



PRESTON RIDGE ONE

3655 NORTH POINT PARKWAY | ALPHARETTA, GEORGIA 30005

A STRATEGIC PORTFOLIO INVESTMENT OF

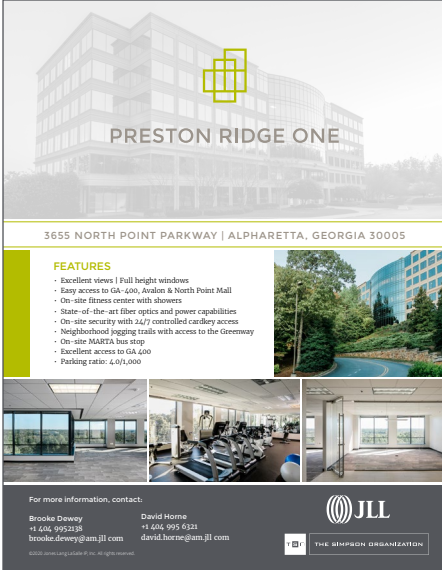


THE SIMPSON ORGANIZATION

PROPERTY FLYER

BUILDING FEATURES

- State-of-the-art fiber optics and power capabilities
- Excellent views
- On-site security with 24/7 controlled cardkey access
- On-site MARTA bus stop
- Fitness center and daycare facility
- Easy access to GA-400, Avalon & North Point Mall
- Neighborhood jogging trails with access to the Greenway
- Parking ratio: 4.0/1,000



The flyer features a large architectural rendering of the Preston Ridge One building at the top. Below the rendering is the address: 3655 NORTH POINT PARKWAY | ALPHARETTA, GEORGIA 30005. A central section titled 'FEATURES' lists the building's amenities. At the bottom, there are three small photos showing the interior of the building, including a fitness center and a common area. The footer contains contact information for JLL and The Simpson Organization.

PRESTON RIDGE ONE

3655 NORTH POINT PARKWAY | ALPHARETTA, GEORGIA 30005

FEATURES

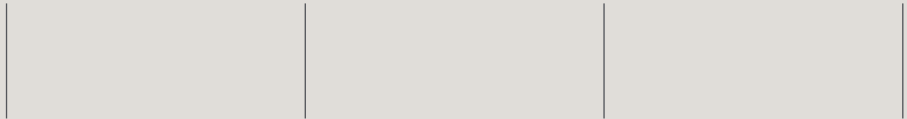
- Excellent views | Full height windows
- Easy access to GA-400, Avalon & North Point Mall
- On-site fitness center with showers
- State-of-the-art fiber optics and power capabilities
- On-site security with 24/7 controlled cardkey access
- Neighborhood jogging trails with access to the Greenway
- On-site MARTA bus stop
- Excellent access to GA-400
- Parking ratio: 4.0/1,000

For more information, contact:

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JLL
THE SIMPSON ORGANIZATION

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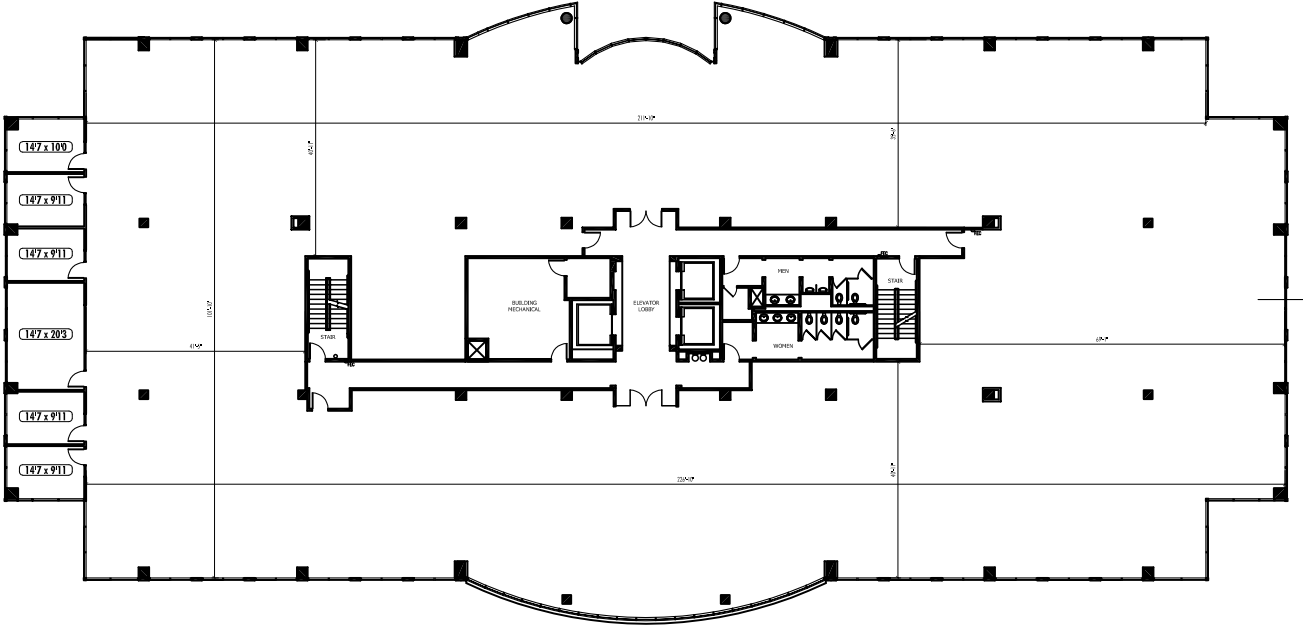
SUITE 110

