



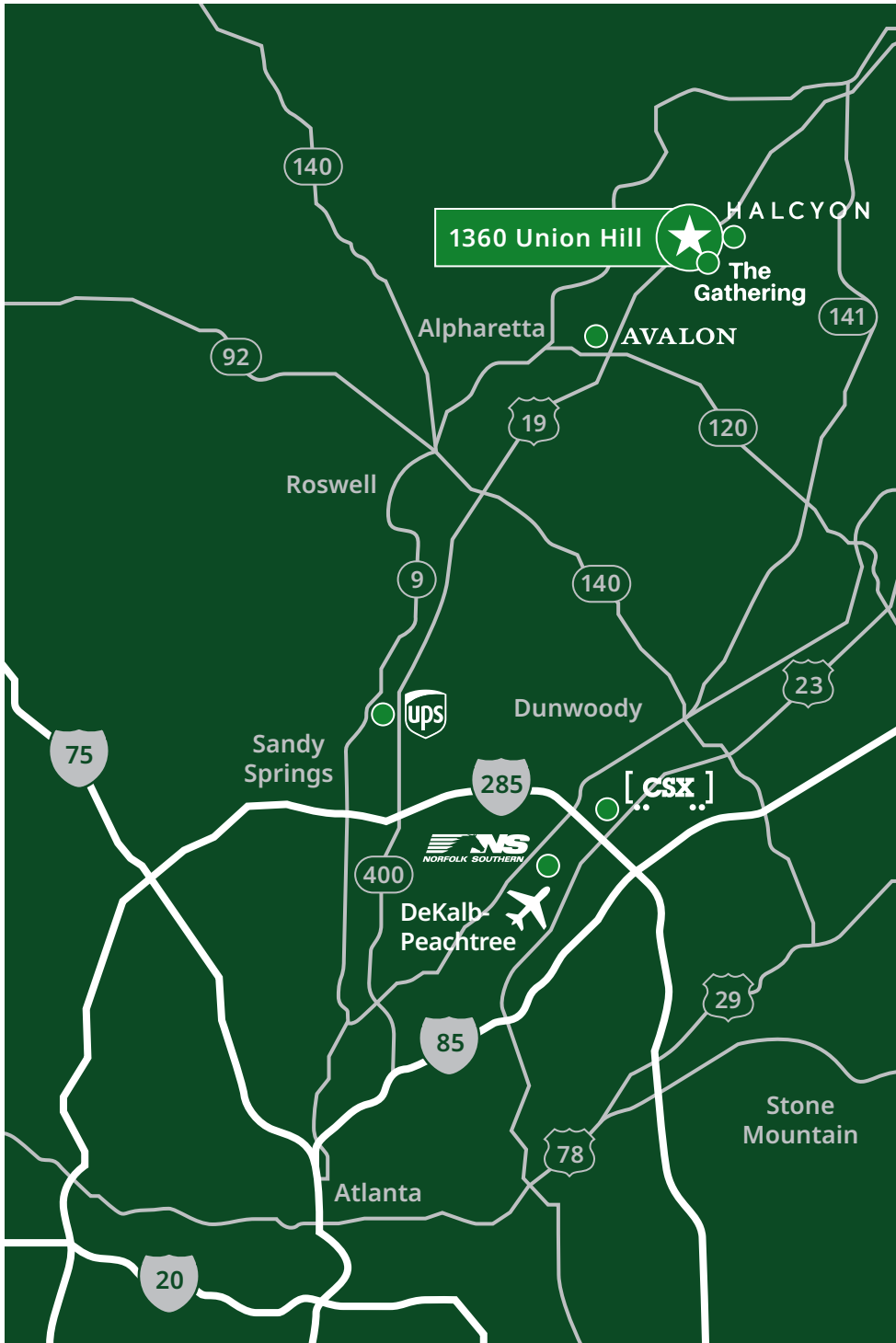
131,210 SF Warehouse Space For Lease

Available Suites from 1,500 SF to 12,000 SF

About a mile from Halcyon and across the road
from The Gathering at South Forsyth.

