

# FOR LEASE

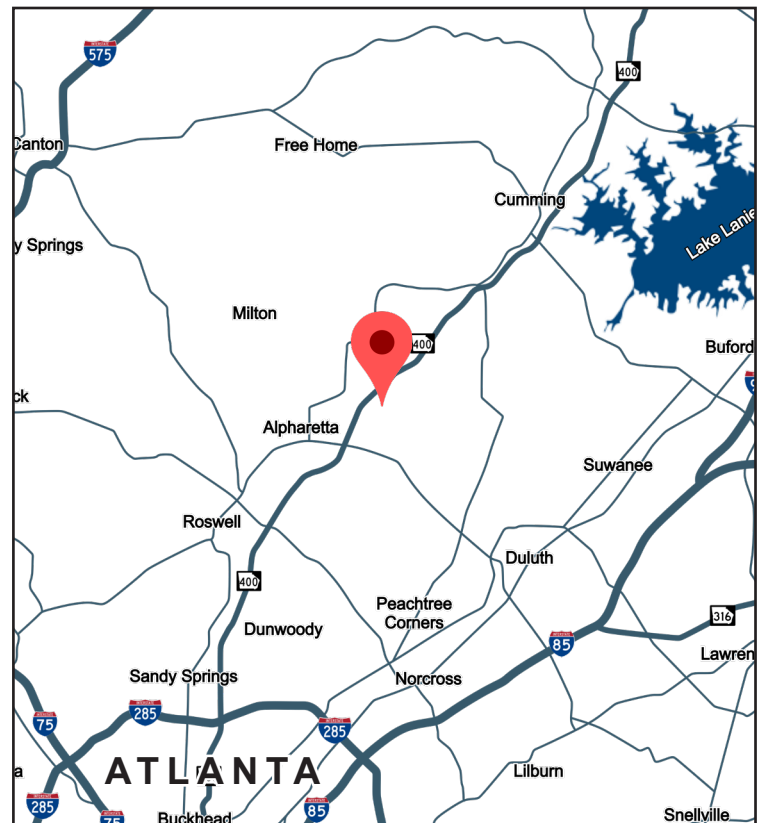
RUBICON AT WINDWARD  
1005 ALDERMAN DRIVE  
BUILDINGS 100-200  
ALPHARETTA, GA 30005



2,750 - 11,388 SF AVAILABLE

## PROPERTY INFORMATION

- **2,750 - 11,833 SF Flex/Warehouse Space Available:**
  - Suite 105: 2,750 SF with 1,560 SF Office, 1 DH
  - Suite 107: 4,340 SF with 3,080 SF Office, 2 DH
  - Suite 112: 3,360 SF with 900 SF Office, 1 DH
  - Suite 115: 3,600 SF with 1,312 SF Office, 1 DH
  - Suite 201-204: 11,388 SF with 9,017 SF Office, 5 DH
  - Suite 206: 2,800 SF with 2,800 SF Office, 1 DH
- Campus-style buildings in a controlled business park environment
- Architectural brick with full-height storefront glass.
- Ample parking with dock-high and drive-in loading access
- 18' minimum clear height
- Fully sprinklered
- ±1.5 mi from GA-400 via Windward Parkway (Exit 12)
- Immediate access to restaurants, banks and other amenities



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**Hughes Commercial Real Estate, Inc.**  
8215 Roswell Road, Building 700  
Atlanta, GA 30350  
770-559-1099 | hughes-cre.com

