

FOR LEASE

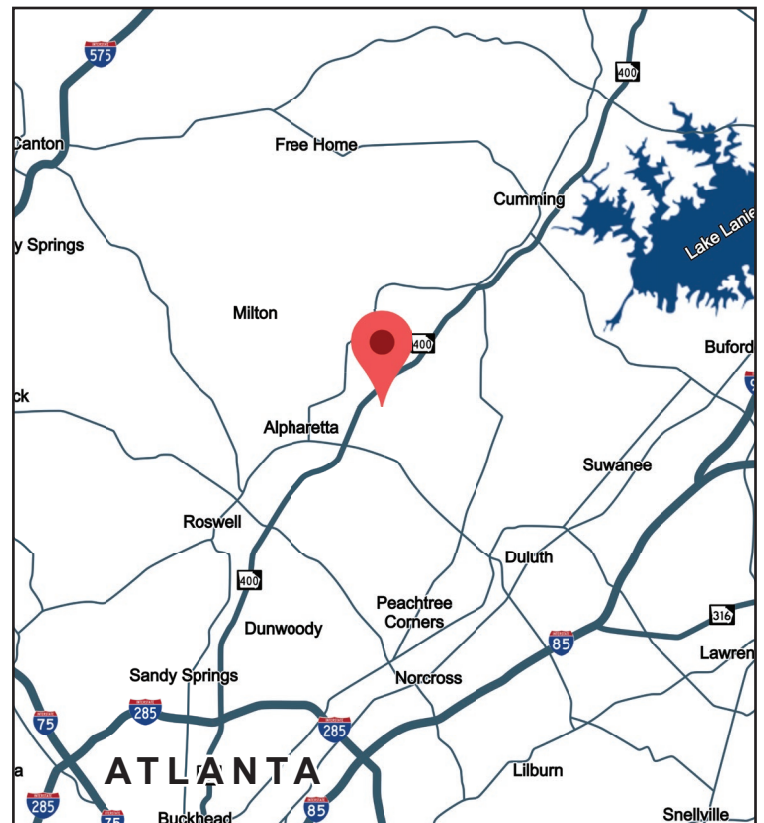
RUBICON AT WINDWARD
1005 ALDERMAN DRIVE
BUILDINGS 100-200
ALPHARETTA, GA 30005



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 111: 2,875 SF with 1,2857 SF Office, 1 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



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



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

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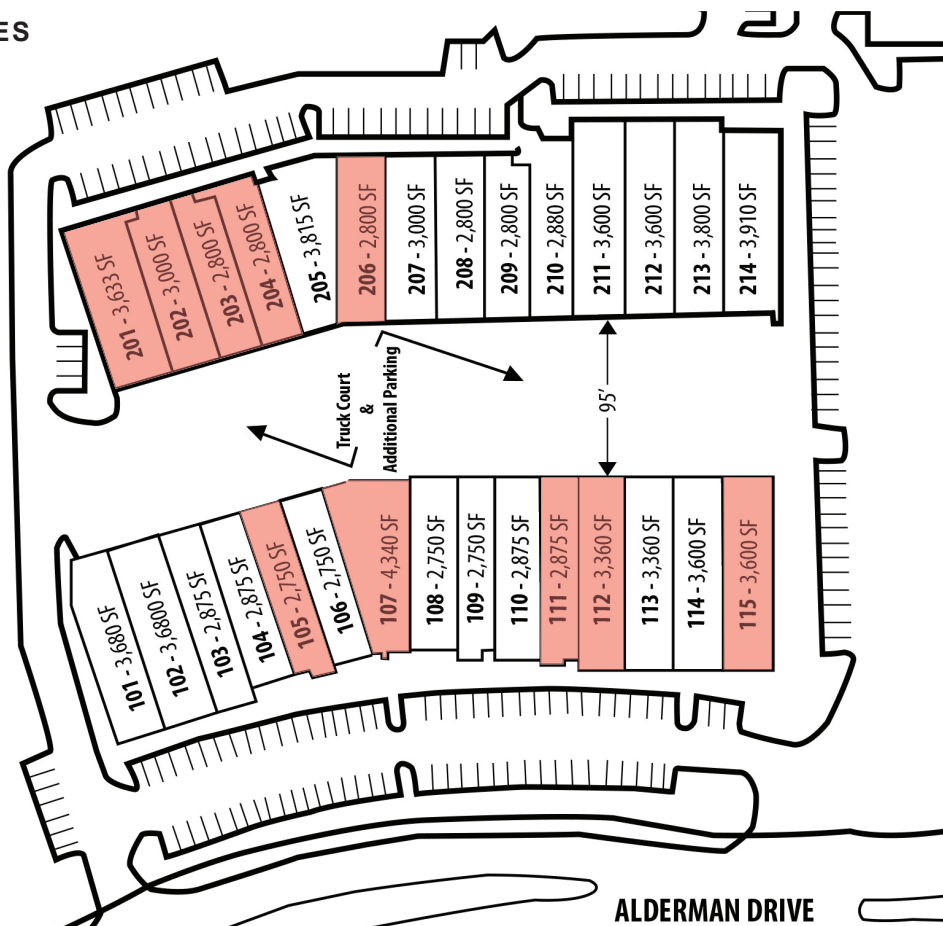
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CURRENT AVAILABILITIES

