section lists several amenities, including upgraded common areas, renovated elevators, 24-hour security, on-site management, access to a fitness center, and proximity to major roads and a lake. The flyer also includes an interior photo of a lobby, two smaller exterior photos of the building's landscaping, and contact information for JLL representatives Brooke Dewey and David Horne. The JLL logo and 'THE SIMPSON ORGANIZATION' are at the bottom right.

**ROYAL CENTRE TWO**

11575 GREAT OAKS WAY | ALPHARETTA, GEORGIA 30005

**FEATURES**

- Highly upgraded common areas
- Newly renovated elevator lobbies and tenant corridors
- 24-hour manned, roving security
- On-site management
- Access to fitness center in RCLV
- Easy access to GA-400, Avalon & North Point Mall
- On a beautiful lake with walking and jogging trails behind the building
- Free surface parking with 5.0/1,000 ratio

For more information, contact:

Brooke Dewey +1 404 992 2128 brooke.dewey@am.jll.com  
David Horne +1 404 992 6121 david.horne@am.jll.com

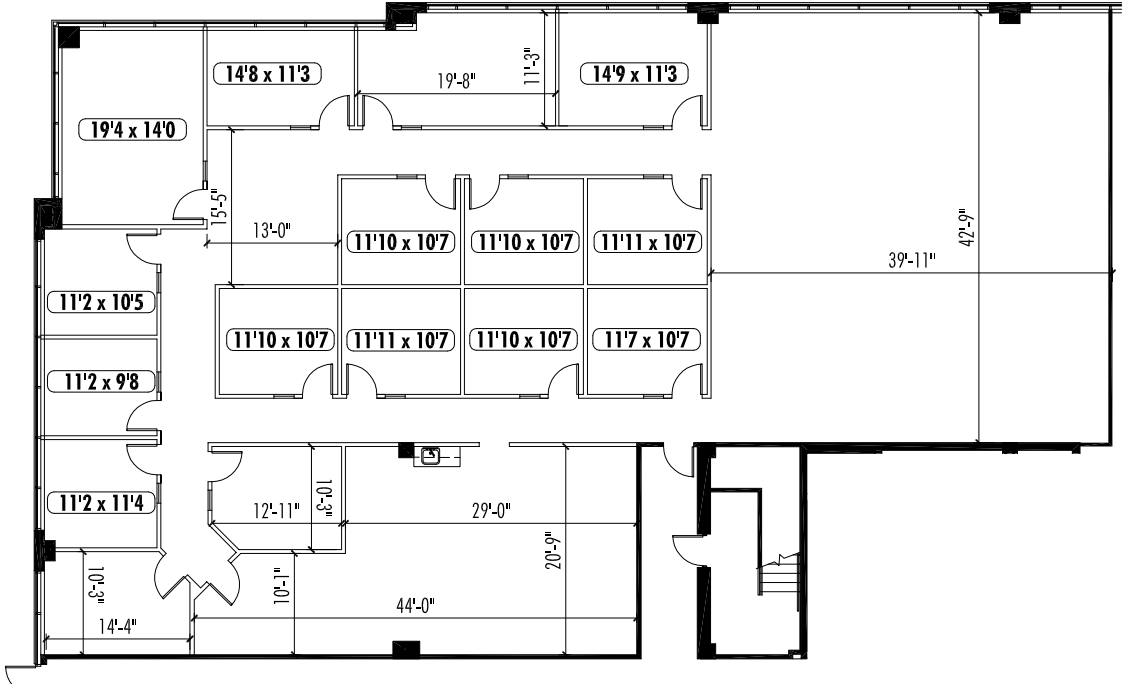
**JLL**  
THE SIMPSON ORGANIZATION

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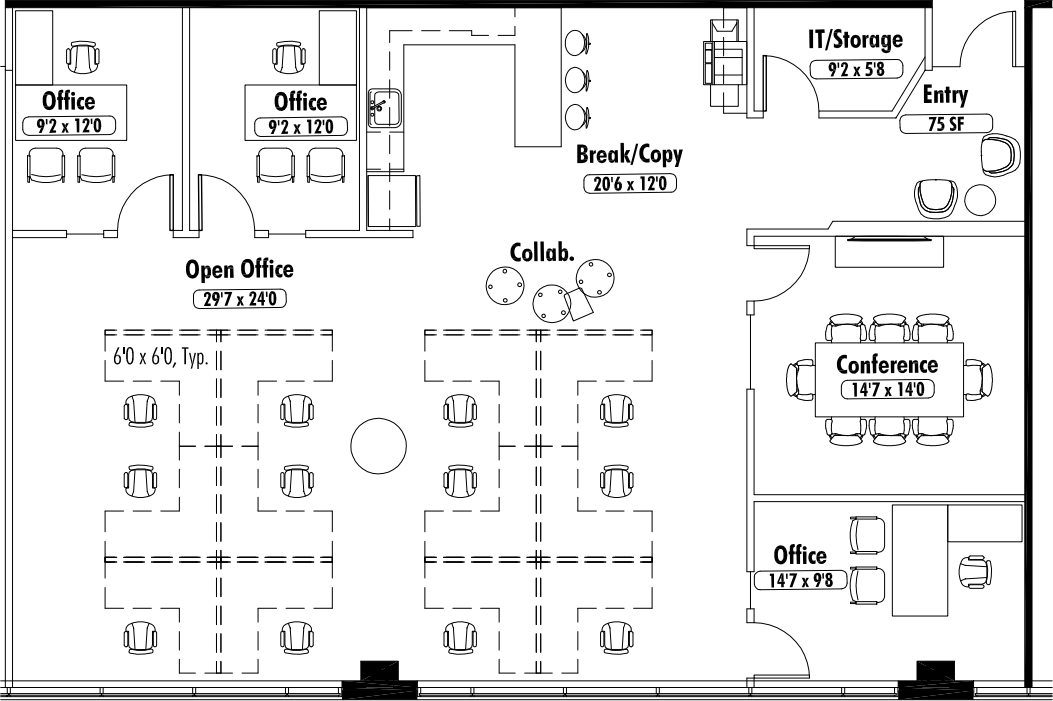
# SUITE 115

