

continuum

ALPHARETTA

continuum

ALPHARETTA

5555

SOUTHWEST VALUE PARTNERS

STREAM

Welcome to continuum

ALPHARETTA

- 52-acre mixed-use community.
- 515,000 SF fully renovated office building, plus 808,000 SF of future office build-to-suit capacity.
- 74,000 SF retail district planned, with the first $\pm 20,000$ SF phase tied to the luxury multifamily component (breaking ground 2026).
- 280 luxury multifamily units scheduled to break ground in 2026.
- 98 upscale townhomes slated to break ground in 2026.

WINDWARD PARKWAY

WESTSIDE PARKWAY

WEST BUILDING

CENTRAL BUILDING

MAIN LOBBY — CENTRAL/WEST BUILDING

EAST BUILDING LOBBY

PRIVATE TENANT COURTYARD

EAST BUILDING

WINDWARD PKWY

Main Lobby – Central Building



East Building Lobby



OFFICE BUILDING AMENITIES

Onsite, full-time Hospitality Manager to assist with day-to-day operations and tenant services.

Lounge and employee collaboration areas.

State-of-the-art conferencing facility with one large conference/training room plus three smaller breakout rooms, accommodating meeting sizes up to 150 attendees.

Two **golf simulator** suites.

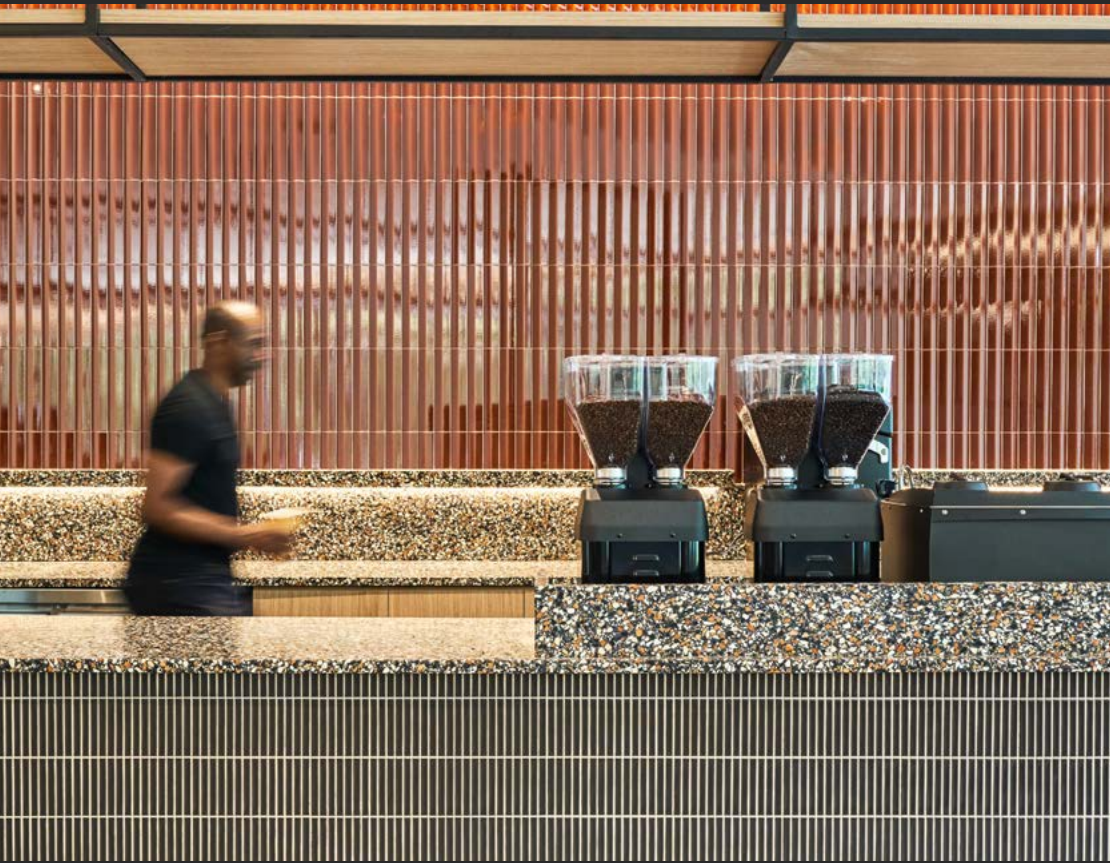
On site landlord subsidized café offering breakfast and lunch service.