400 Overlook Business Park
1360 Union Hill Road, Alpharetta, GA 30004





400 Overlook Business Park

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400 Overlook Business Park is less than two miles from Halcyon and across the street from The Gathering at South Forsyth. 400 Overlook Business Park sits along Georgia-400, about 20 minutes north of Interstate-285. The twelve-building complex has multiple ingress and egress options via Union Hill Road and Tidwell Drive. Nine buildings provide drive-in docks and dock high doors.

NOTABLE DESTINATIONS	DRIVING DISTANCES (MILES)
The Gathering at South Forsyth	1.0
Halcyon	1.8
Avalon	4.5
I-85	15.2
UPS World Headquarters	16.3
I-285	17.0
CSX, South Doraville	19.2
Norfolk Southern, Chamblee	20.6
DeKalb-Peachtree Airport	20.6
Downtown Atlanta	28.8



Tidwell Drive

10

12

11

3

4

5

6

2

1

Union Hill Road

Georgia-400

13,092 SF

Building 1

400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

1,527 SF
SUITE A

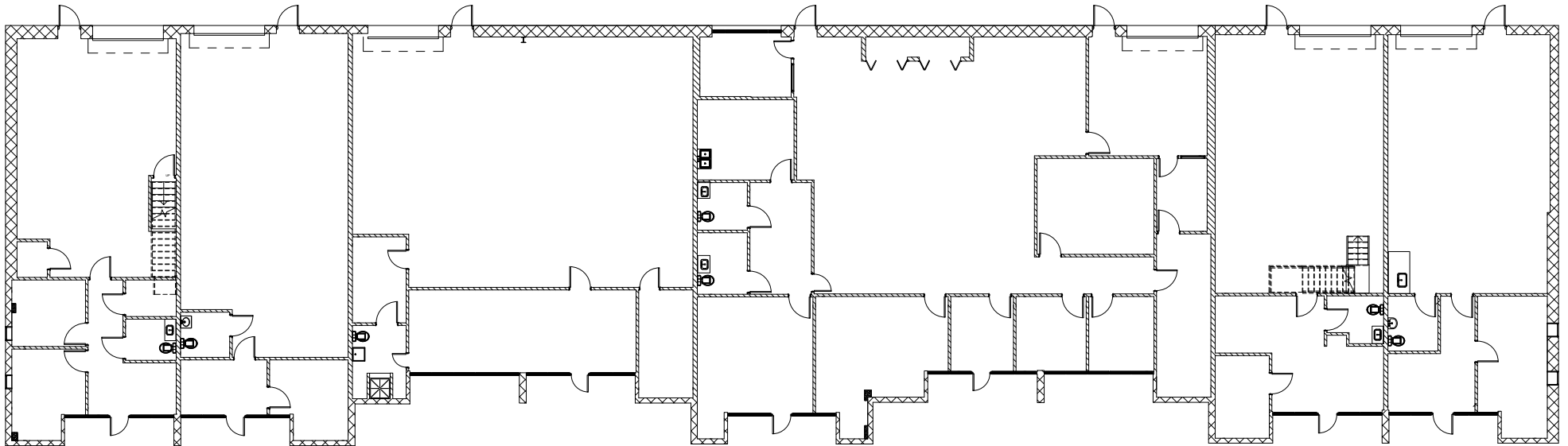
1,521 SF
SUITE B

2,744 SF
SUITE C

4,254 SF
SUITE DE

1,529 SF
SUITE F

1,517 SF
SUITE G



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16,508 SF

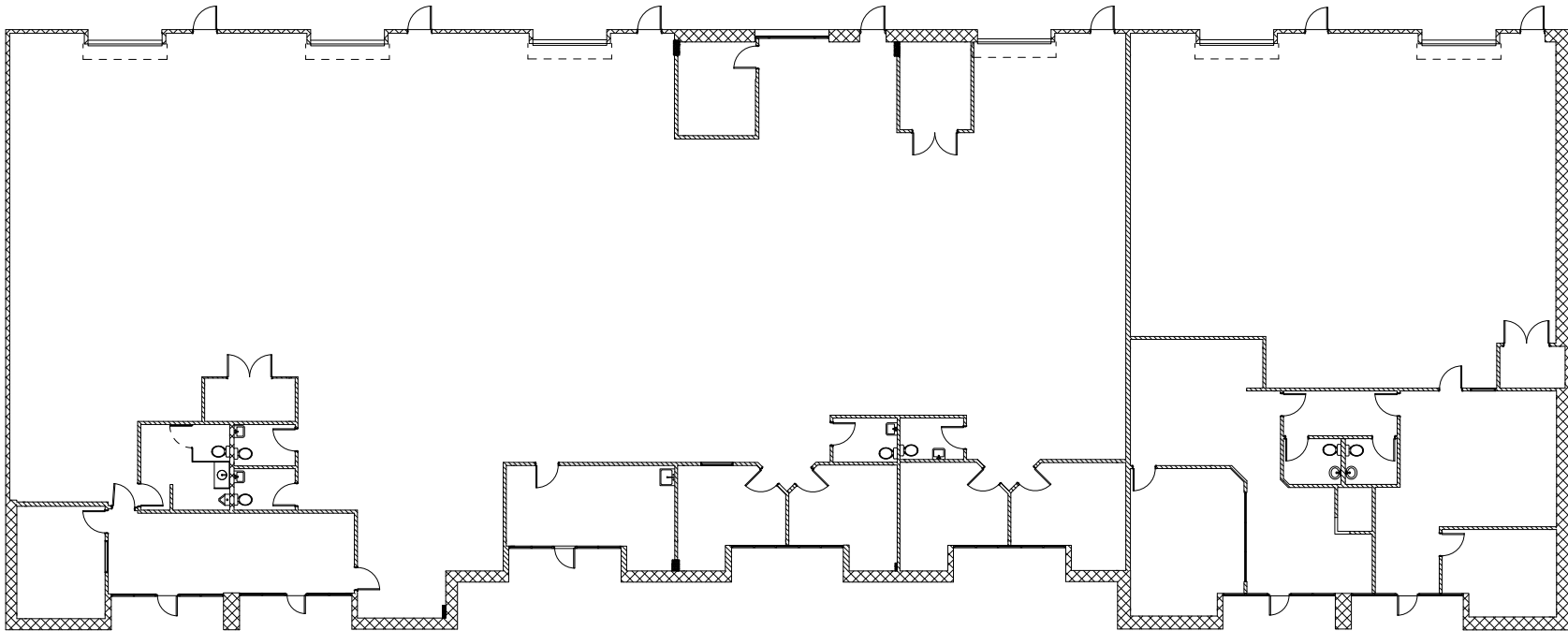
Building 2

400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

11,683 SF
SUITES A - E

4,825 SF
SUITES F & G