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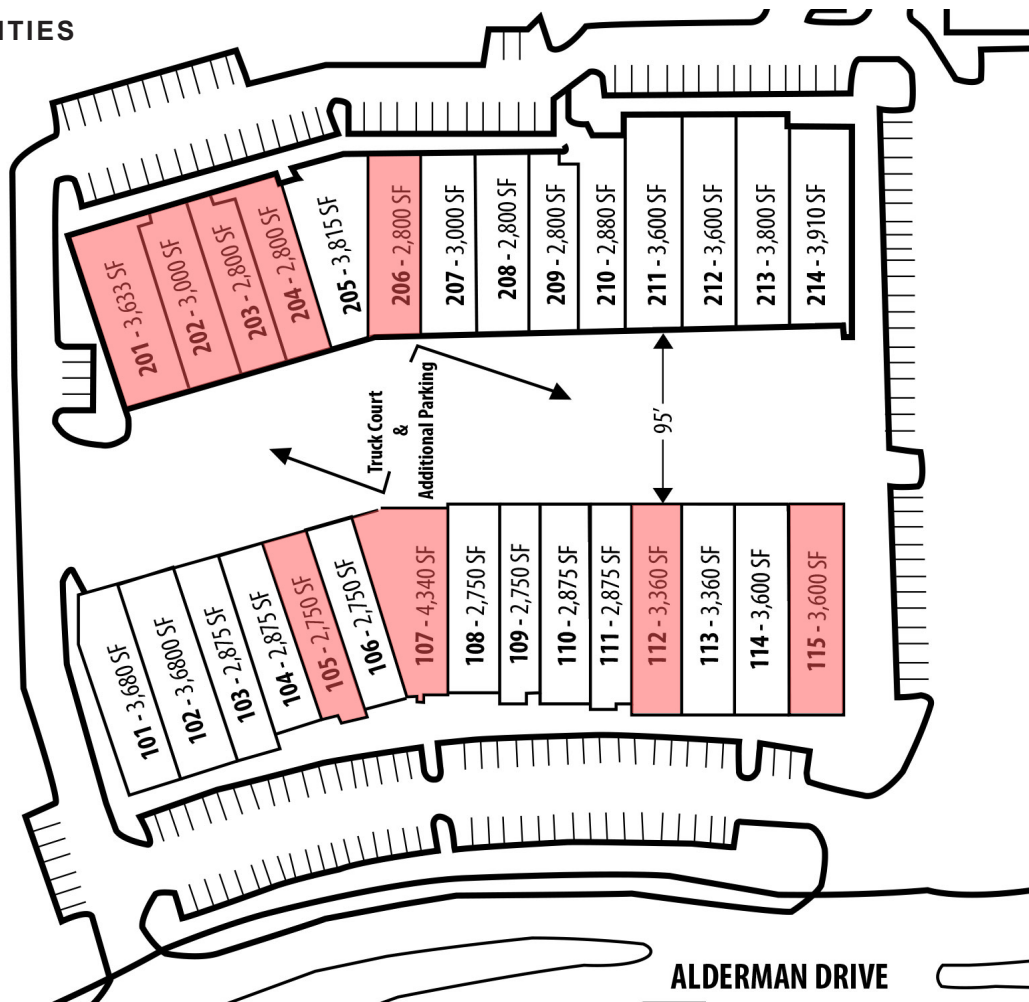
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## CURRENT AVAILABILITIES

Suite	Size SF	Office SF	Warehouse SF	Clear Height	Doors
Suite 105	2,750	1,560	1,190	18'	1 DH
Suite 107	4,340	3,080	1,260	18'	2 DH
Suite 112	3,360	900	2,460	18'	1 DH
Suite 115	3,600	1,312	2,288	18'	1 DH
Suites 201-204	11,833	9,017	2,816	18'	5 DH
Suite 206	2,800	2,800	0	18'	1 DH
Suite 206 <i>(Proposed Demo)</i>	2,800	±700	±2,100	18'	1DH

