

Deerfield Point

12725, 12735 MORRIS ROAD | ALPHARETTA, GA 30004

**PREMIUM
SPEC SUITES
NOW PREVIEWING
2,366 - 4,429 RSF**

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 **TRANSWESTERN**

Deerfield Point

PROJECT OVERVIEW



Located within immediate proximity of Georgia 400 in the heart of Deerfield Park, Deerfield Point offers the accessibility, presence and an unbeatable walk-to amenity base that North Fulton tenants have come to expect. Set back slightly from Woodward Parkway, Deerfield Point provides a secure, park-like atmosphere in the heart of prime in-town access.

With a desirable balance of luxury, comfort and convenience that is scarce among suburban office developments, Deerfield Point maintains high-quality, contemporary finishes throughout all common areas and premium spec suites that cater to the professionalism of North Fulton tenants.

50+

Fast-casual lunch options within a 3-mile radius

5+

Gas and grocery options within a 3-mile radius

9+

Lodging options with 3+ stars within a 3-mile radius

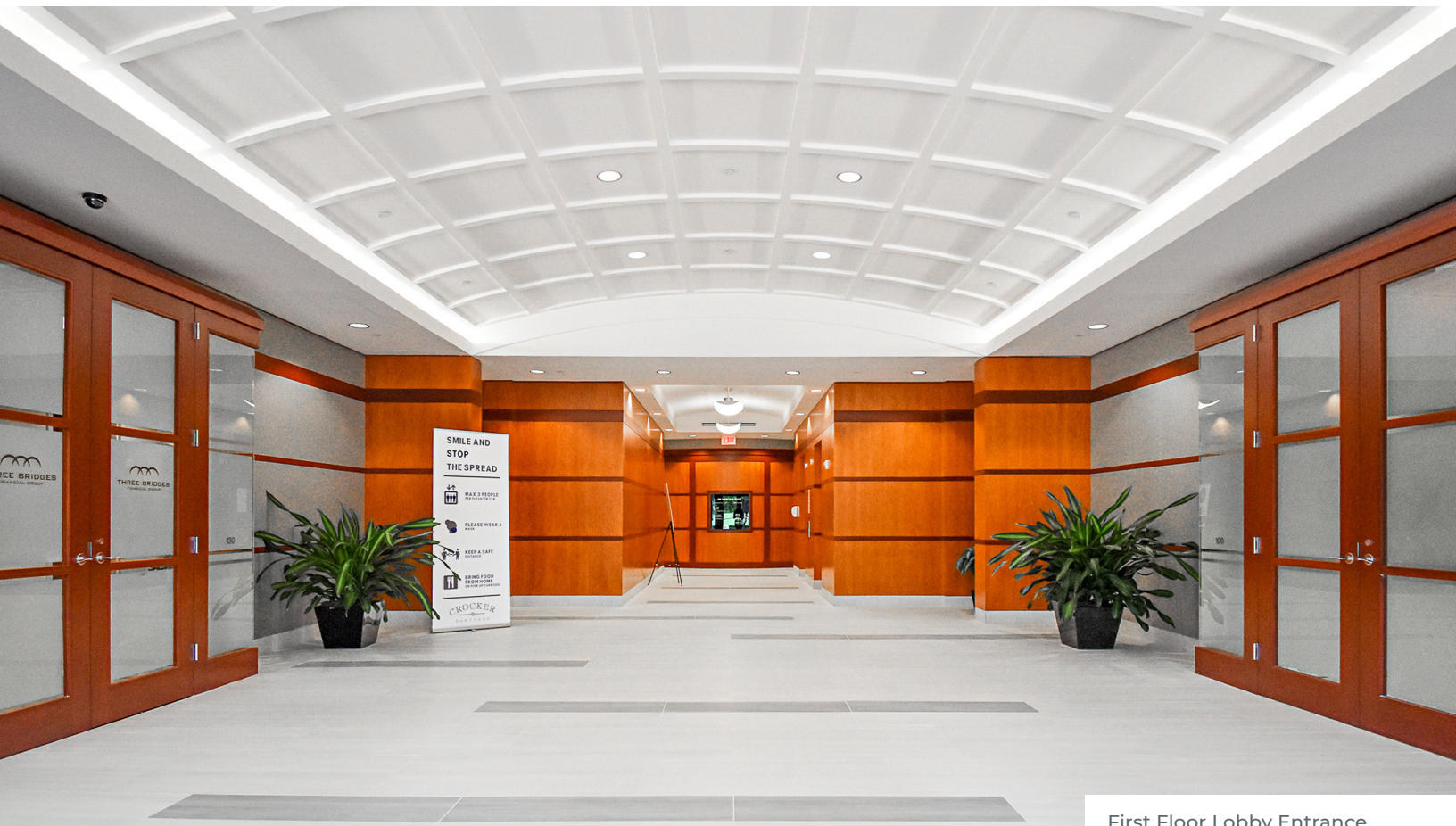
For leasing information, please contact:

Greg Frankum
greg.frankum@transwestern.com
404.842.6565



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First Floor Lobby Entrance

- Two four-story Class “A” office buildings totaling 208,659 RSF
- On-site fitness center
- Energy Star label in recognition of exemplary energy efficiency
- Free surface lot parking
- Parking ratio of 4.0 spaces per 1,000 SF with access from Windward Parkway, Morris Road, and Old Morris Road
- Secure building entry and exit access points, complete with key card access, on-site security officers and security cameras
- Accessibility, presence and close proximity to numerous surrounding restaurants and amenities with immediate proximity of GA-400 in the heart of Deerfield Park
- Renovated common area corridors and restrooms on spec suite third floor

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PREMIUM SPEC SUITES

Deerfield Point is proud to preview its premium spec suites on the 4th floor of Deerfield Point 100.