State of the art health club with full-service locker rooms, wellness programming including on-site personal training, fitness classes, and more.

Activated outdoor space including a new glassed-in interior courtyard in the East Building, and a direct connection to the future **20,000 SF +/- corner retail development.**



New Main Lobby & Gourmet Cafe



Tenant Game Lounge and Golf Simulators

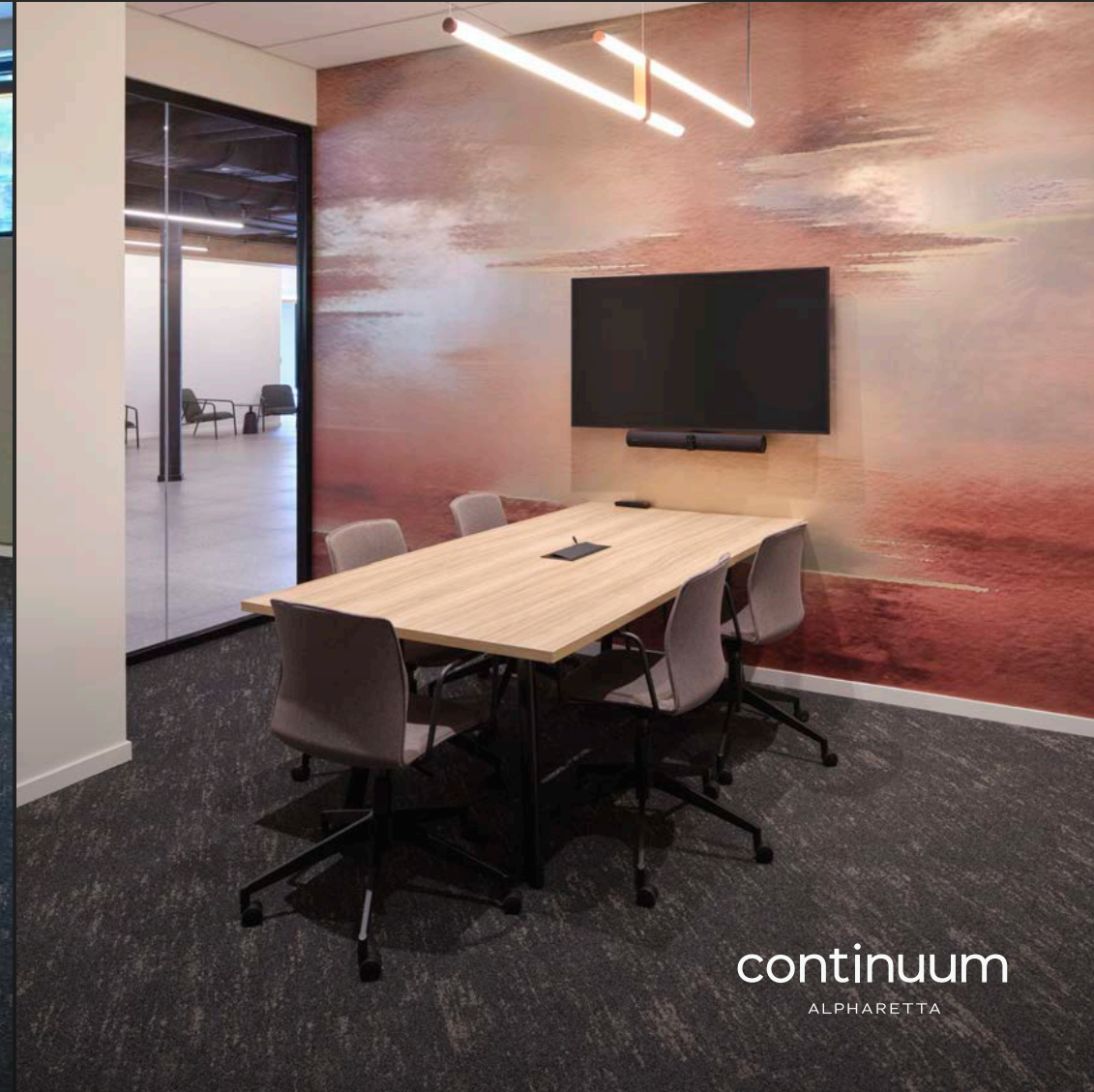


CONFERENCE FACILITY WITH MULTIPLE MEETING SPACES