### AVAILABILITIES



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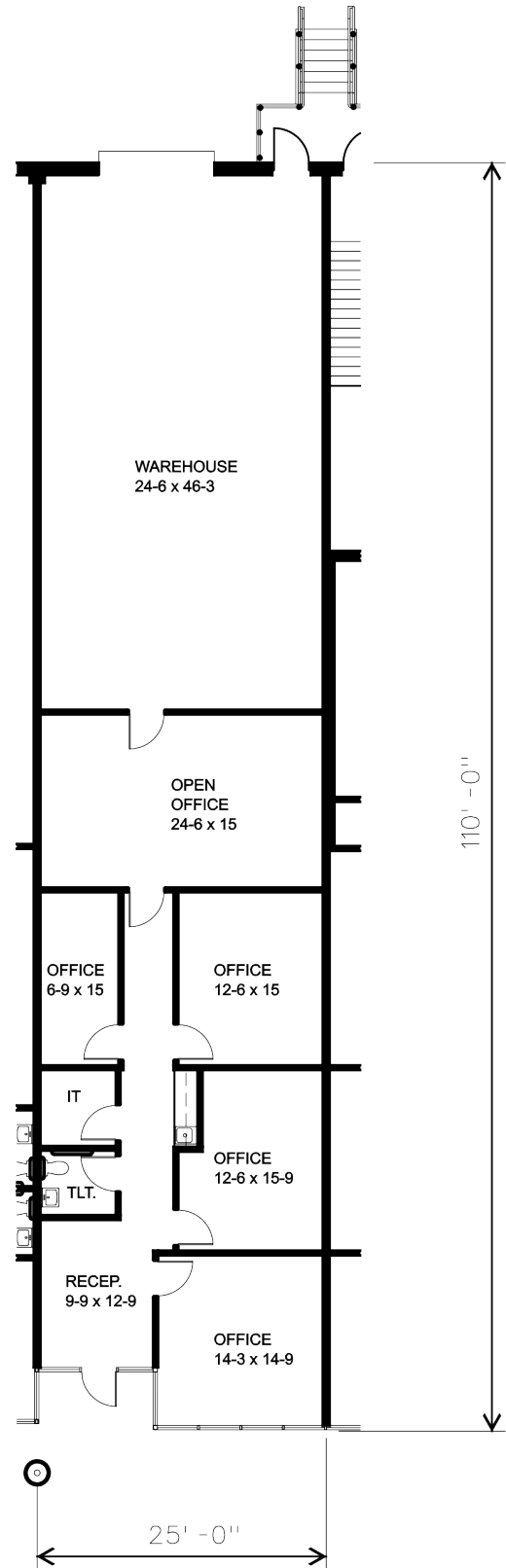
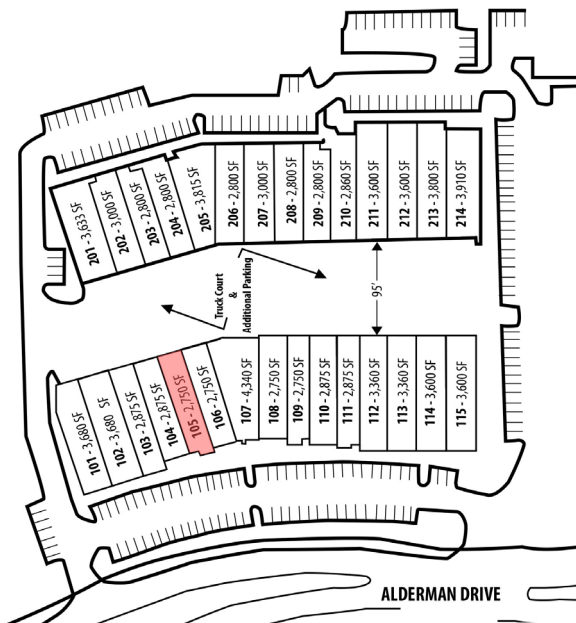
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## SUITE 105 FLOOR PLAN

2,750 SF Suite  
 1,190 SF Warehouse  
 1,560 SF Office  
 One (1) Dock-High Door  
 Building 100