- Flexible office configurations
- Abundant glass and exposure to natural light
- Premium contemporary finishes, including quartz countertops, stainless steel appliances and custom wall tile
- Prominent signage wall opportunities
- Phone rooms in select suites



NOTE: Furniture selection, count, and final layout is to be determined by the tenant and their representing architect and is not being marketed as an inclusion of the base spec build. It is shown here for visual representation only, solely to communicate a conceptual arrangement. Drawing above not to scale.

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SPEC SUITE FINISH OVERVIEW

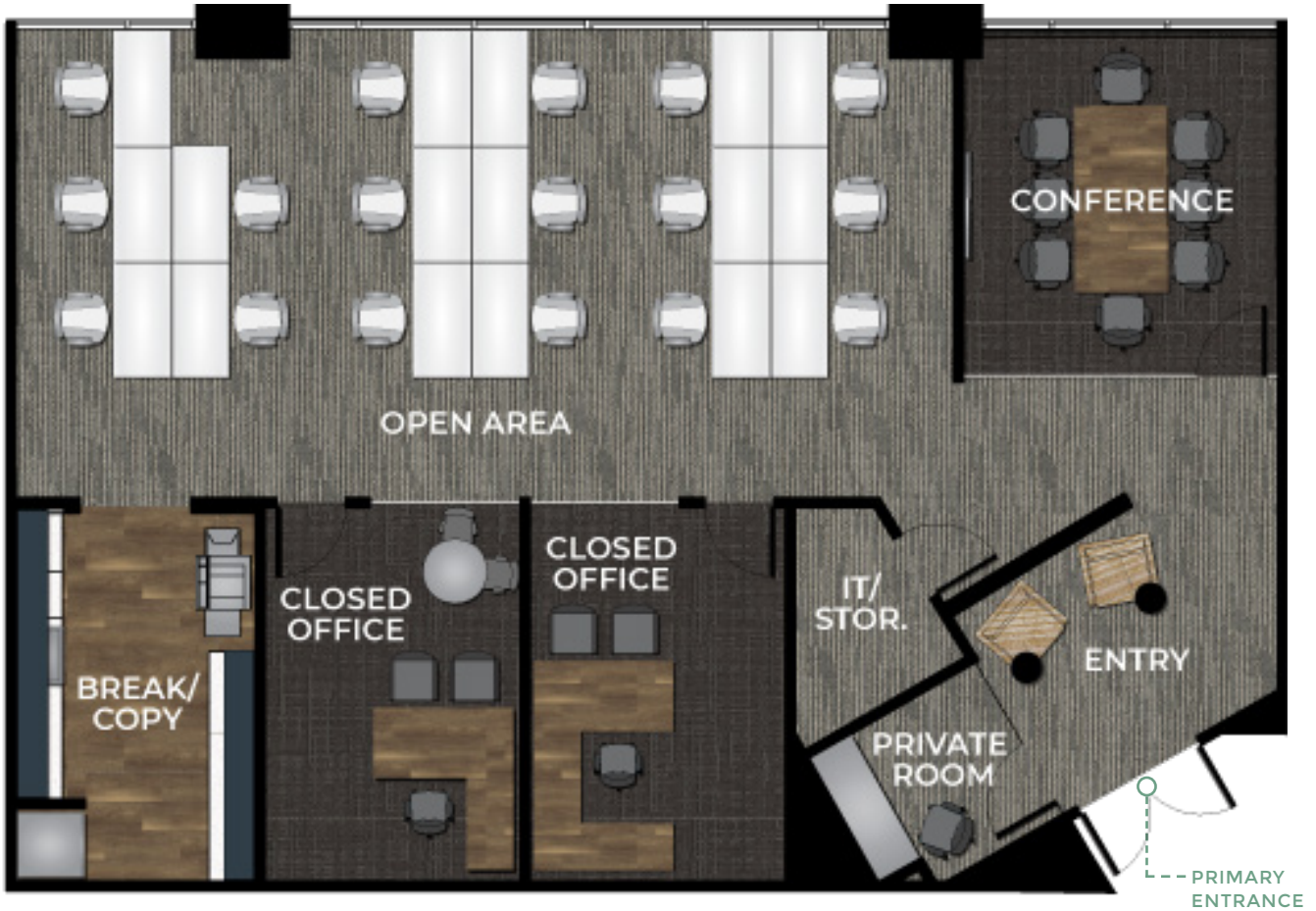


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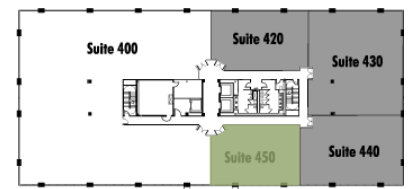
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Features include:

- Private phone room off entry
- 2 closed offices
- Tucked back break/copy area
- Spans open office

KEY PLAN



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Deerfield Point

DEERFIELD POINT 100 | SUITE 450 | 2,366 RSF



Spans open office with large glass line



Tucked back break/copy area

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