



# ROYAL CENTRE ONE

11675 GREAT OAKS WAY | ALPHARETTA, GEORGIA 30005

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

# PROPERTY FLYER

## BUILDING

- A three-story, 150,000 r.s.f. building located on 13 acres in North Fulton east of GA 400
- Features large, efficient floorplates consisting of 50,000 square feet per floor as well as four stairwells for optimum inter-floor circulation
- A tinted, reflective glass, two-story atrium with granite, wood and glass finishes in the lobby
- Dual fiber optic feed and multiple service providers offer technologically advanced telecommunications services

## ON-SITE AMENITIES

- Complimentary full service health club is a valued benefit for all tenants
- Fooda provides a daily variety of top rated restaurant options to all tenants
- Abundant, free surface parking at a 5.5/1000 ratio
- Nature trail surrounding the lake allows for a peaceful walk
- On-site maintenance team ensures superior tenant service
- MARTA bus service at the corner of North Point Parkway and Great Oaks Way provides convenience for commuters

**ROYAL CENTRE ONE**

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A STRATEGIC PORTFOLIO INVESTMENT OF  
THE BENTLEY ORGANIZATION

**JLL**

**AVAILABLE FROM 5,000 TO 12,000 RSF**

- Lakeside walking trails
- Outdoor picnic table seating
- On-site fitness facility
- Modernized restrooms

Royal Centre One's two-story atrium style lobby and lake views cultivate a vibrant atmosphere for like-minded professionals. With available units ranging from 3K - 12K RSF, discover a flexible space in a premier Alpharetta location. Located close to high-end lunch options from modern bistros to White House, seek out space that you can truly make your own at Royal Centre One.

**FOR LIFE & WORK**

Alpharetta Collection is an intentionally curated, evolving selection of properties in the city of Alpharetta's proven corporate landscape. A future-forward investment of trust, local ownership (The Bentley Organization (TBO), each property exhibits a unique Class A environment for advancing goals, careers and lifestyles.

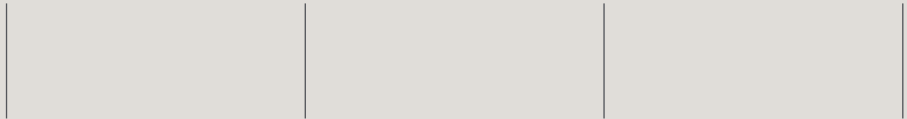
**FUTURE FORWARD INVESTMENT**

Supplying both traditional and tech savvy tenants with hand-selected mortgage and on-site amenities that match TBO standards – rest assured you're making a future-forward investment with Alpharetta Collection.