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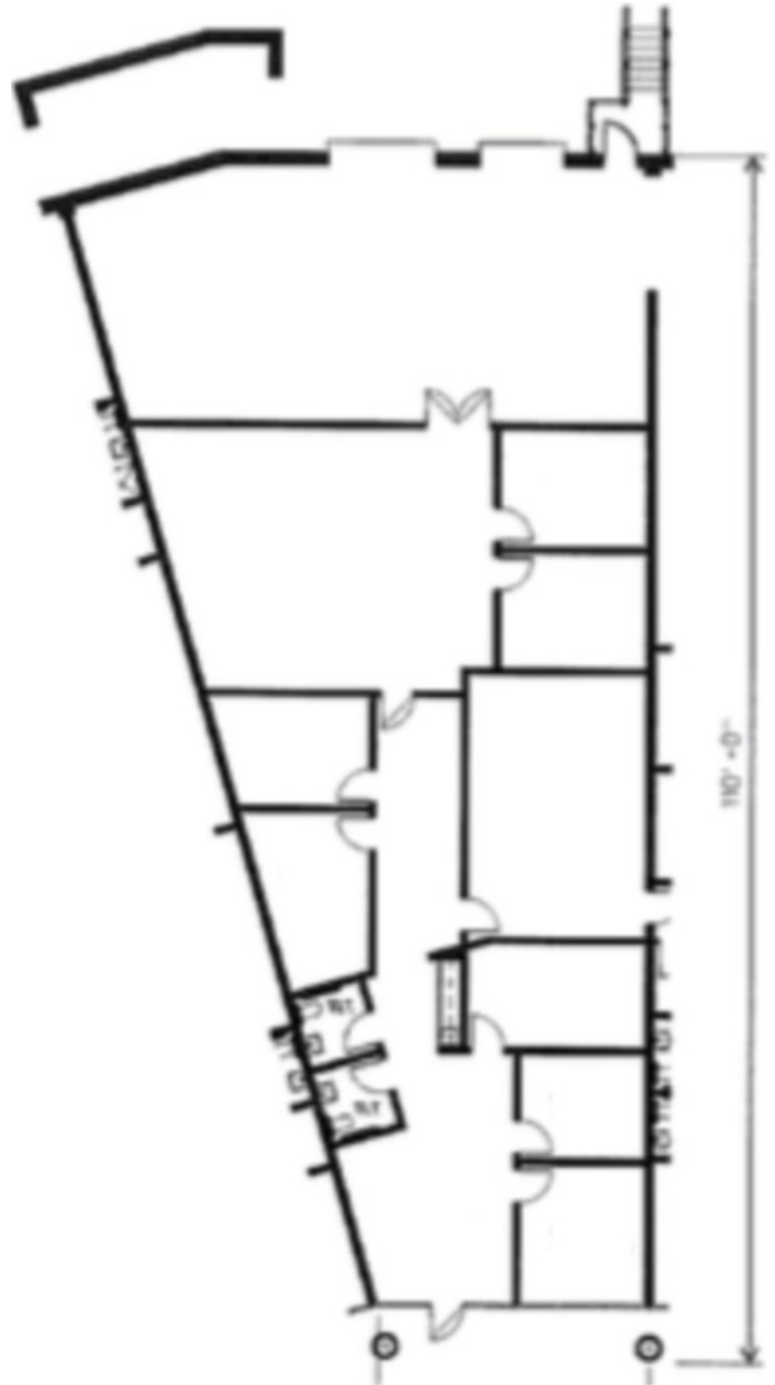
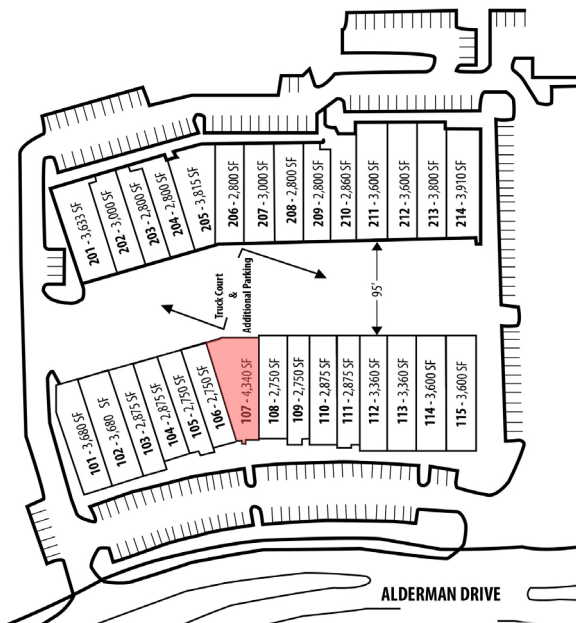
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## SUITE 107 FLOOR PLAN

4,340 SF Suite  
1,260 SF Warehouse  
3,080 SF Office  
Two (2) Dock-High Door  
Building 100

