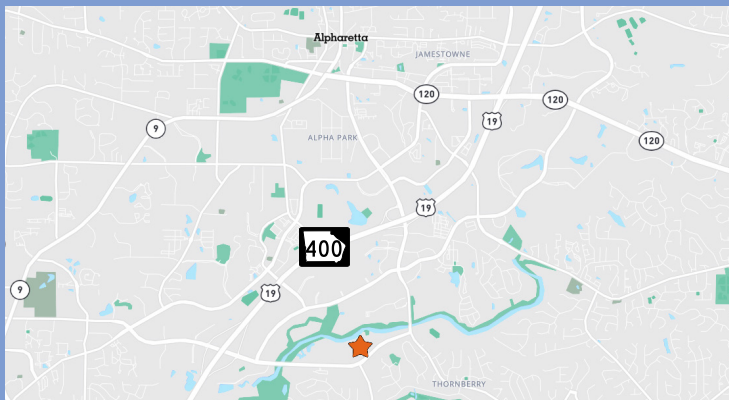


# 3800 MANSELL ROAD

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~~ **\$22** psf MG
- Available now



**For further  
information:**

**Chris Godfrey**  
Principal  
404 865 3678

**Monica Speak**  
Vice President  
404 454 1904

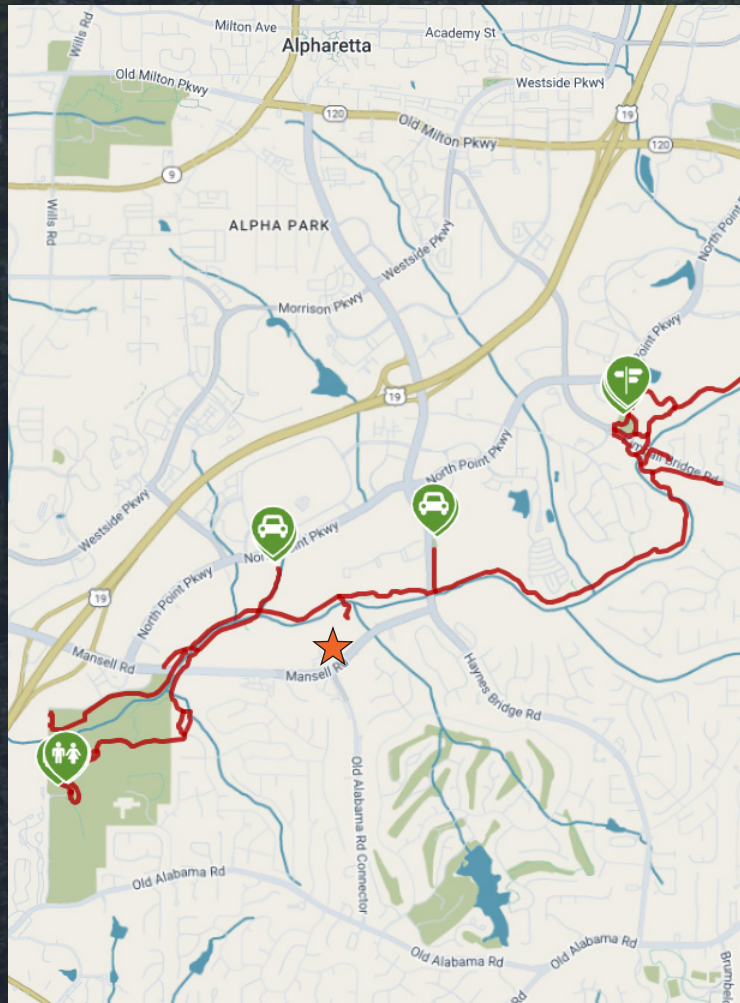
**Summer Special!**  
\$22/sf for all deals signed by  
September 30, 2026