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13,743 SF

Building 3

400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

1,678 SF
SUITE A

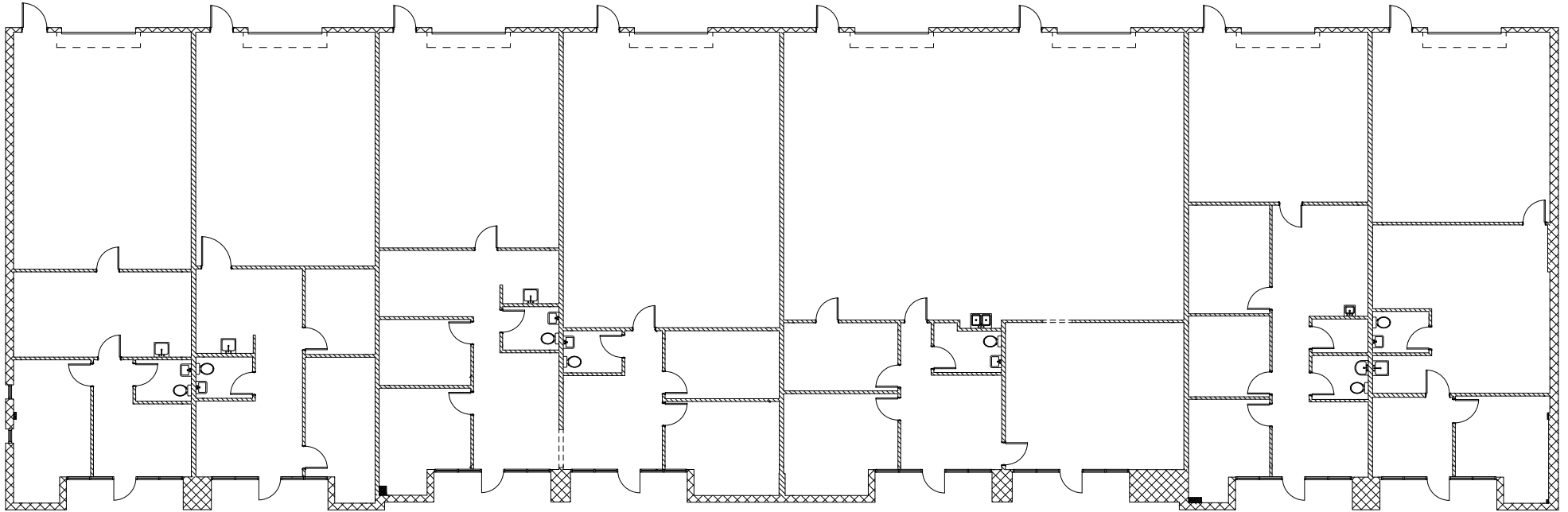
1,638 SF
SUITE B

3,551 SF
SUITES C & D

3,553 SF
SUITES E & F

1,644 SF
SUITE G

1,679 SF
SUITE H



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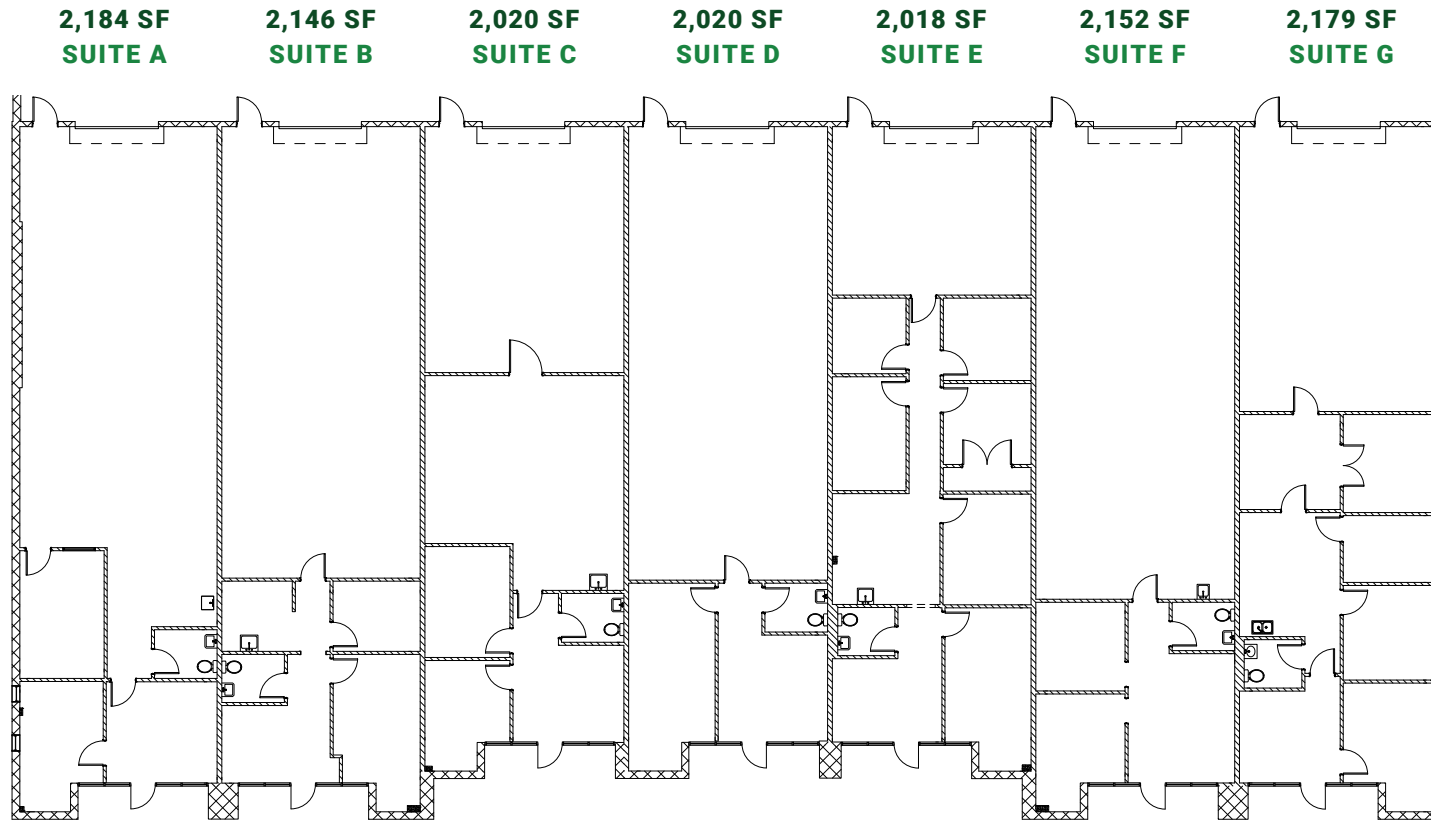
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14,719 SF