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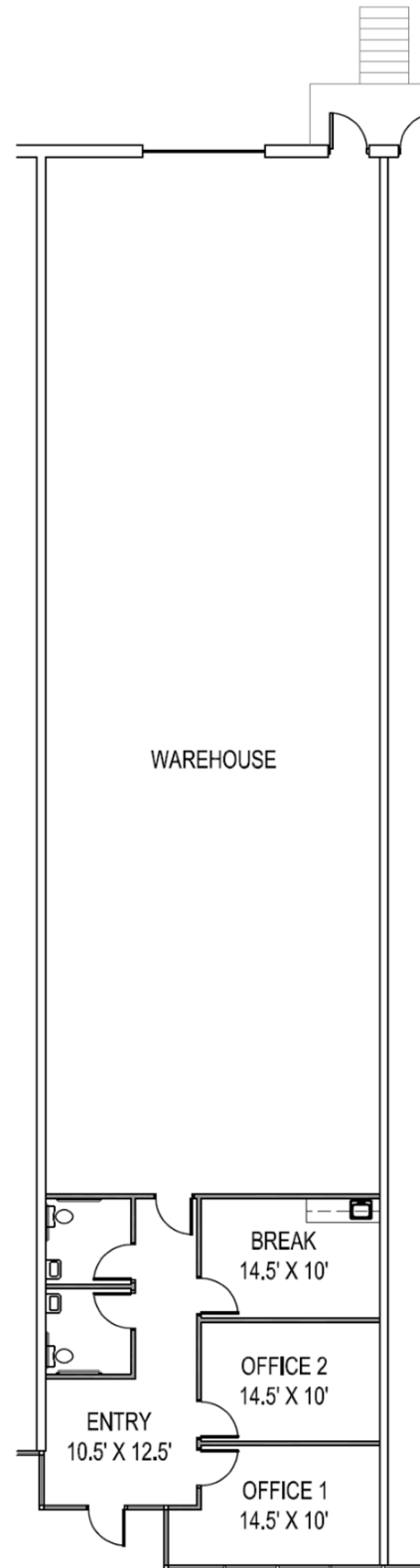
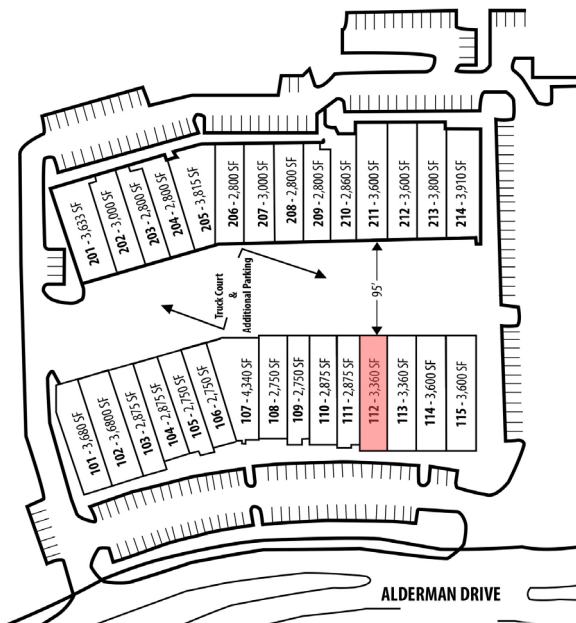
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## SUITE 112 FLOOR PLAN

3,360 SF Suite  
2,460 SF Warehouse  
900 SF Office  
One (1) Dock-High Door  
Building 100

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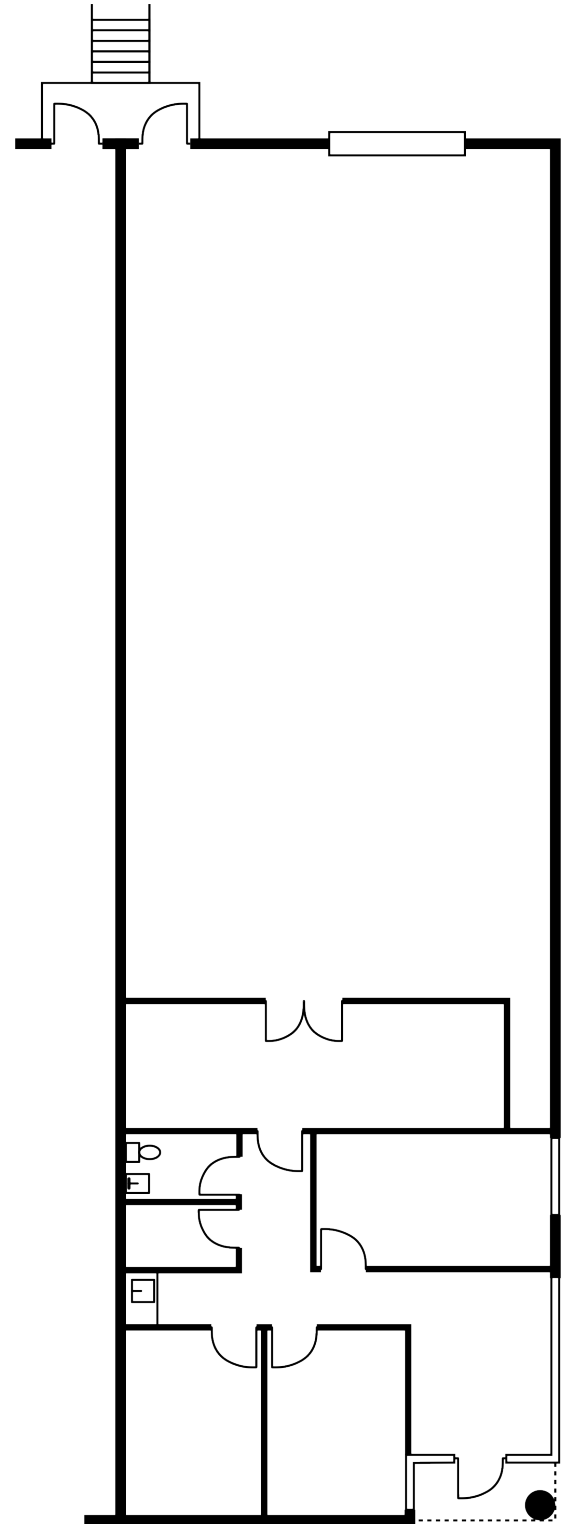
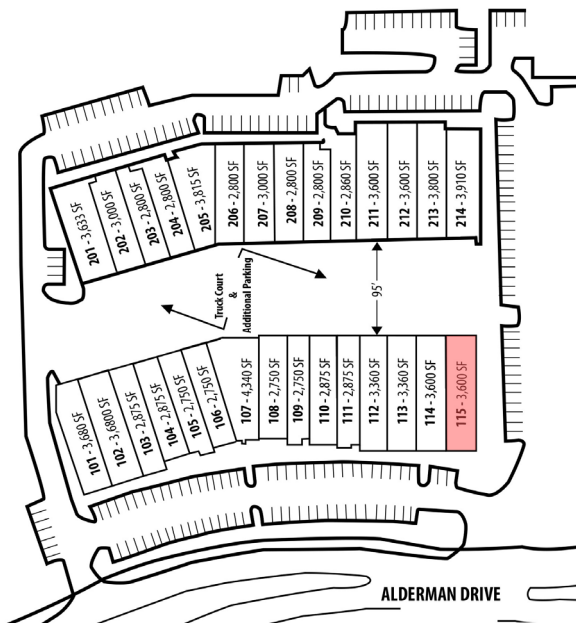
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## SUITE 115 FLOOR PLAN

