



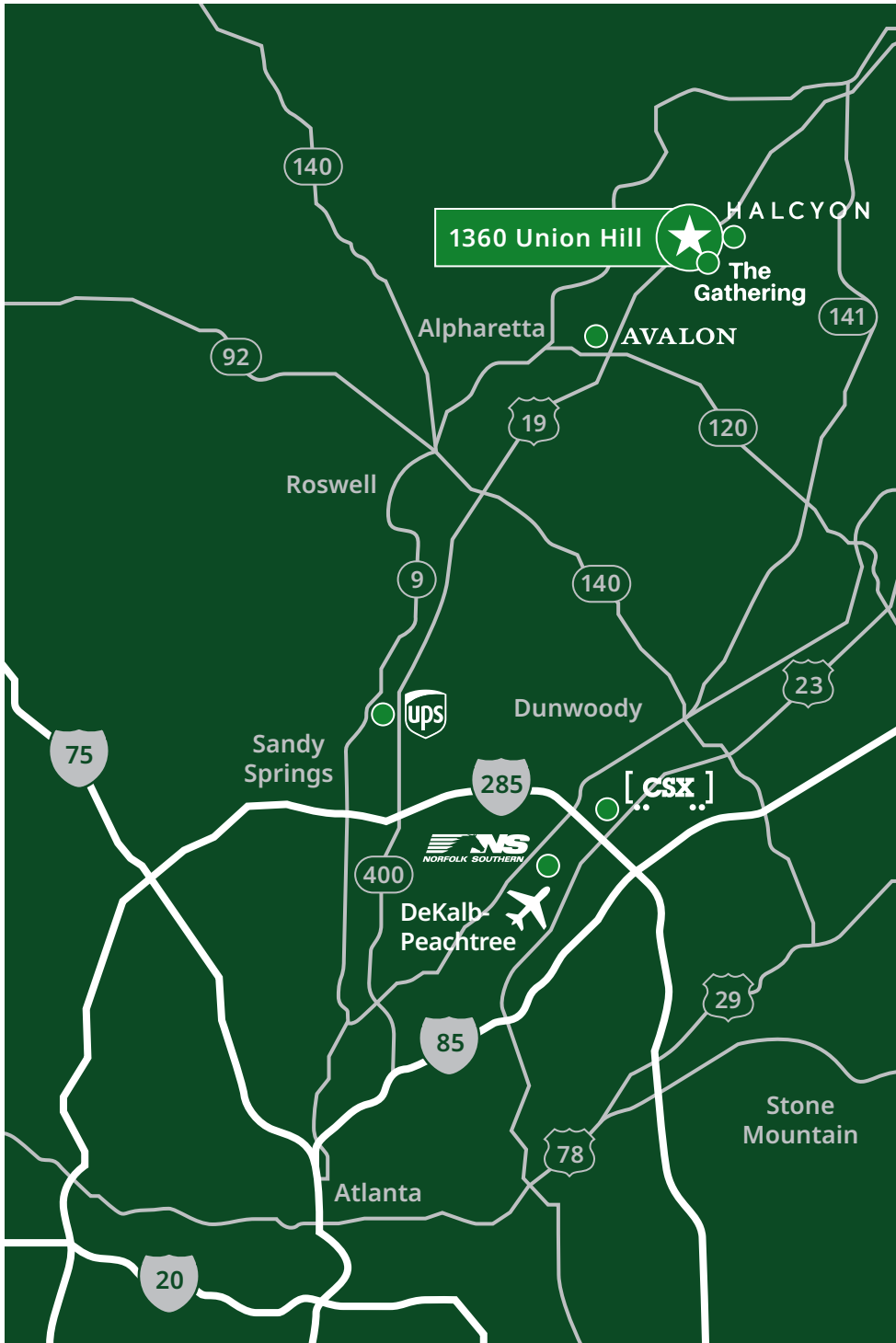
## 131,210 SF Warehouse Space For Lease

*Available Suites from 2,000 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