Training room for up to 150 participants

3 Video-enabled conference rooms

Multiple outdoor meeting areas



Fitness Center with Locker Rooms, Towel Services and Showers



Main Lobby Facade Facing Windward/Westside and Outdoor Tenant Lounge



On-Site Amenity Map

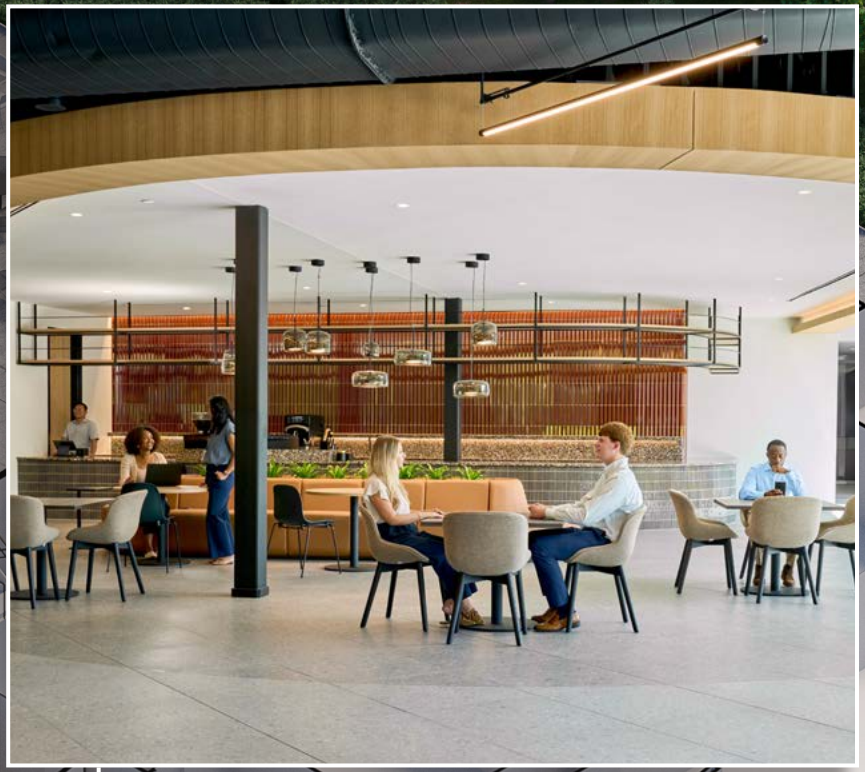


Conference Room
Up to 150 Person



Available Tenant Space

Outdoor Amenity



Lounge

Breakout Room

Breakout Rooms

Game Lounge

Golf Simulators