3,600 SF Suite  
2,288 SF Warehouse  
1,312 SF Office  
One (1) Dock-High Door  
Building 100  
End Cap Suite

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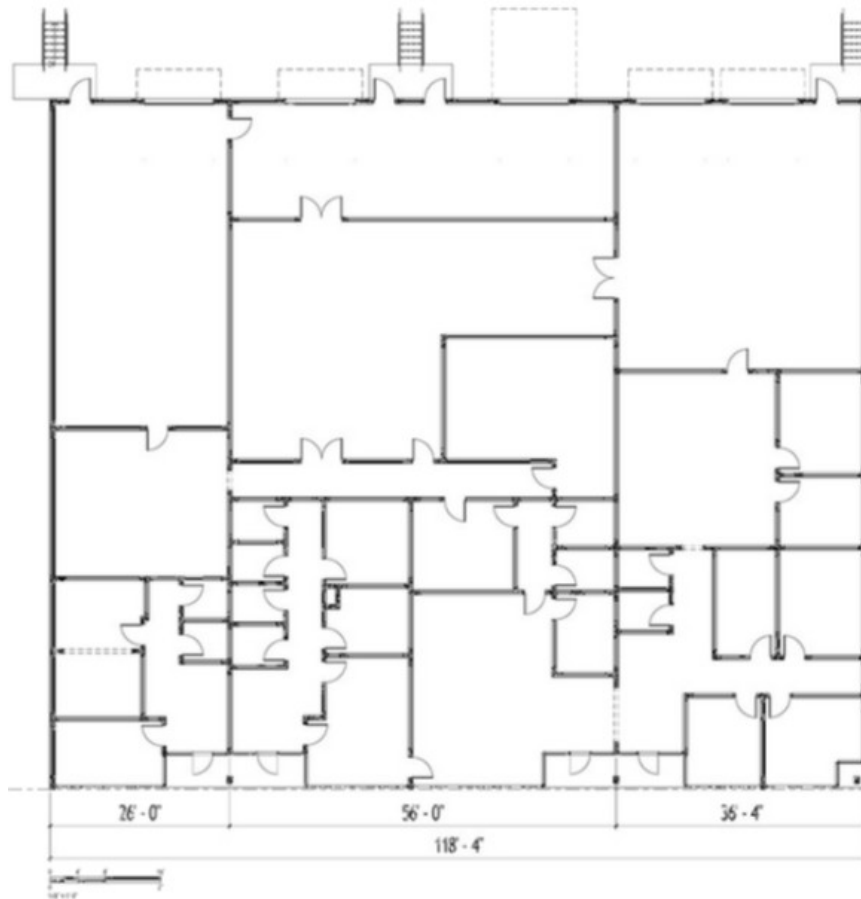
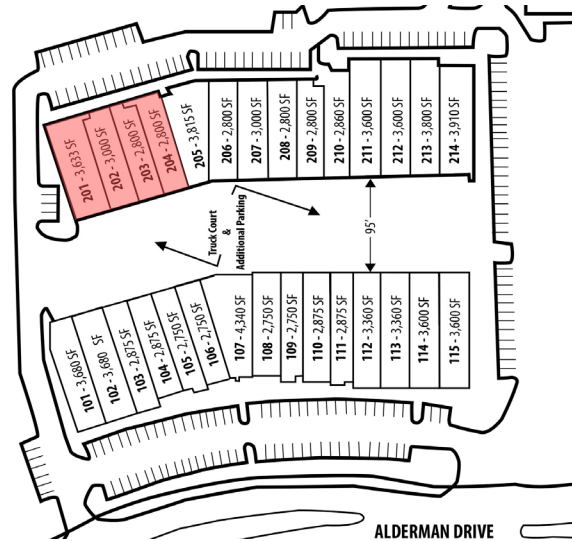
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## SUITE 201-204 FLOOR PLAN