1360 Union Hill Road, Alpharetta, GA 30004

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



# 13,092 SF

## Building 1

400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

1,527 SF  
SUITE A

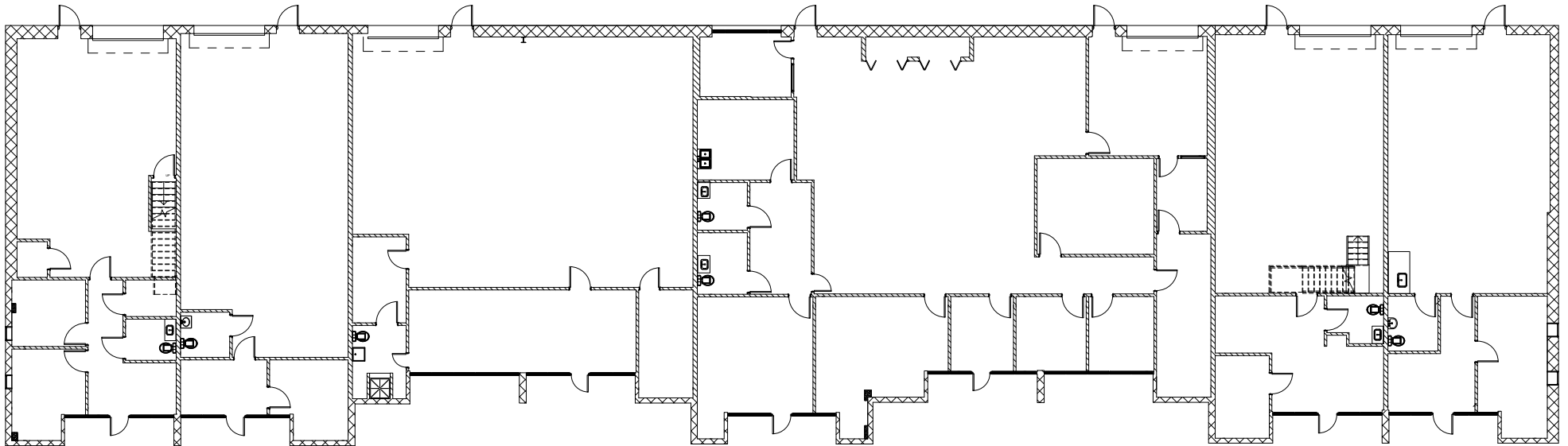
1,521 SF  
SUITE B

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

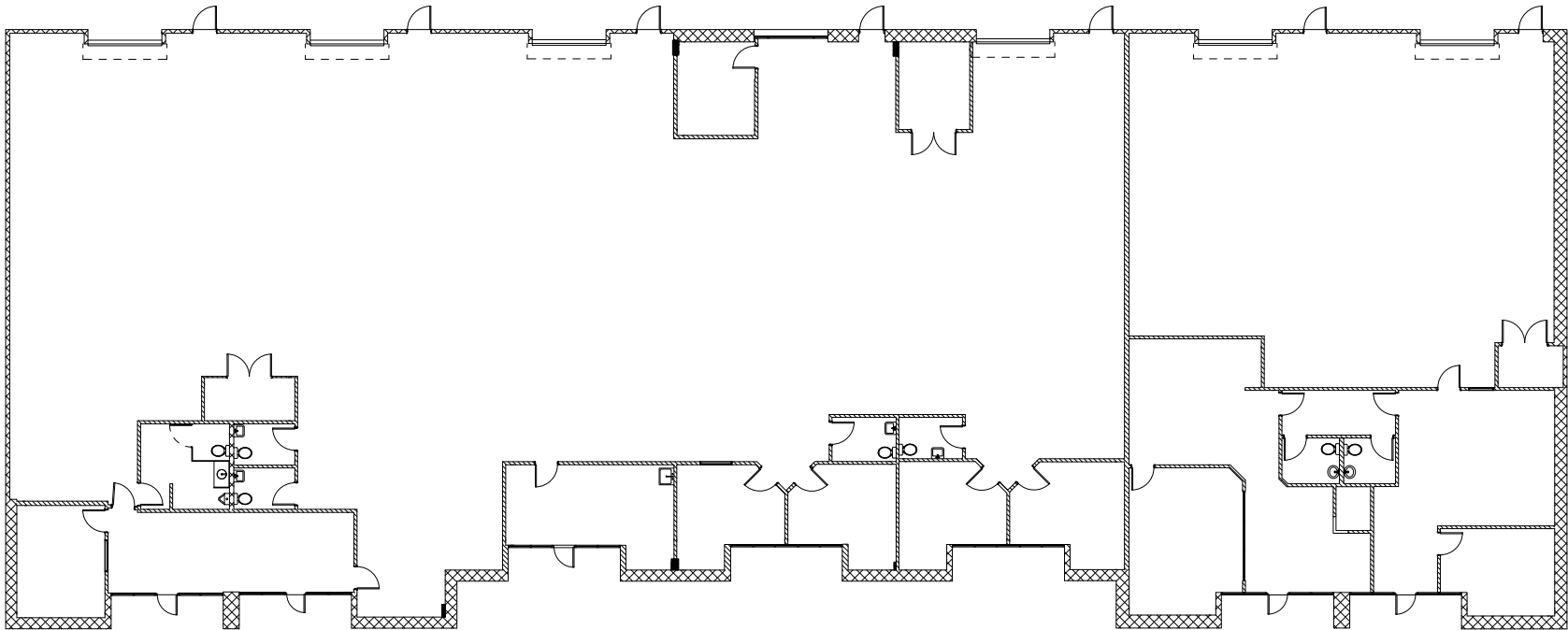
## Building 2

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