AVAILABLE = 2,052 RSF



SUITE 200

AVAILABLE = 24,950 RSF



SUITE 300

AVAILABLE = 12,209 RSF



PROPERTY PHOTOS



PRESTON
RIDGE I
MAXIM
3655
P





DIRECTORY











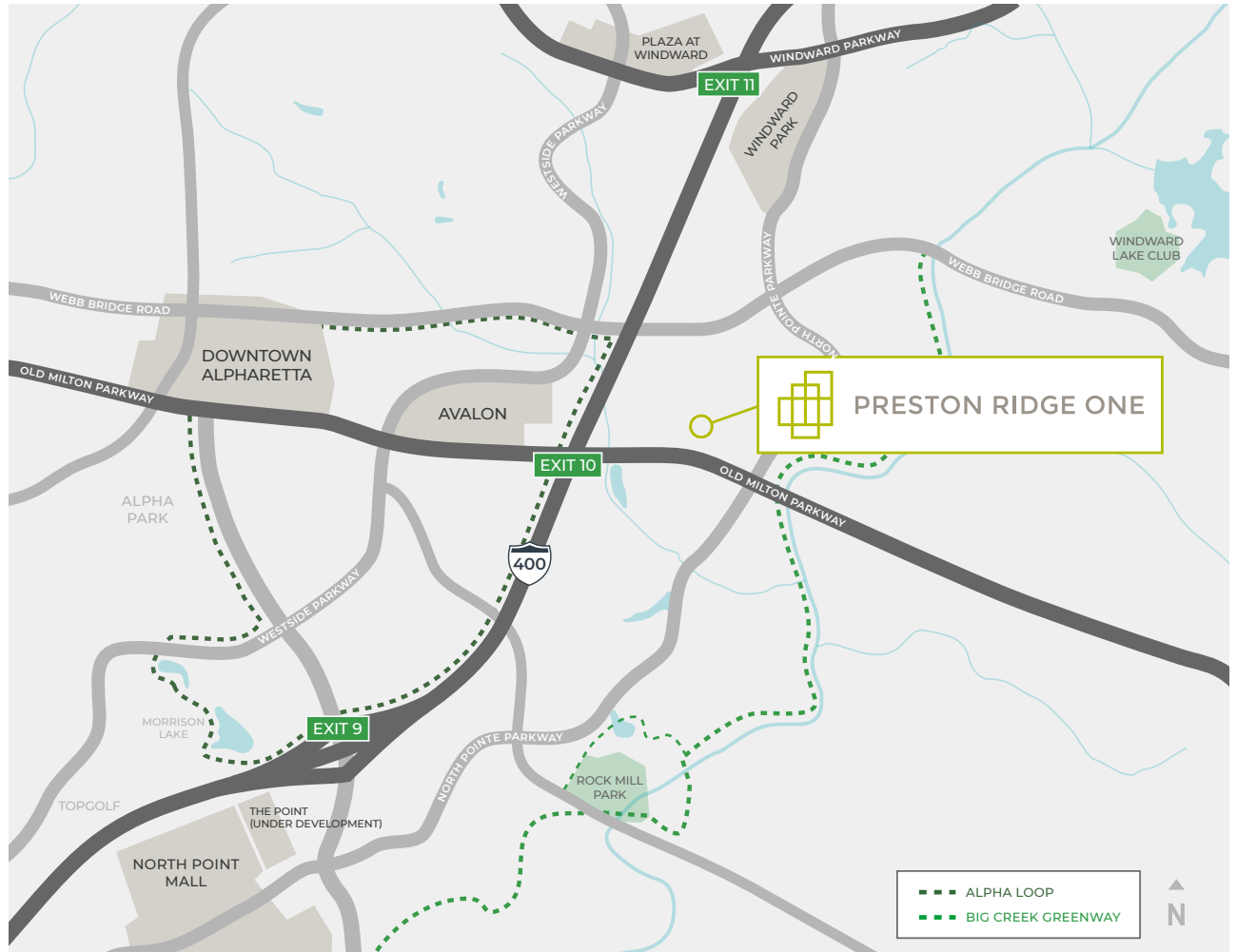
IDEAL LOCATION & ABUNDANT AMENITIES

LOCATION

Preston Ridge One offers easy access to GA 400, Avalon, Old Milton Parkway and North Point Parkway interchange with connected ingress/egress and a variety of alternative transit options no matter your neighborhood.

Surrounded by Alpharetta's growing development landscape, experience choice dining, retail favorites and recreation destinations at every turn.

- Ideally situated between Old Milton 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
- North Point Mall, a 1.3 million-square-foot, enclosed regional mall featuring 24,000 of retail, 300 apartments and newly added green space
- Avalon features 750,000 square feet of retail and restaurant space
- Many hotel options at varying price points within two miles of the building



Leased by:

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