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 111	2,875 SF	1,287 SF	1,588 SF	18'	1 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 (Proposed Demo)	2,800	±700	±2,100	18'	1DH

AVAILABILITIES



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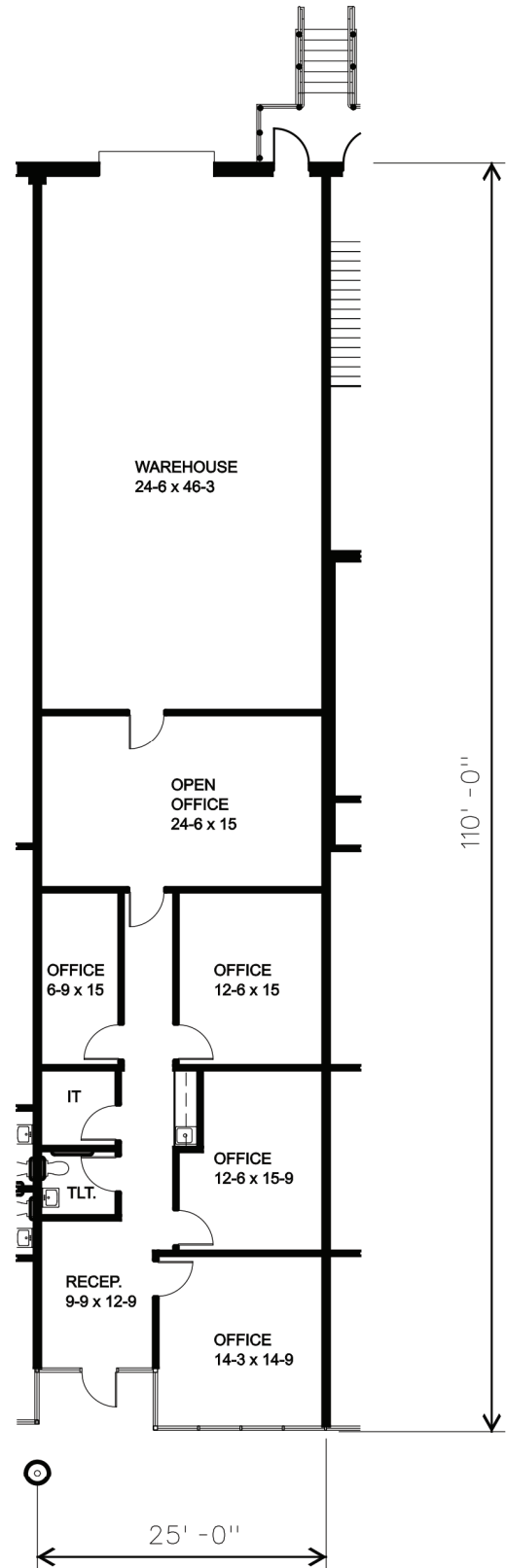
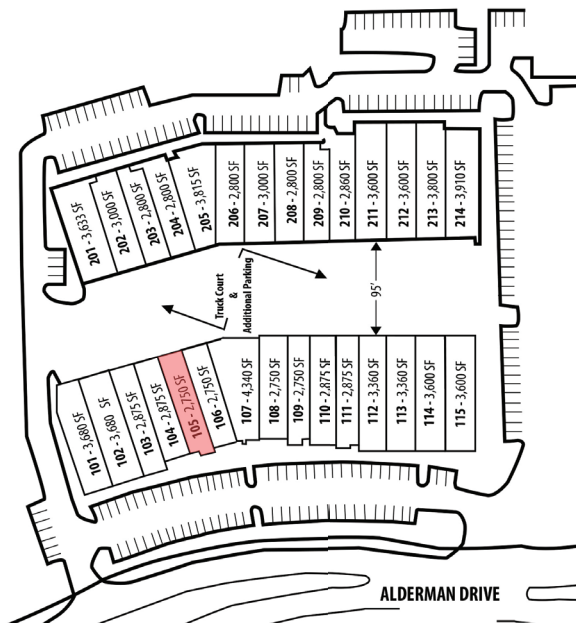
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SUITE 105 FLOOR PLAN