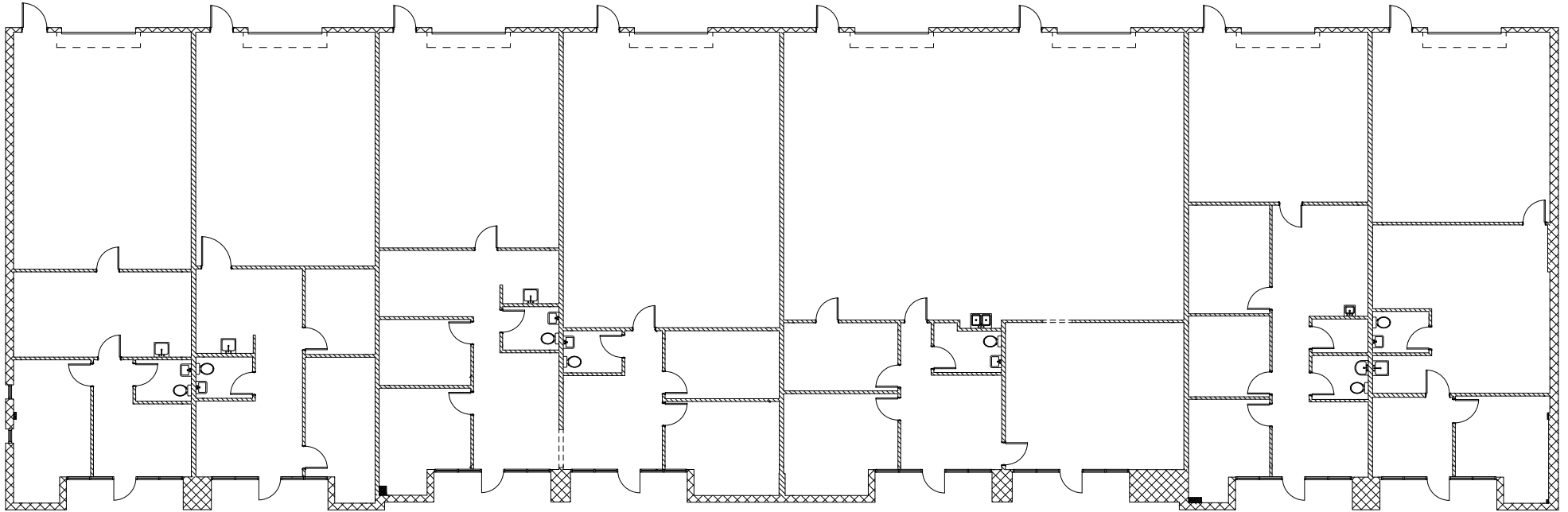
1,638 SF  
SUITE B

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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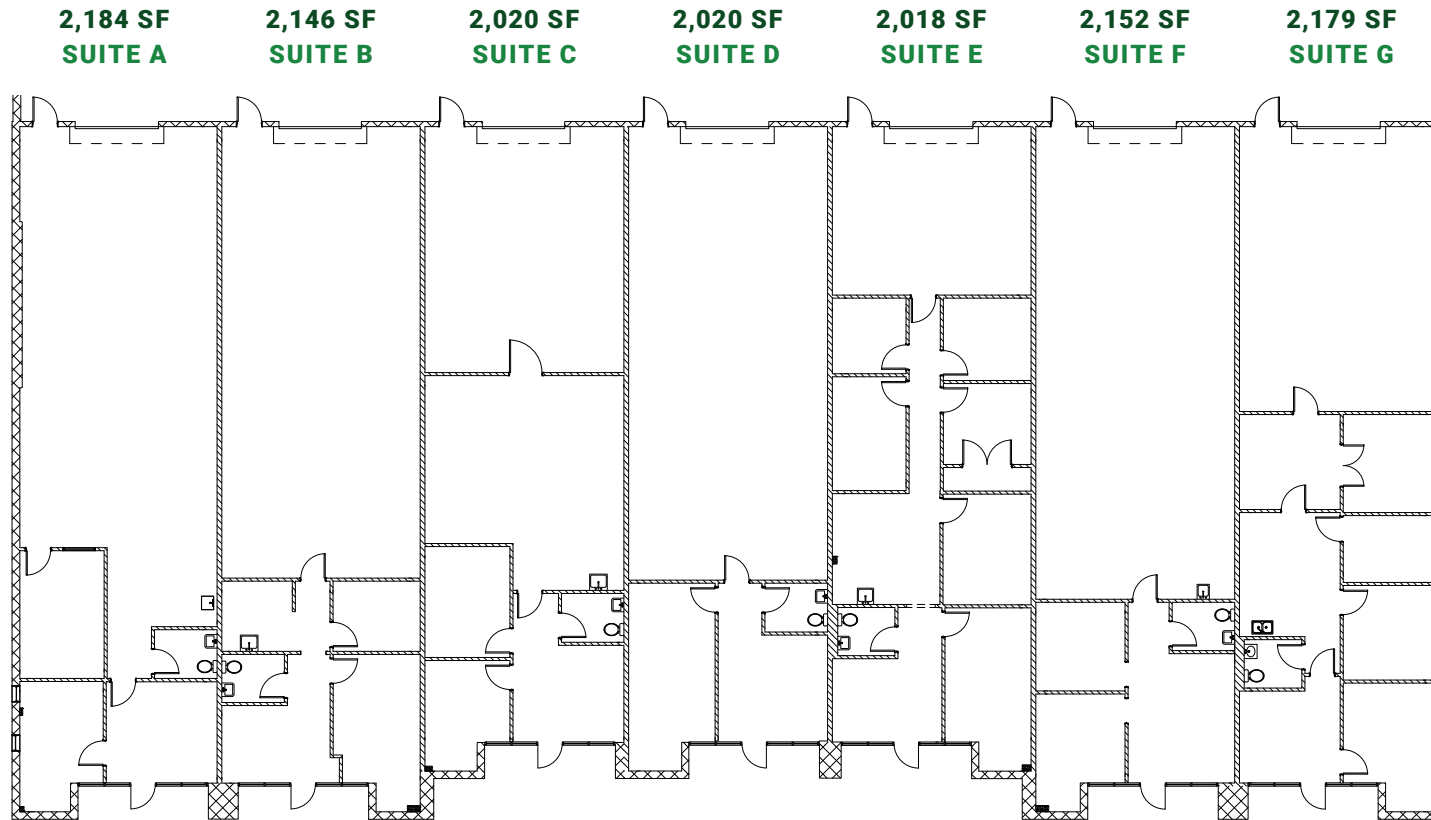
reid.hanner@oakleyrep.com