Building 4

400 Overlook Business Park

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Buildings 3 - 6



Building 2



Building 1



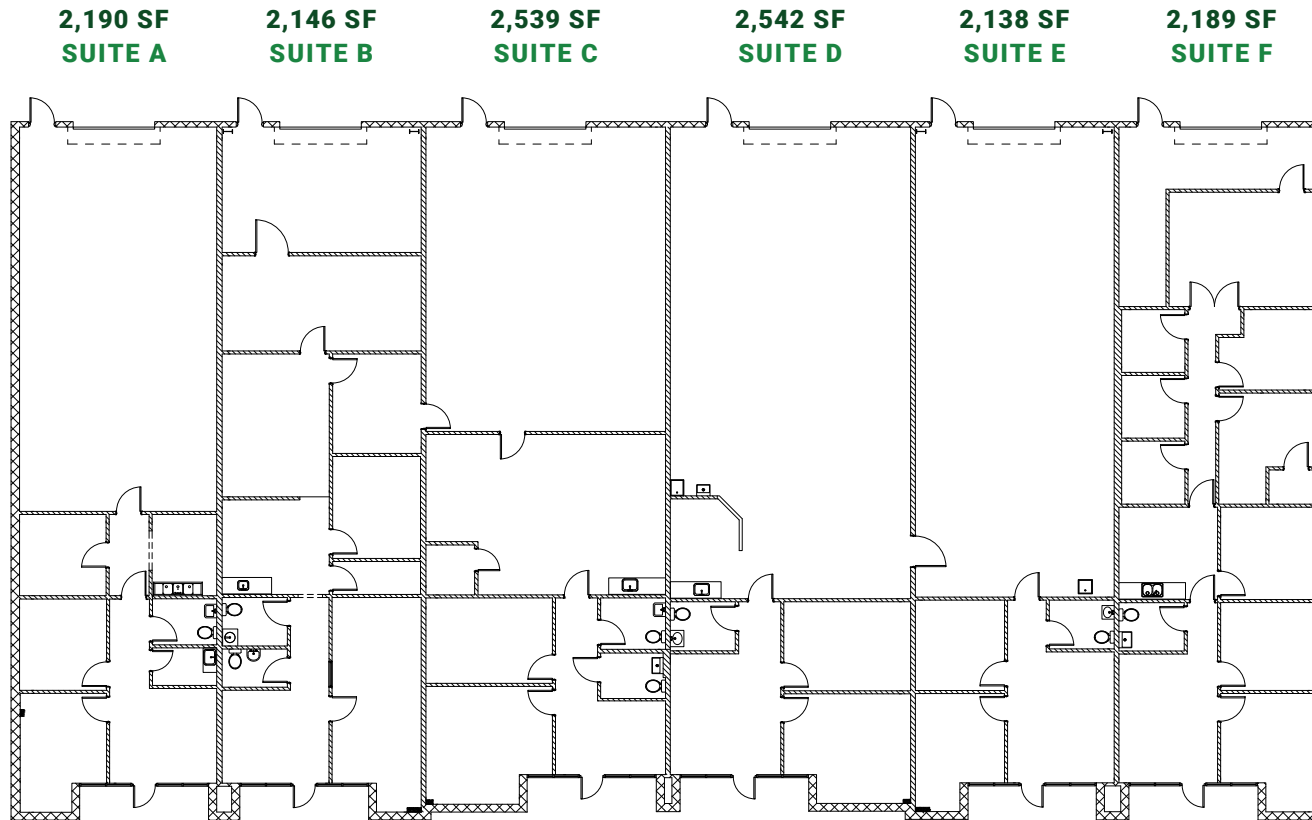
Building 10

13,744 SF

Building 5

400 Overlook Business Park

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14,251 SF

Building 6

400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

4,846 SF
SUITES A - C

1,519 SF
SUITE D

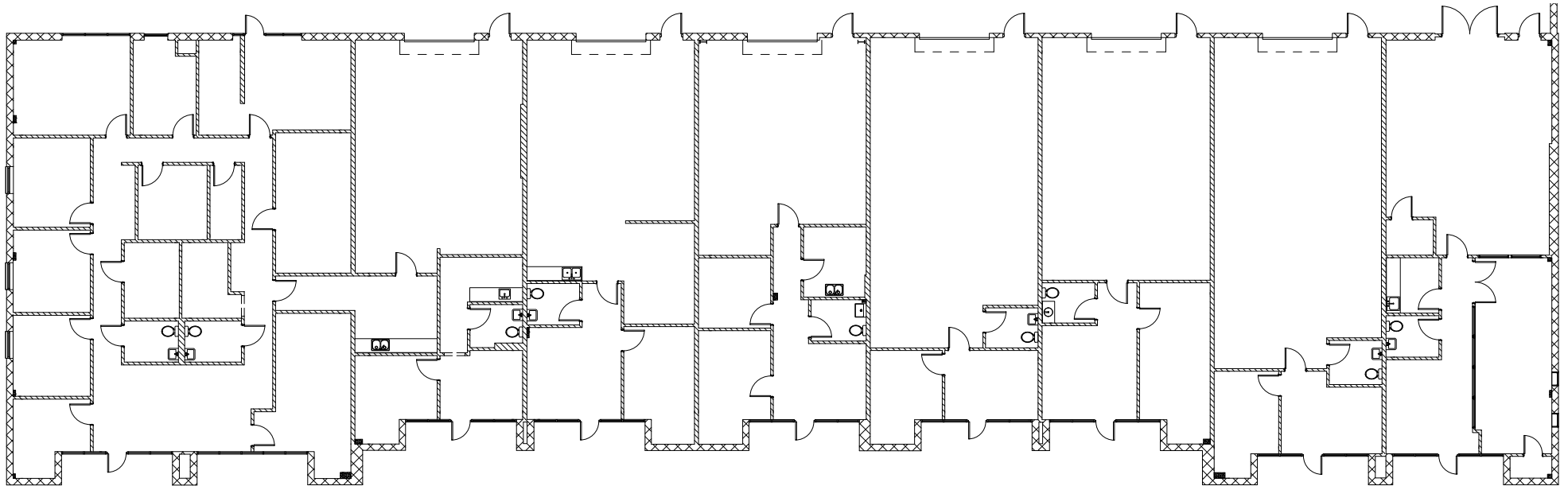
1,519 SF
SUITE E

1,521 SF
SUITE F

1,523 SF
SUITE G