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

BUILDING KEY



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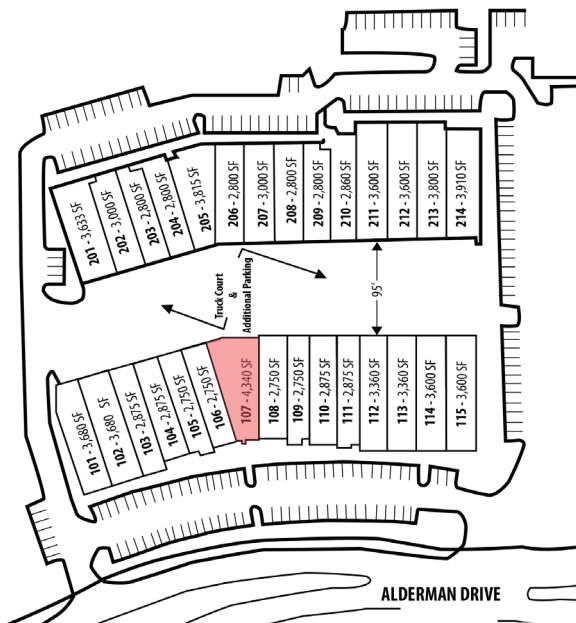
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SUITE 107 FLOOR PLAN