# 14,719 SF

## Building 4

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*Buildings 3 - 6*



*Building 2*



*Building 1*



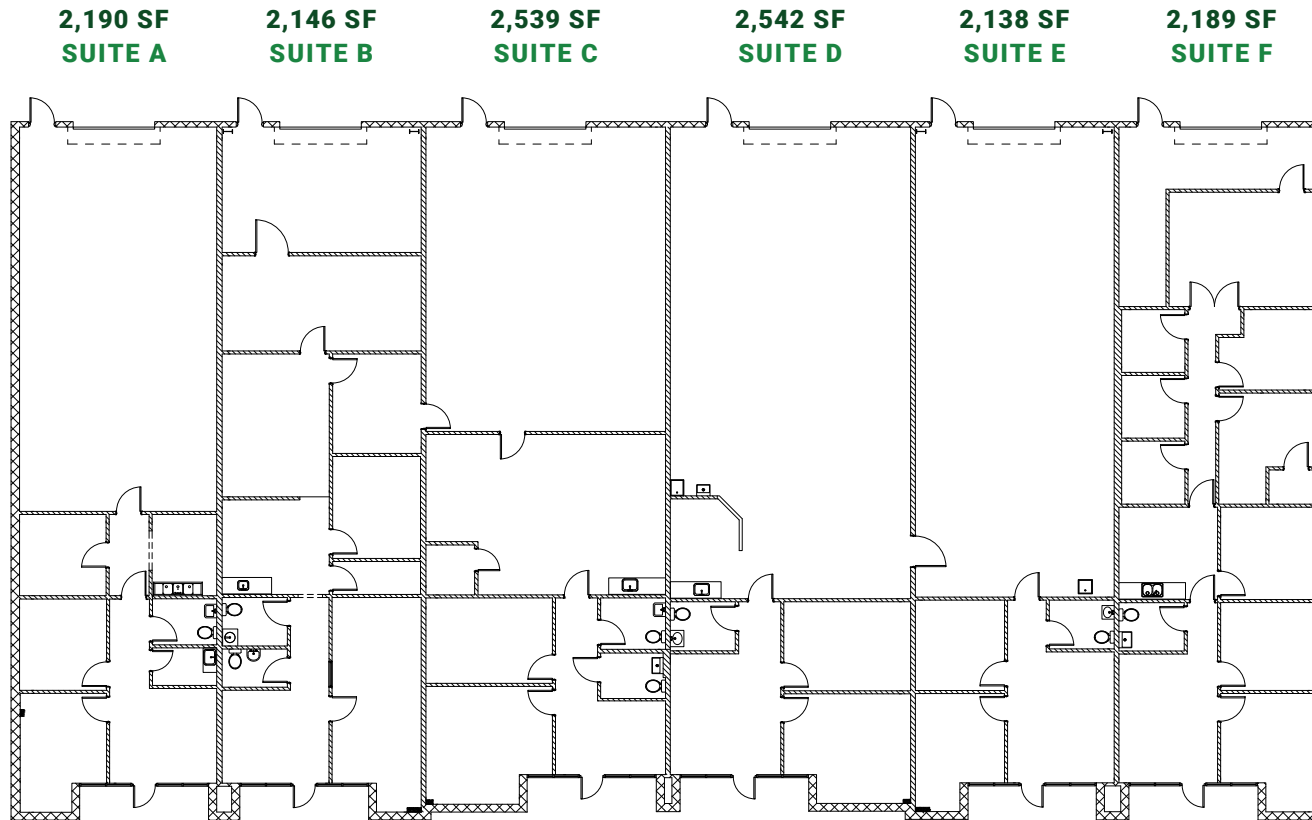
*Building 10*

# 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

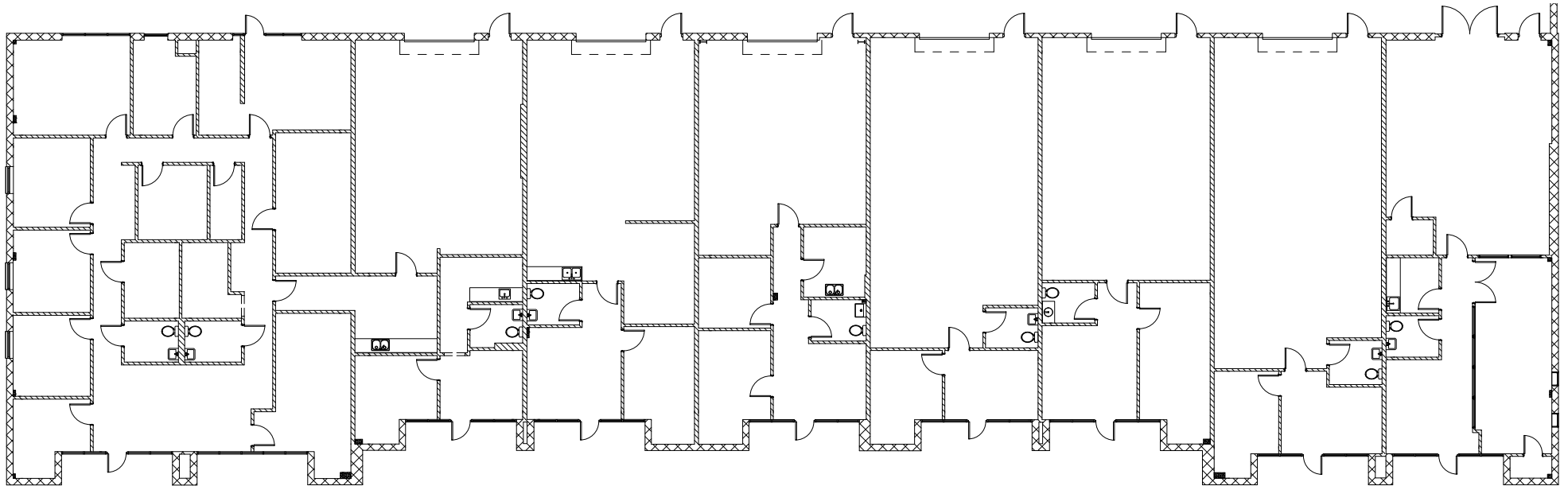
1,519 SF  
SUITE E