1,650 SF
SUITE H

1,673 SF
SUITE I



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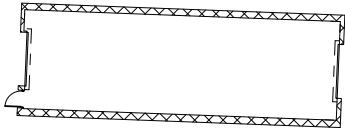
reid.hanner@oakleyrep.com

22,100 SF

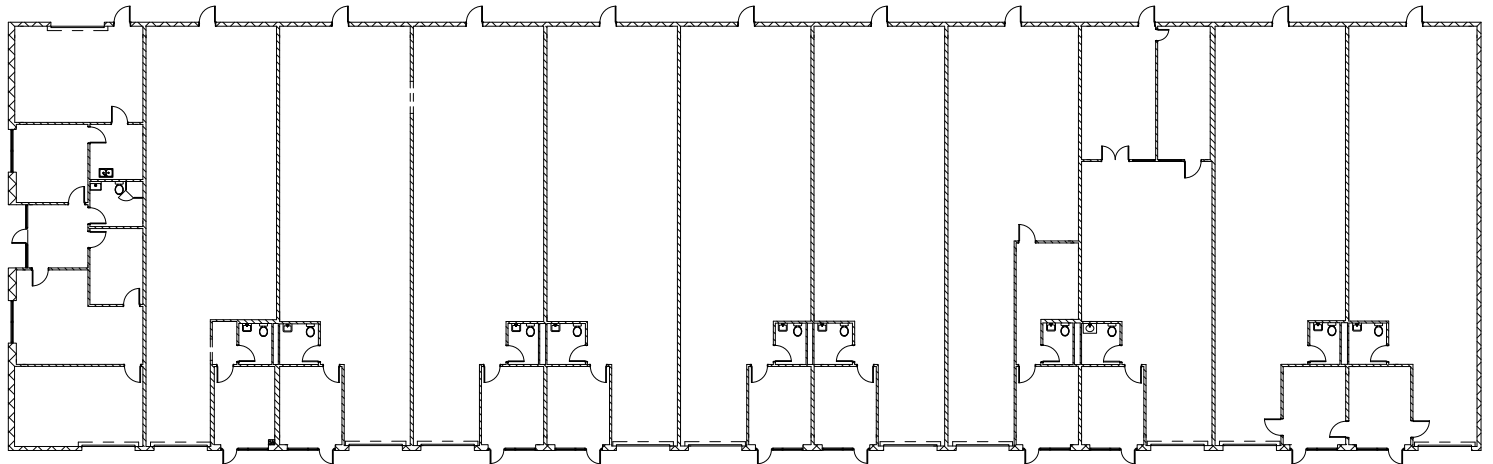
Building 10

400 Overlook Business Park
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1,250 SF
MAINTENANCE BLDG



2,043 SF 2,002 SF 2,005 SF 2,055 SF 2,010 SF 2,005 SF 2,012 SF 2,002 SF 2,008 SF 4,013 SF
SUITE A SUITE B SUITE C SUITE D SUITE E SUITE F SUITE G SUITE H SUITE I SUITES J & K