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

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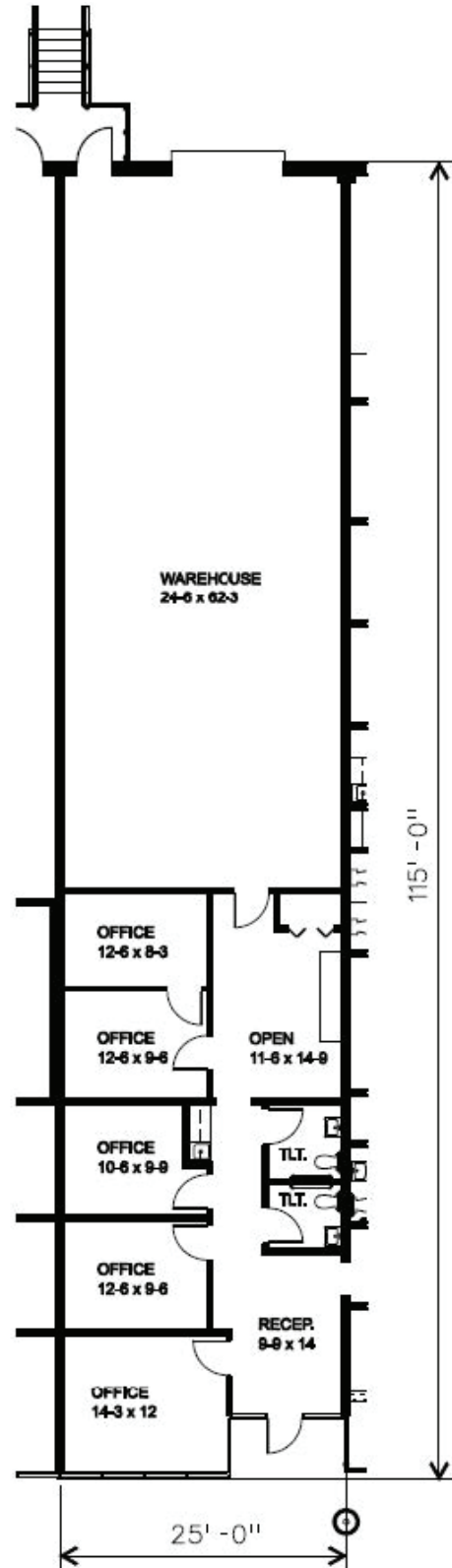
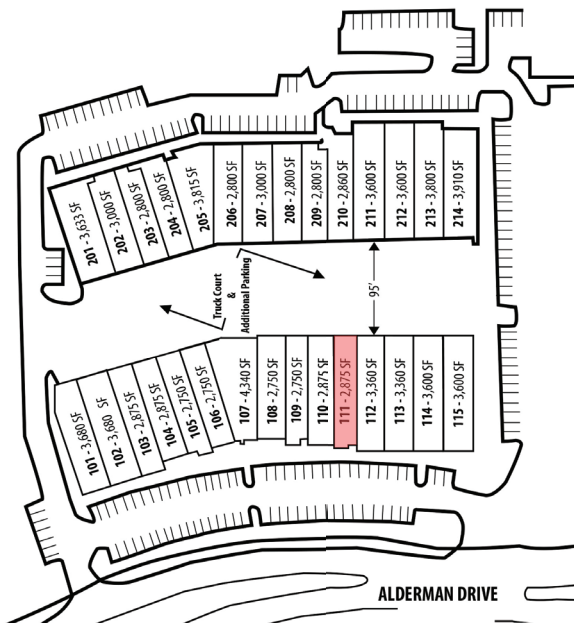
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SUITE 111 FLOOR PLAN

2,875 SF Suite
 1,588 SF Warehouse
 1,287 SF Office
 One (1) Dock-High Door
 Building 100

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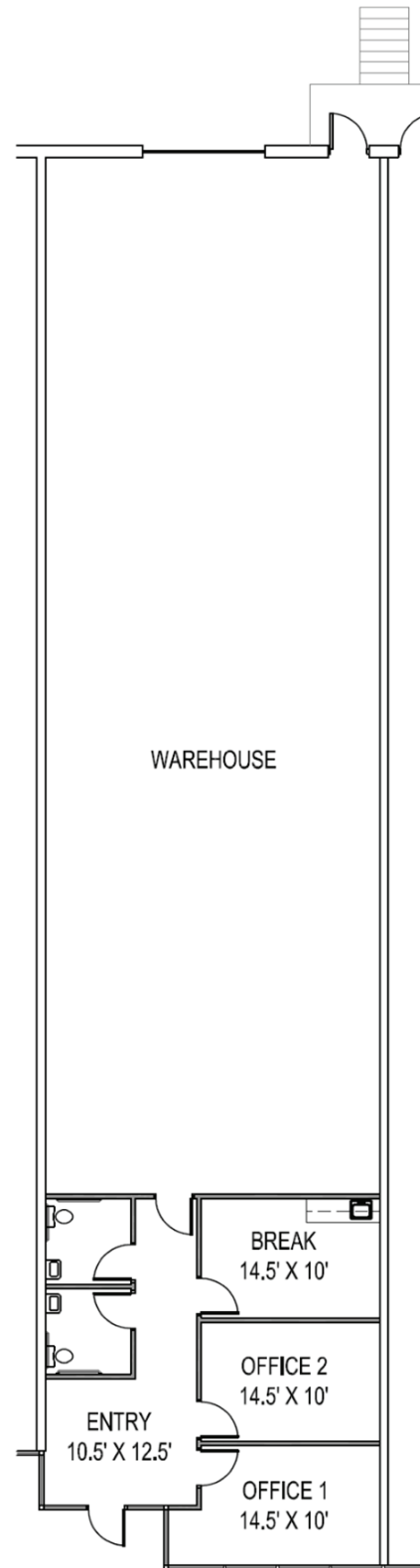
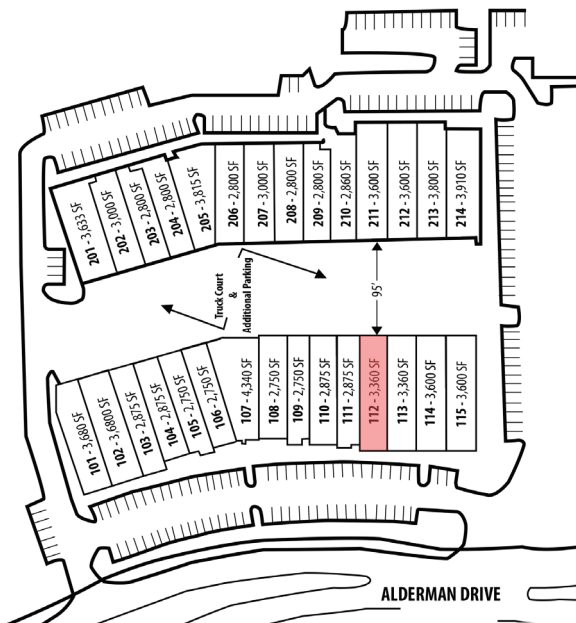
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SUITE 112 FLOOR PLAN