- 11,833 SF Suite
- 9,017 SF Warehouse
- 2,816 SF Office
- Five (5) Dock-High Door
- Building 200
- End Cap Suite

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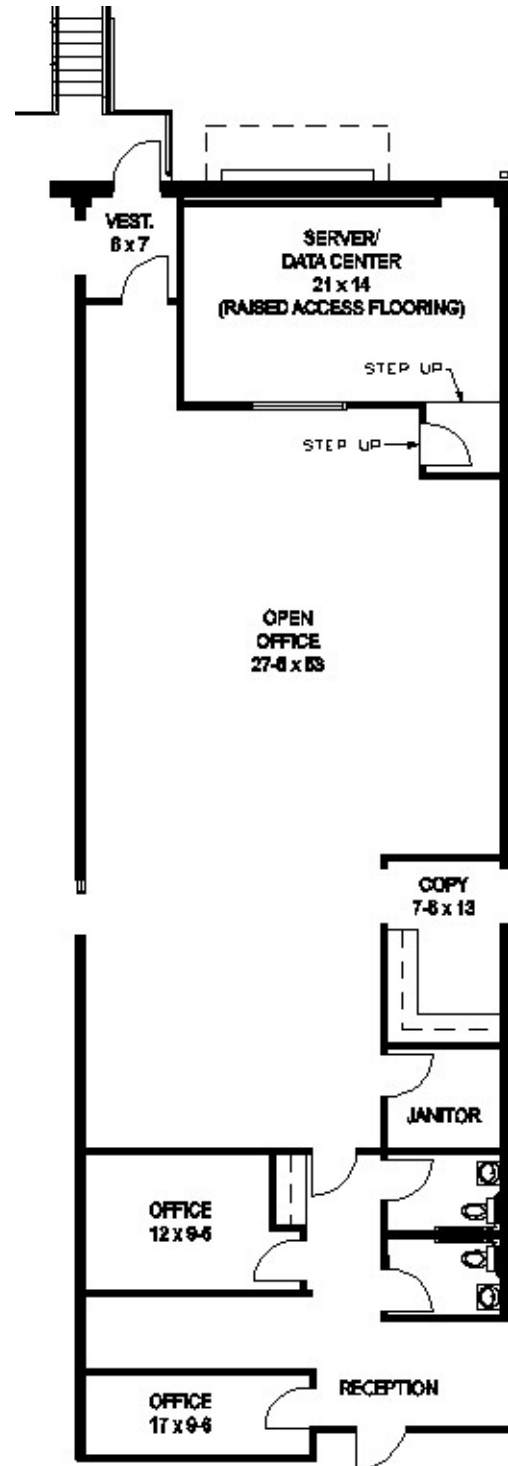
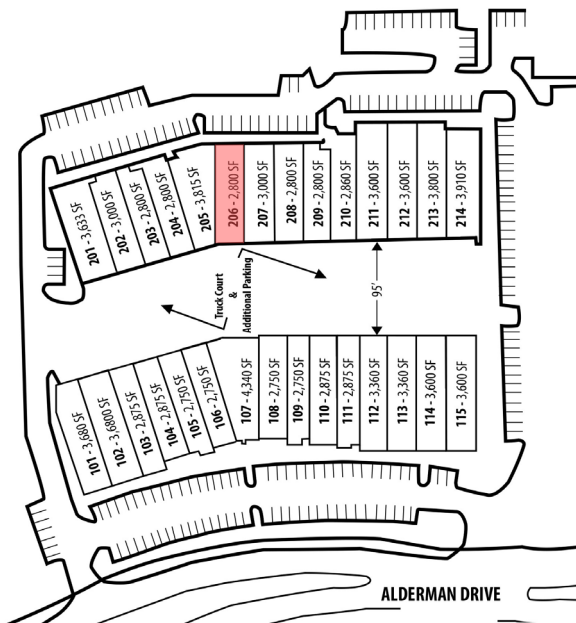
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## SUITE 206 FLOOR PLAN