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12,066 SF

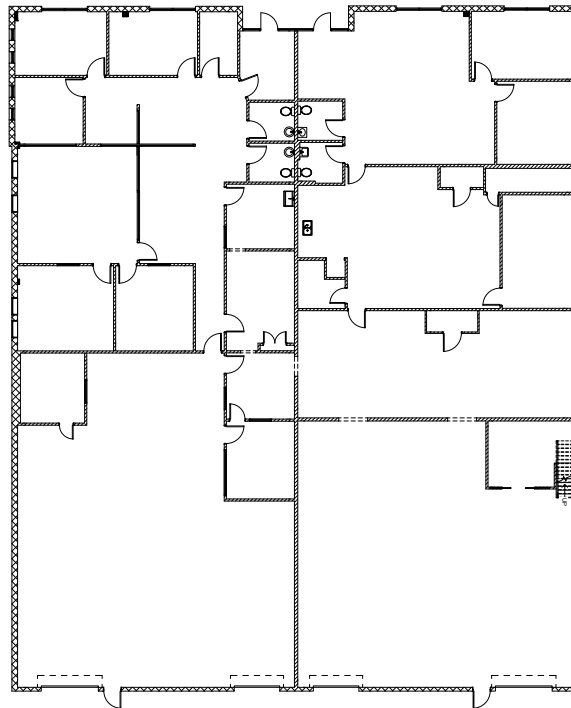
Building 11

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**6,035 SF
SUITE A**

**6,031 SF
SUITE B**



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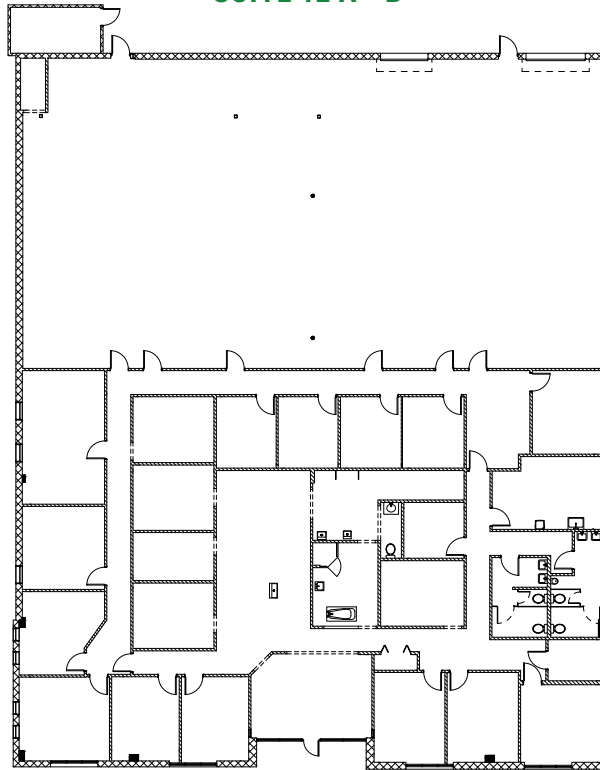
12,231 SF

Building 12

400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

**12,231 SF
SUITE 12 A - B**



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Southwest Bound, Toward Alpharetta



Buildings 2 - 6, 11 & 12



Building 2

HALCYON

About a Mile from 400 Overlook Business Park



Dining

Both full service and quick-counter restaurants serving a wide range of cuisines, coffee, cocktails, more!



Shopping

Halcyon is home to many boutiques with merchandise that you won't find anywhere else!



Services

Merchants offer luxurious services from facials and pedicures to dance classes.



Entertainment

Sit back and relax in the plush leather recliners at CMX Cinebistro.
Coming Soon: an X-Golf indoor simulator!



The Gathering

Across the Street from 400 Overlook Business Park

Mixed-use development designed to become the entertainment hub of North Georgia and the gateway into South Forsyth County.



***Family-Friendly
Retail & Dining***



***Open Community
Greenspaces***



***State-of-the-Art Arena
& Community Center***



AVALON

experienceavalon.com

Less Than 5 Miles from from 400 Overlook Business Park



Avalon is a new experience in the timeless art of living well. In the heart of Alpharetta, this sustainable-designed, 86-acre community features:

More than 570,000 square feet of retail

A 12-screen premium movie theater

Conference center and full-service hotel

Class-A office

Single-family residences and luxury rental homes

Avalon infuses resort-level hospitality throughout a walkable, seamlessly connected community of shopping, dining, entertainment, living, and working. It's more than just another place to go, it's a place to be – a hub of activity that delivers the luxury of the modern South.