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

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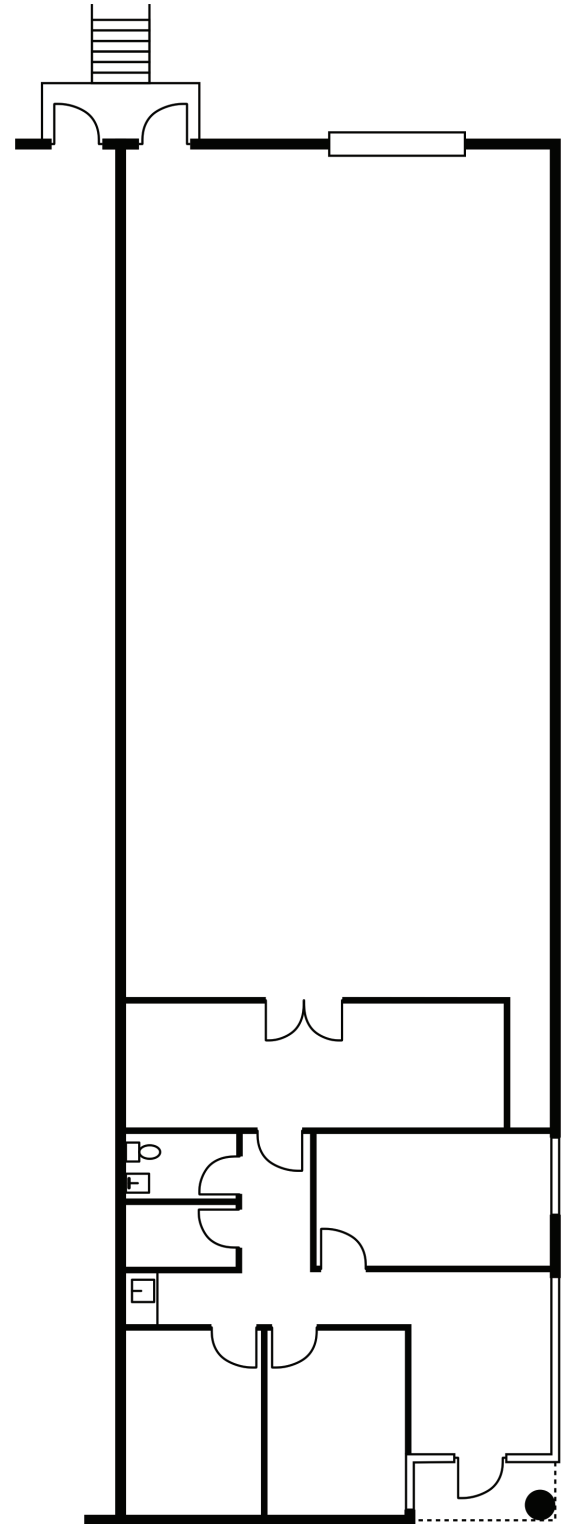
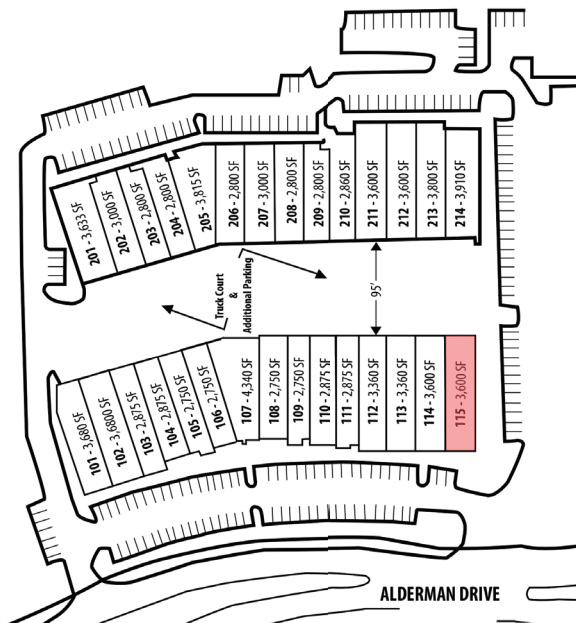
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SUITE 115 FLOOR PLAN