AVAILABLE = 6,817 RSF



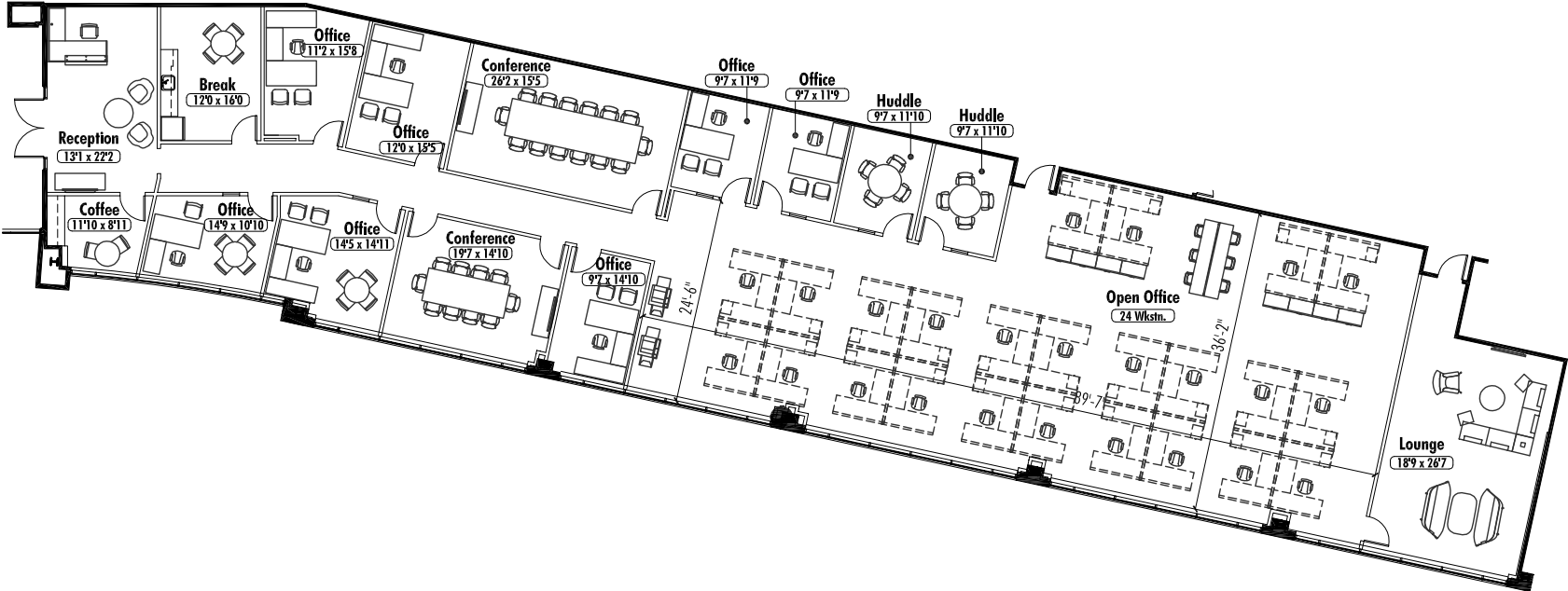
# SUITE 125

AVAILABLE = 2,395 RSF | SPEC SUITE



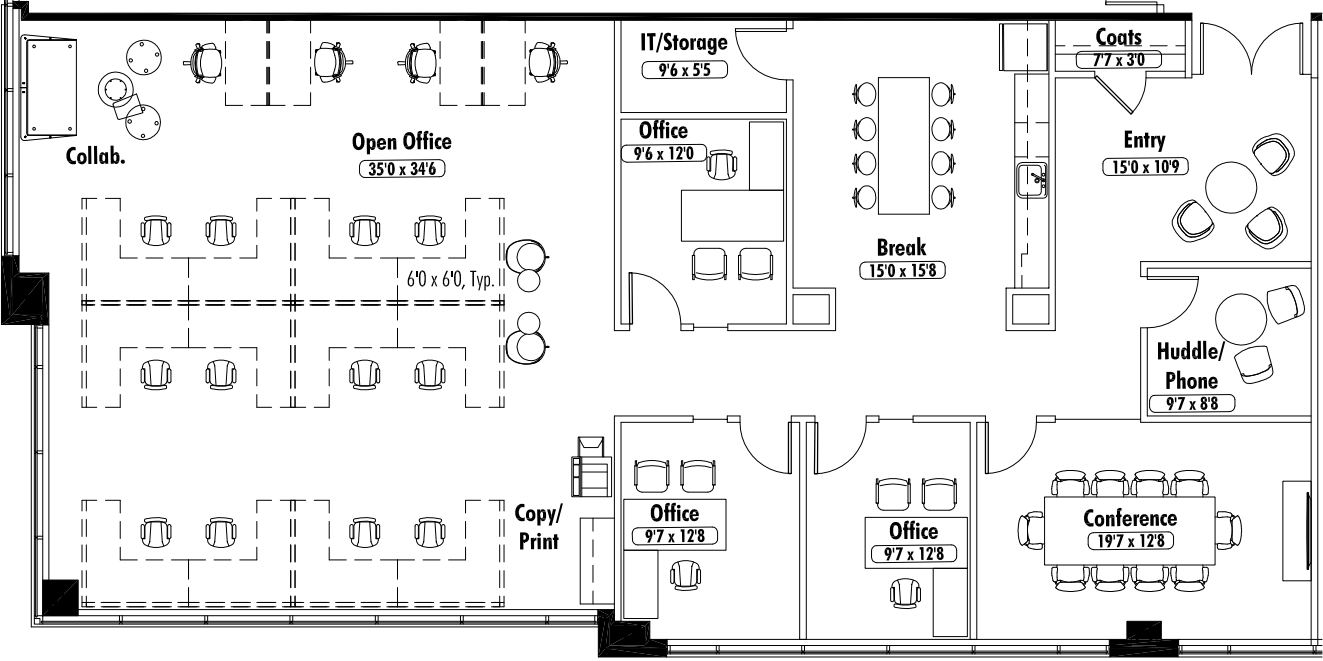
# SUITE 130

AVAILABLE = 7,518 RSF



# SUITE 135

AVAILABLE = 3,224 RSF | SPEC SUITE



# PROPERTY PHOTOS





ROYAL CENTR  
TWO  
CHUBB



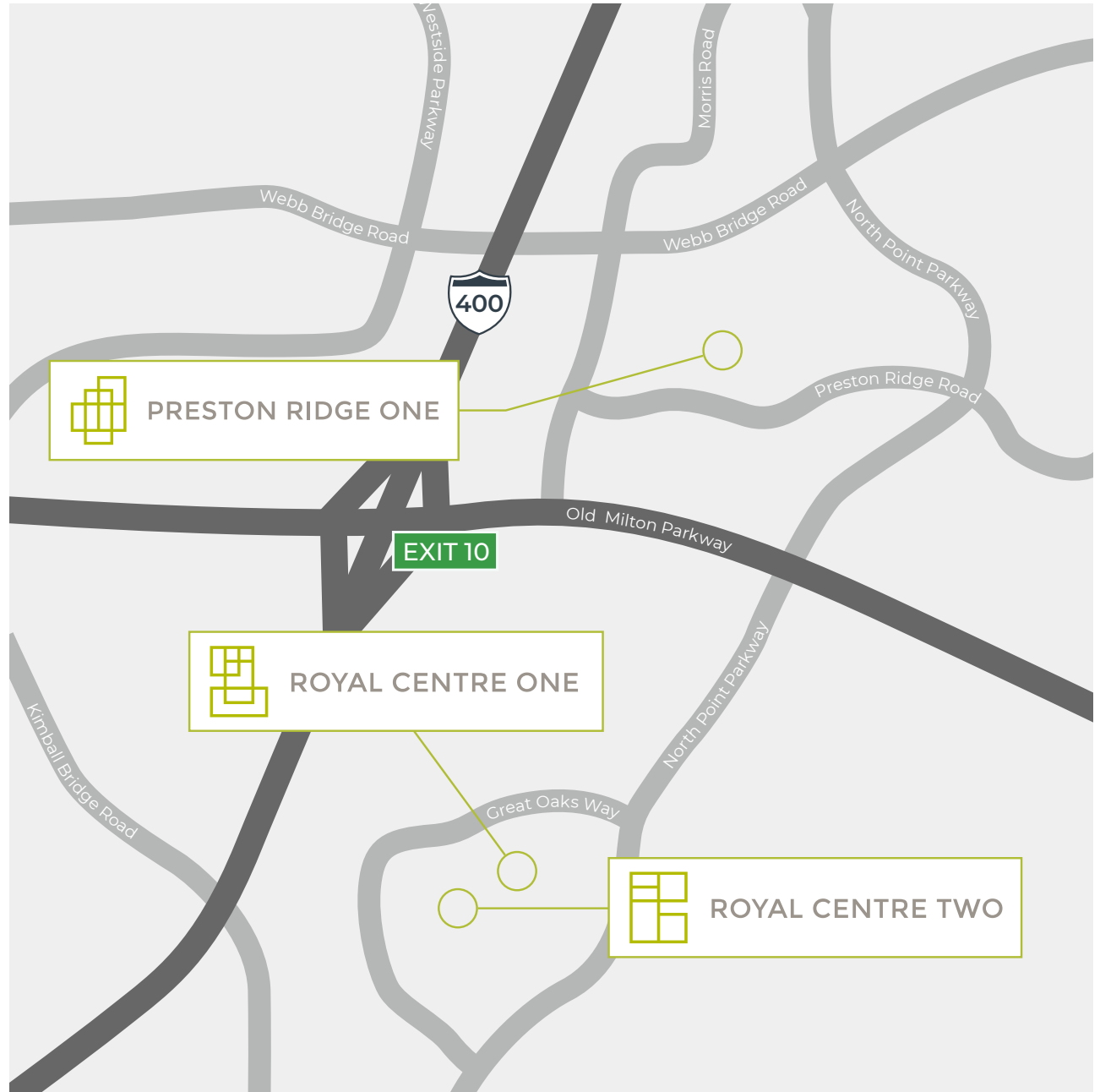
# IDEAL LOCATION & ABUNDANT AMENITIES

## LOCATION

- Located just off Old Milton Parkway and North Point Parkway with easy access to GA 400
- Situated in the fastest growing business district in Atlanta
- Surrounded by an impressive array of retail, restaurants, banks, hotels and housing

## AREA AMENITIES

- Many of Atlanta's most highly rated public and private schools are in North Fulton County
- Five day care facilities located within five minutes of the building
- Avalon features 750,000 square feet of retail and restaurant space
- North Point Mall, a 1.3 million-square-foot, enclosed regional mall featuring 24,000 of retail, 300 apartments and newly added green space
- Many hotel options at varying price points within two miles of the building





*Leased by:*

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