2,800 SF Suite  
 2,800 SF Office  
 One (1) Dock-High Door  
 Building 200

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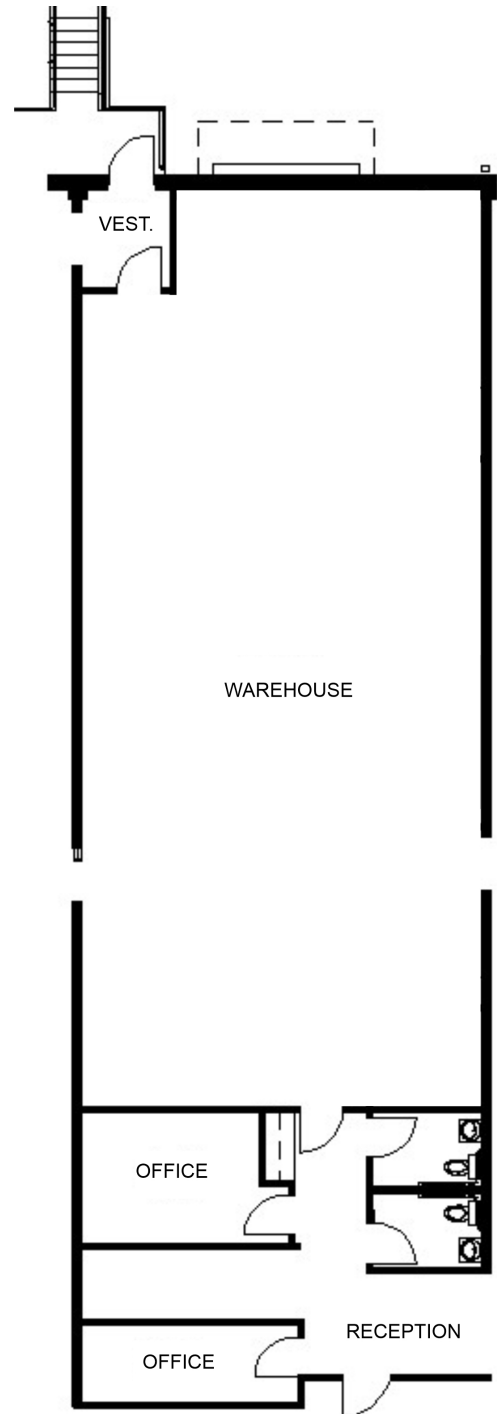
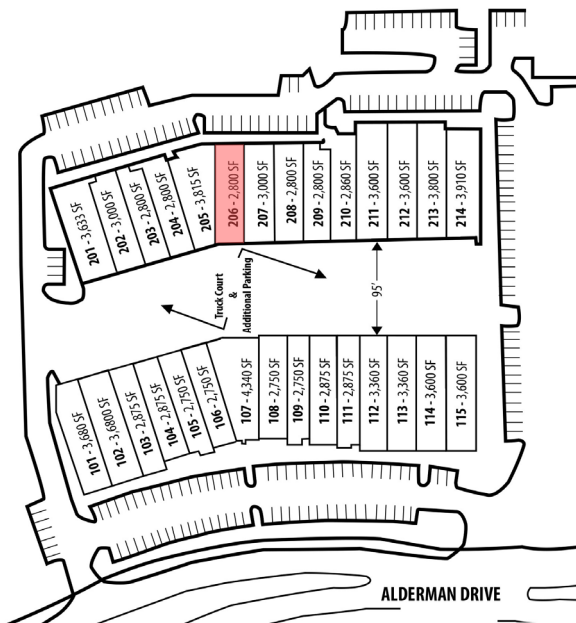
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## SUITE 206 FLOOR PLAN - PROPOSED DEMO

2,800 SF Suite  
 ±2,100 SF Warehouse  
 ±700 SF Office  
 One (1) Dock-High Door  
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