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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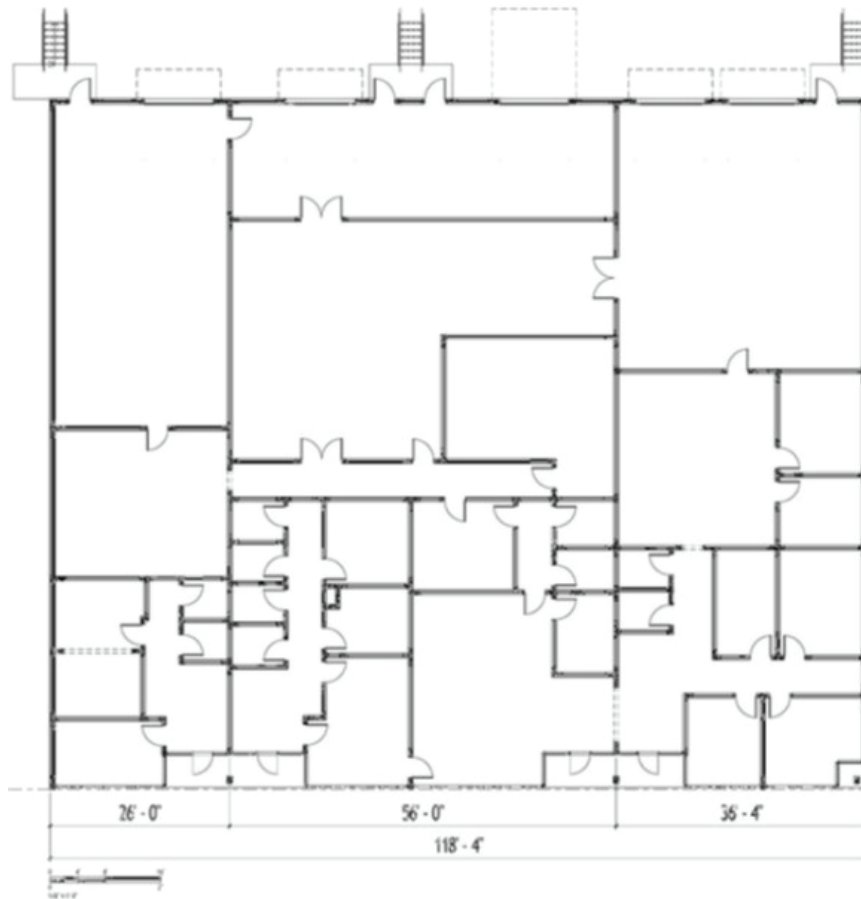
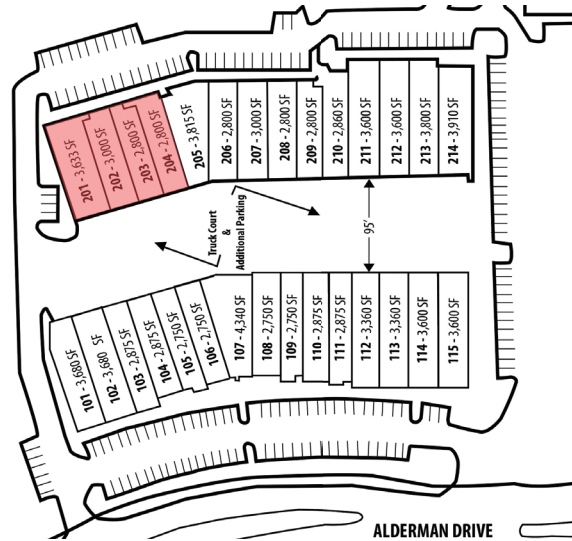
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SUITE 201-204 FLOOR PLAN