1,521 SF  
SUITE F

1,523 SF  
SUITE G

1,650 SF  
SUITE H

1,673 SF  
SUITE I



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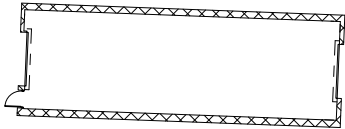
# 22,100 SF

## Building 10

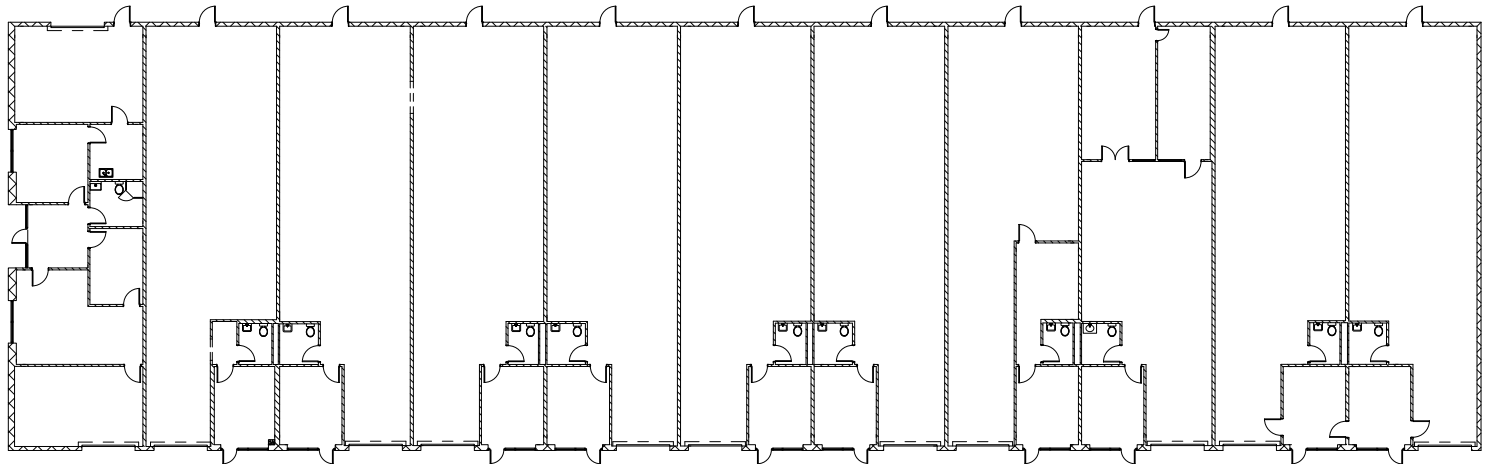
400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