PRESTON RIDGE ONE

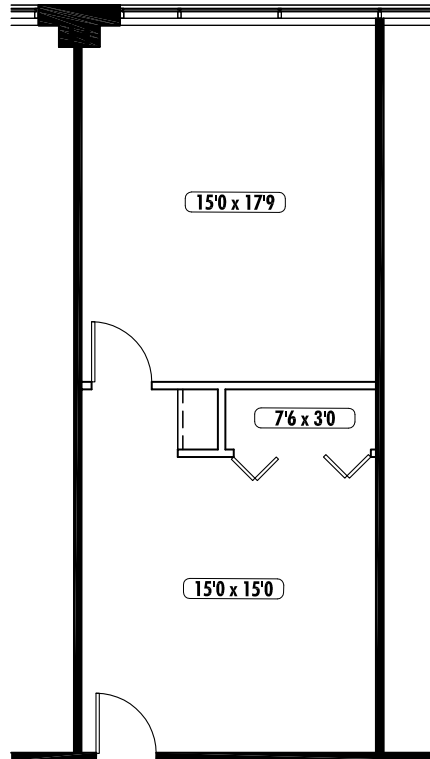
ROYAL CENTRE ONE

ROYAL CENTRE TWO



# FIRST FLOOR

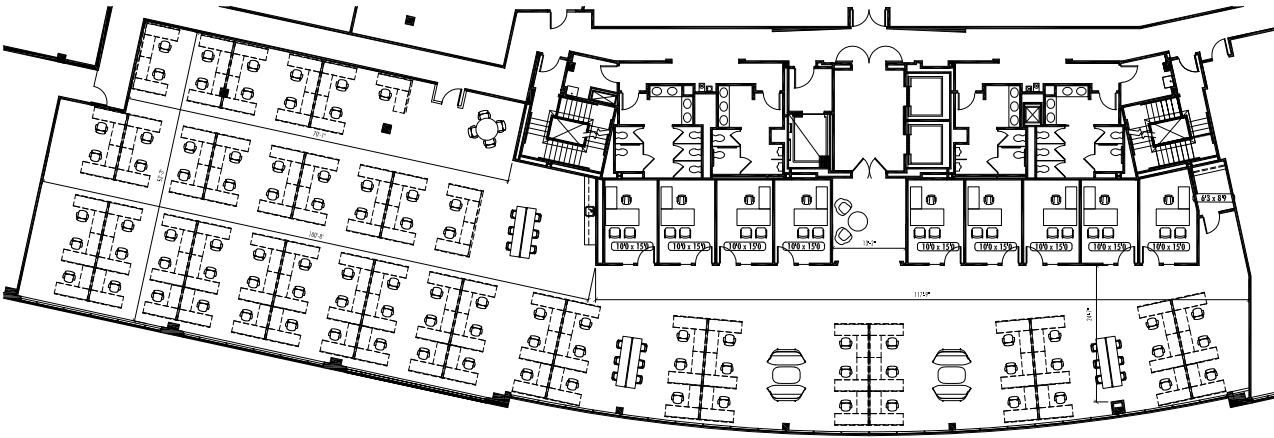
*AVAILABLE = SUITE 110 = 643 RSF*



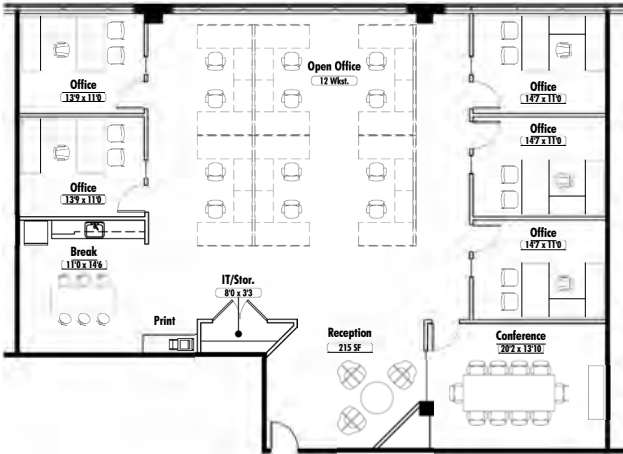


# THIRD FLOOR

AVAILABLE = SUITE 300 = 12,329 RSF



AVAILABLE = SUITE 385 = 3,365 RSF



SCALE 1/8" = 1'-0"

# PROPERTY PHOTOS





PROVISIONS ON DEMAND

Coca-Cola

enjoy ice cold

PROVISIONS ON DEMAND

pepsi pepsi

PROVISIONS ON DEMAND

Del Gourmet

Freezer Delights

COFFEE  
(10 Cup)  
Ikon  
Ikon  
Ikon

PROVISIONS ON DEMAND







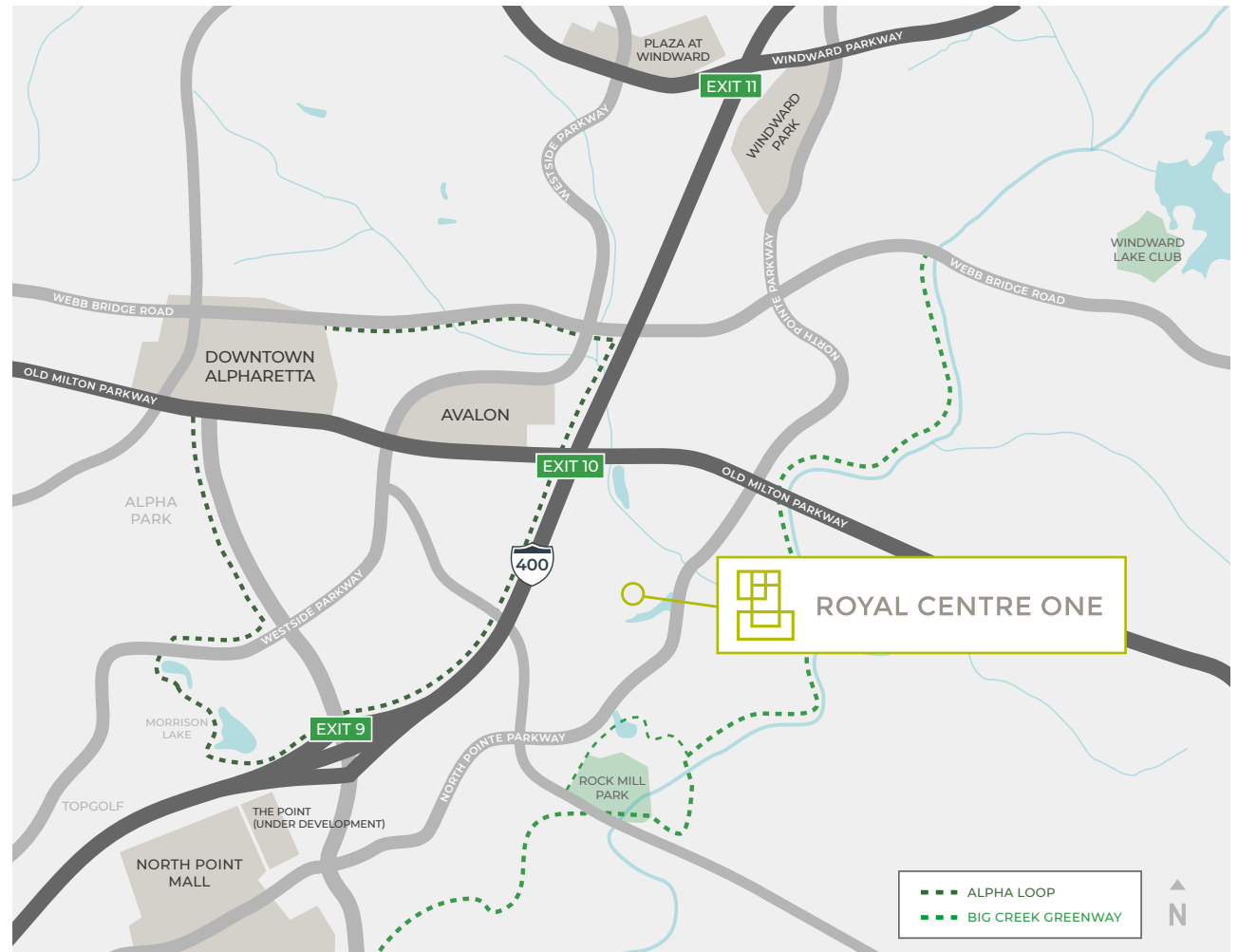
# IDEAL LOCATION & ABUNDANT AMENITIES

## LOCATION

- Ideally situated between Old Milton and Haynes Bridge Road 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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