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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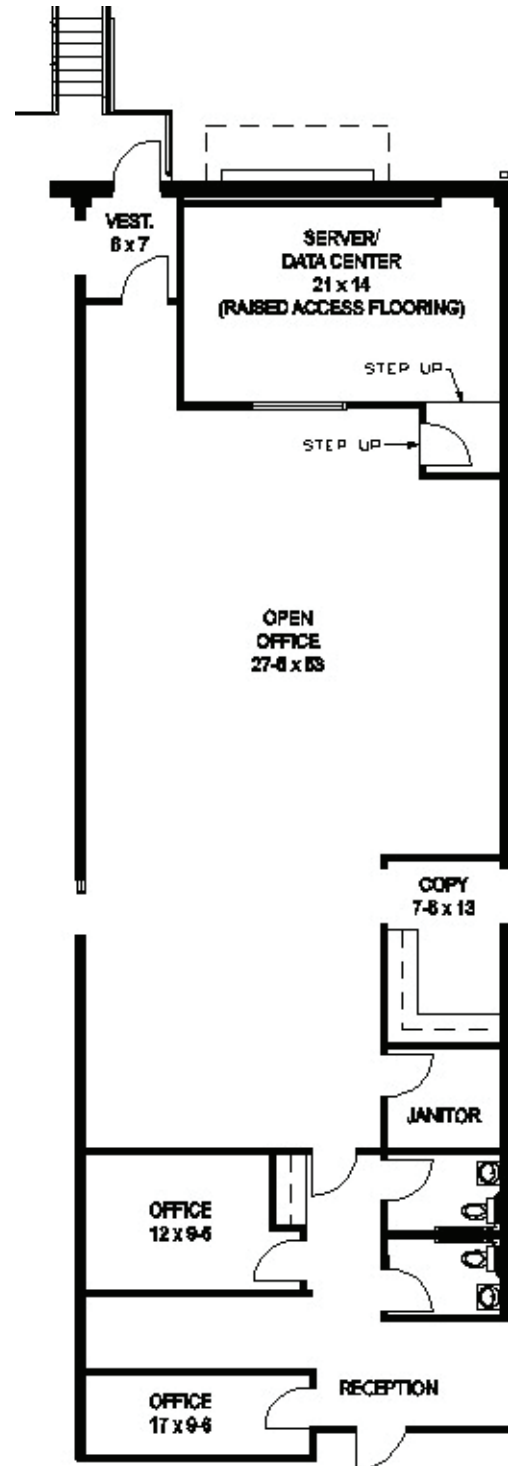
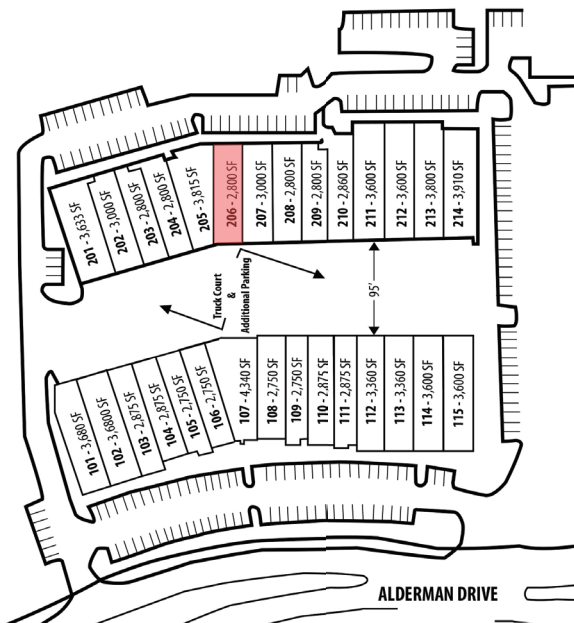
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SUITE 206 FLOOR PLAN