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

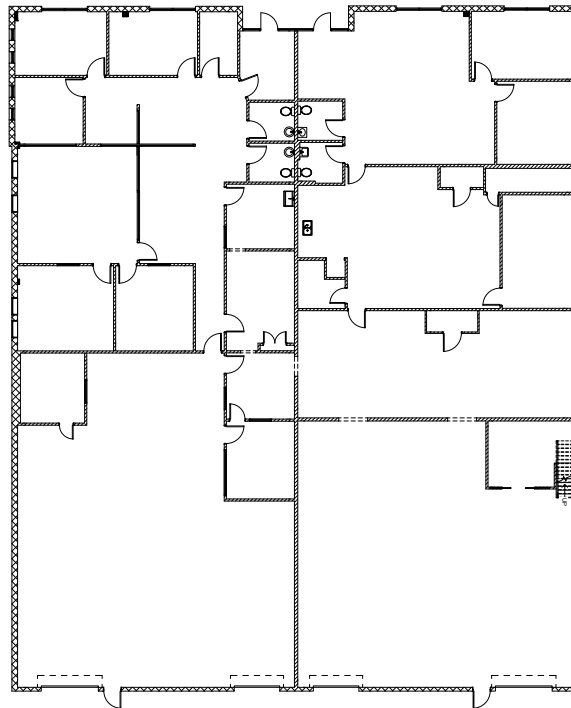
## *Building 11*

400 Overlook Business Park

1360 Union Hill Road, Alpharetta, GA 30004

**6,035 SF  
SUITE A**

**6,031 SF  
SUITE B**



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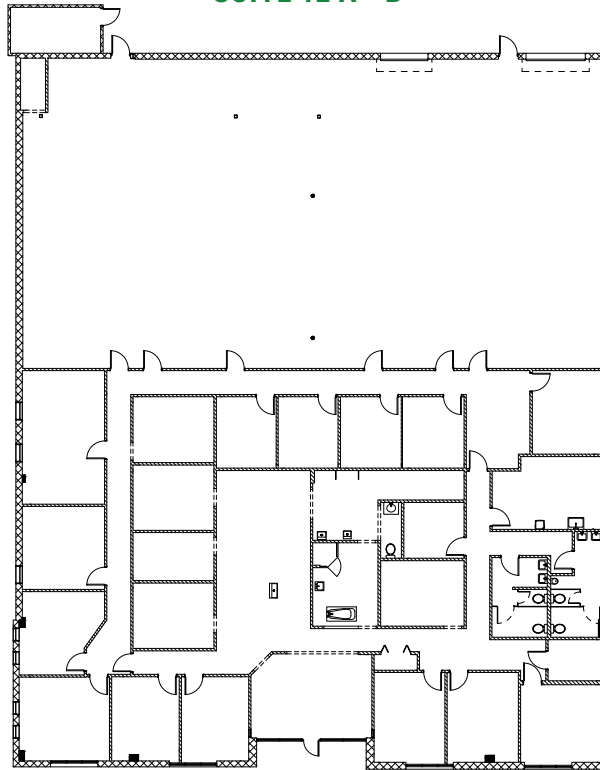
# 12,231 SF

## *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***

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***A 12-screen premium movie theater***

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***Conference center and full-service hotel***

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***Class-A office***

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***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.