**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



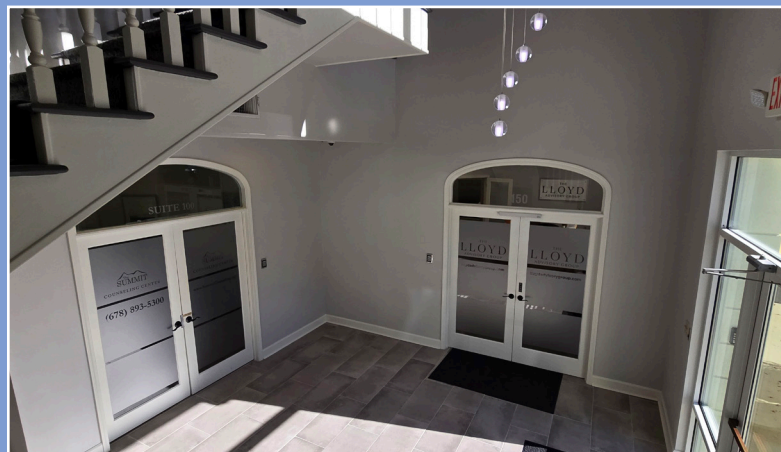
## TOPGOLF



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

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# PHOTOS



**For further  
information:**

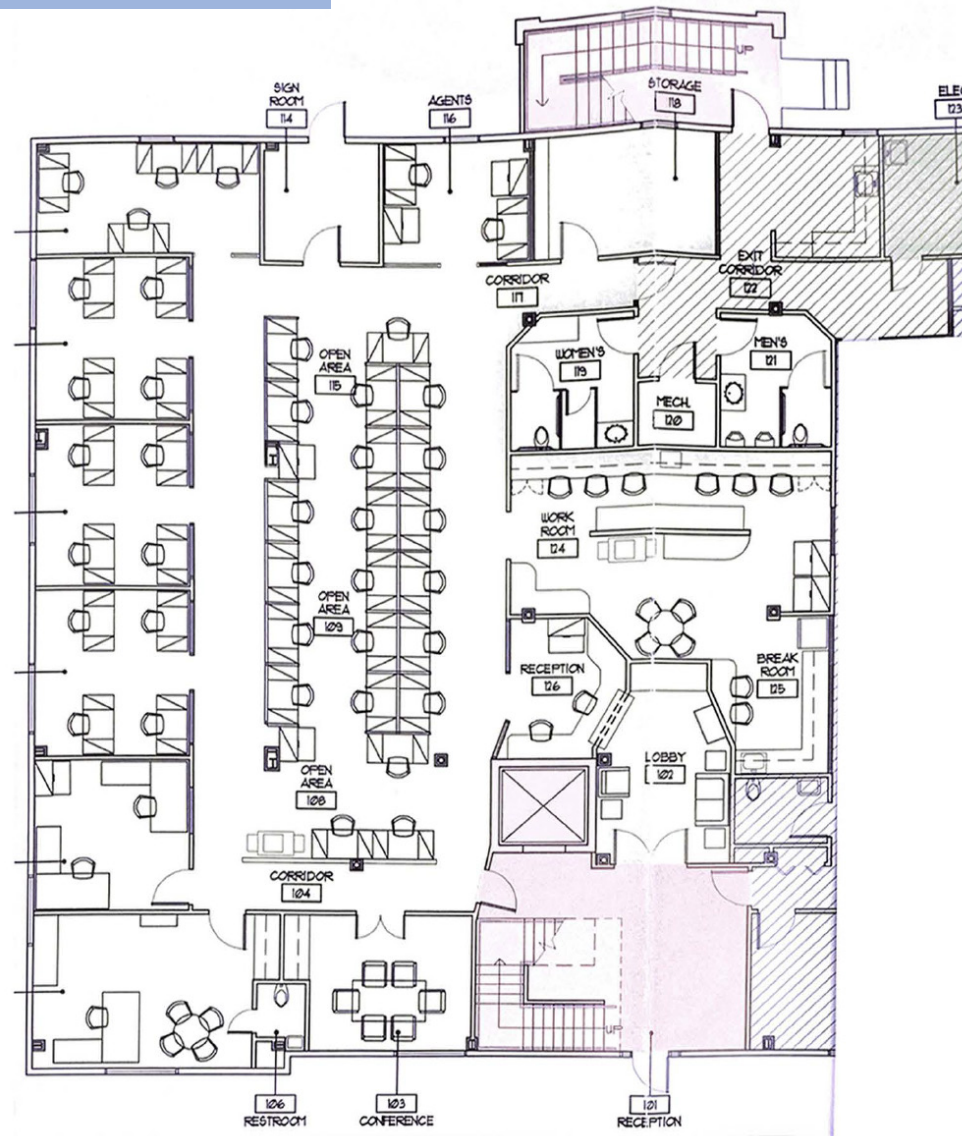
**Chris Godfrey**  
Principal  
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Vice President  
404 454 1904

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YOUNG**

# FLOOR PLAN

**Suite 150**  
**4,586 sf**



**For further  
information:**

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Vice President  
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