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

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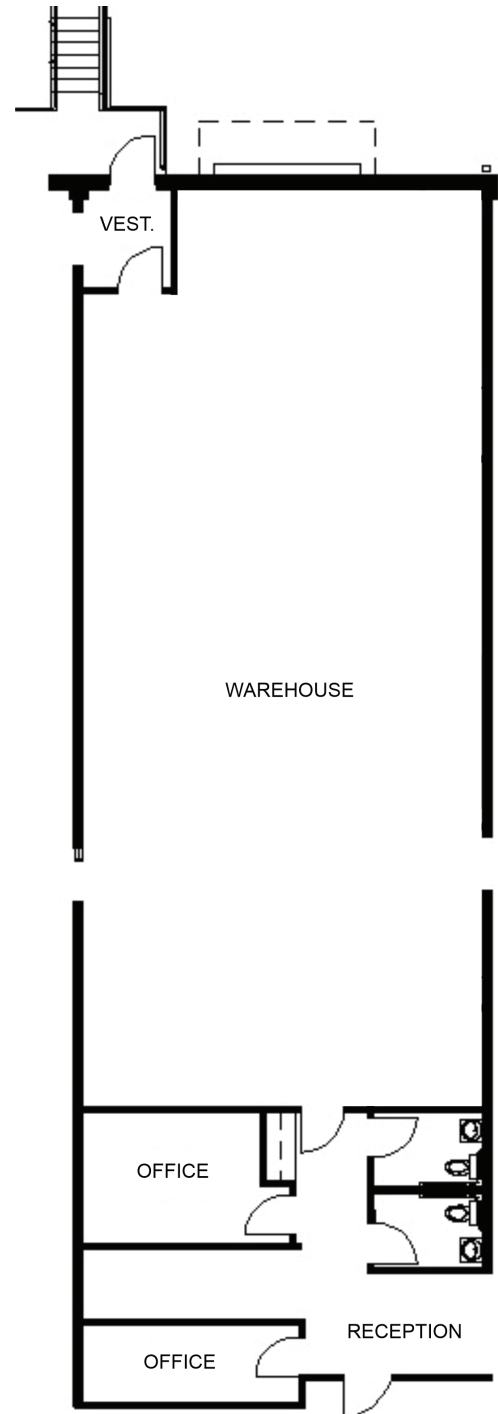
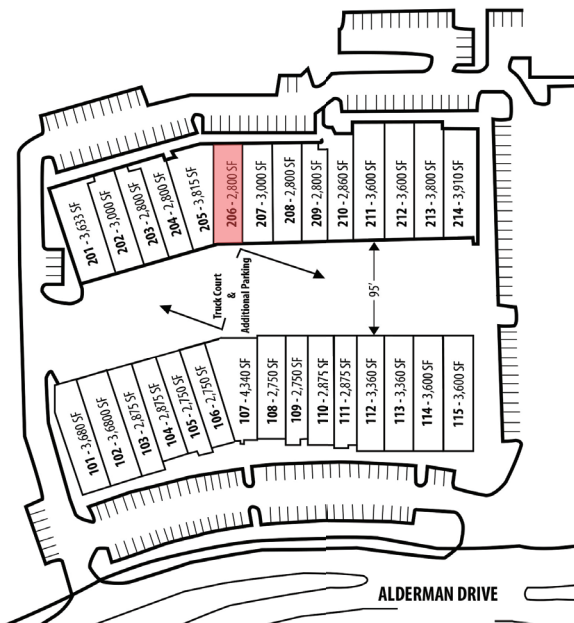
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SUITE 206 FLOOR PLAN - PROPOSED DEMO

2,800 SF Suite
±2,100 SF Warehouse
±700 SF Office
One (1) Dock-High Door
Building 200

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