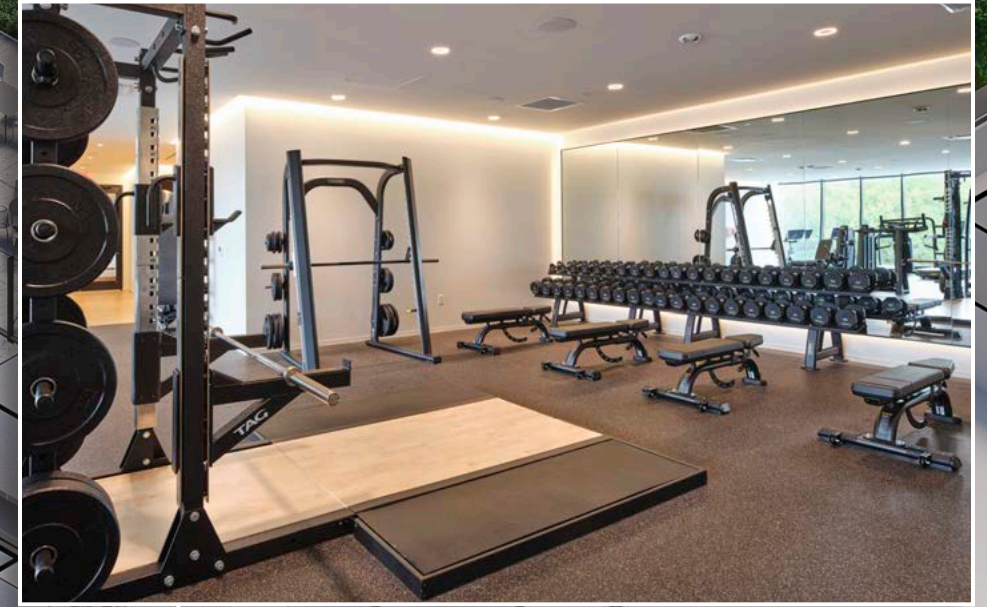
Hospitality Level RRs

Available Tenant Space

Elevator

Cafe
Gourmet Coffee, Breakfast, and Lunch





Available
Tenant
Space

Available
Tenant
Space

Elevator

To Potential
Tenant
Space

Locker
Rooms

Fitness

Available
Tenant
Space

Yoga

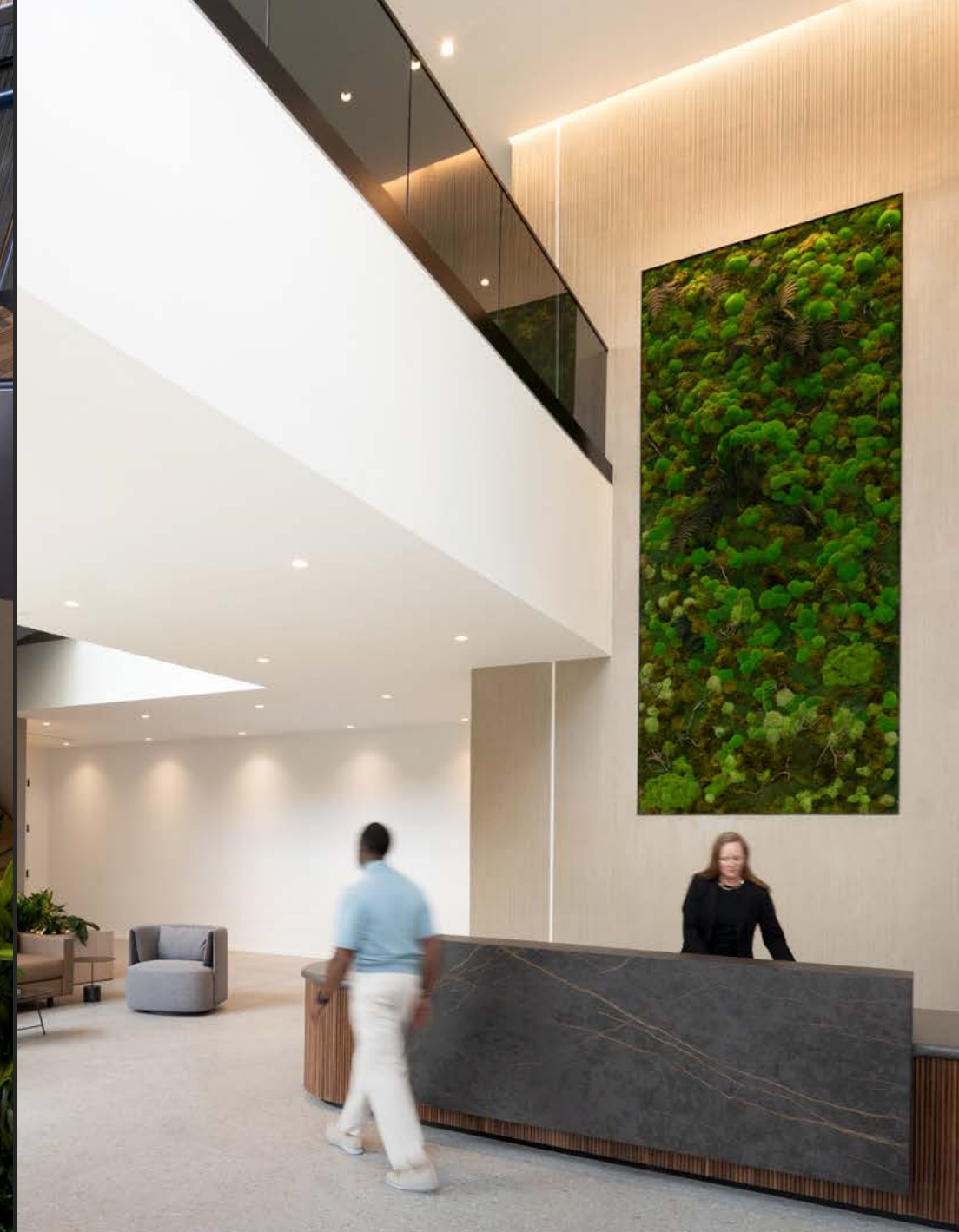
Outdoor
Patio



East Building Entrance and Private Tenant Courtyard



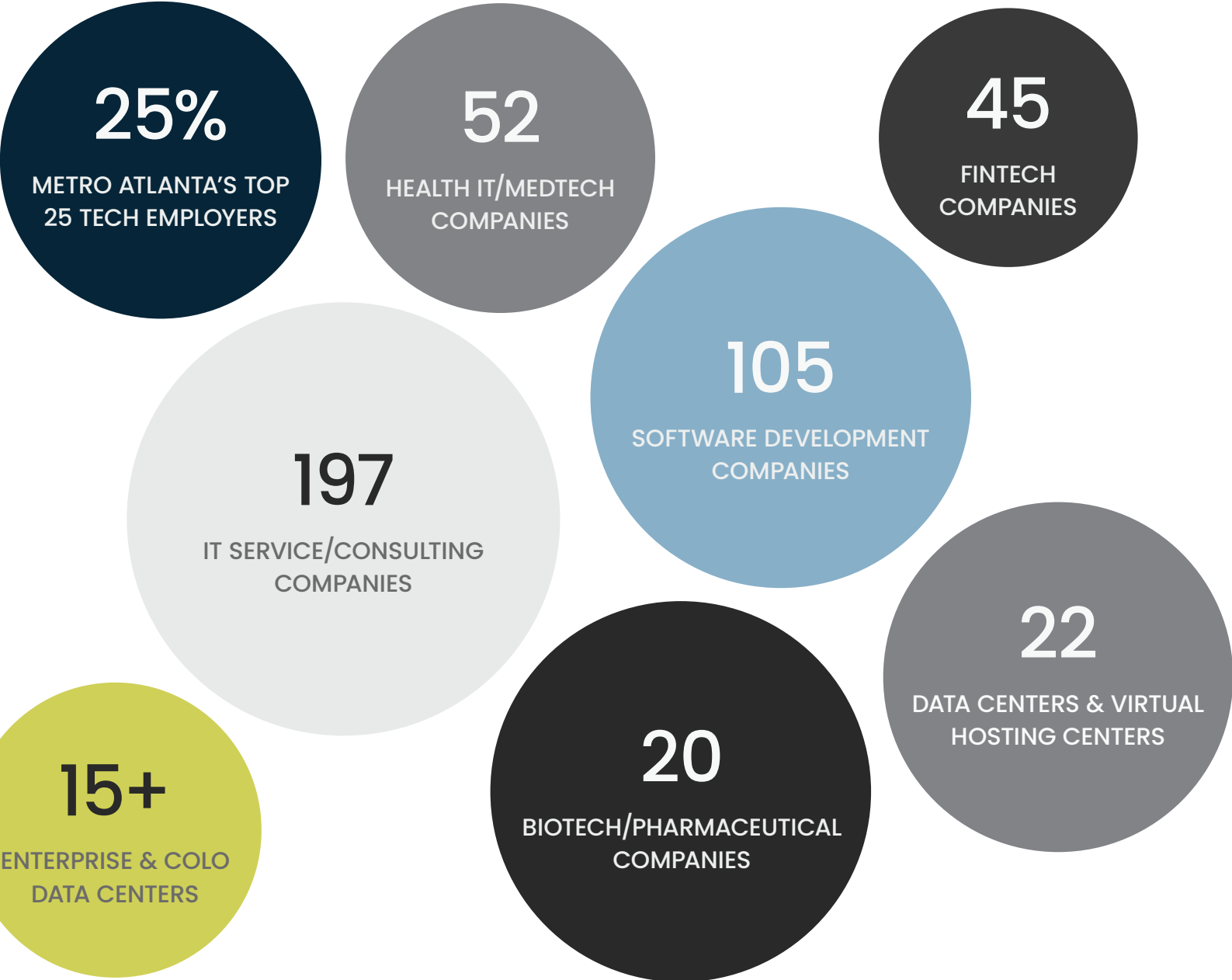
Newly Renovated East Building Lobby





Why 700+ Companies Reside in Alpharetta

- Local and State Tax credits and incentives help businesses thrive
- With over 25 million SF of office space there is plenty of room to grow
- A labor draw of 1.7 million potential workers provides talent to meet your needs
- Some of the industry’s biggest names are growing in Alpharetta
- Tech Alpharetta was established in 2012 to promote development, growth and innovation in the tech industry



Morgan Stanley



SIGNIFICANT LONG TERM COMMITMENTS:

ALPHA LOOP

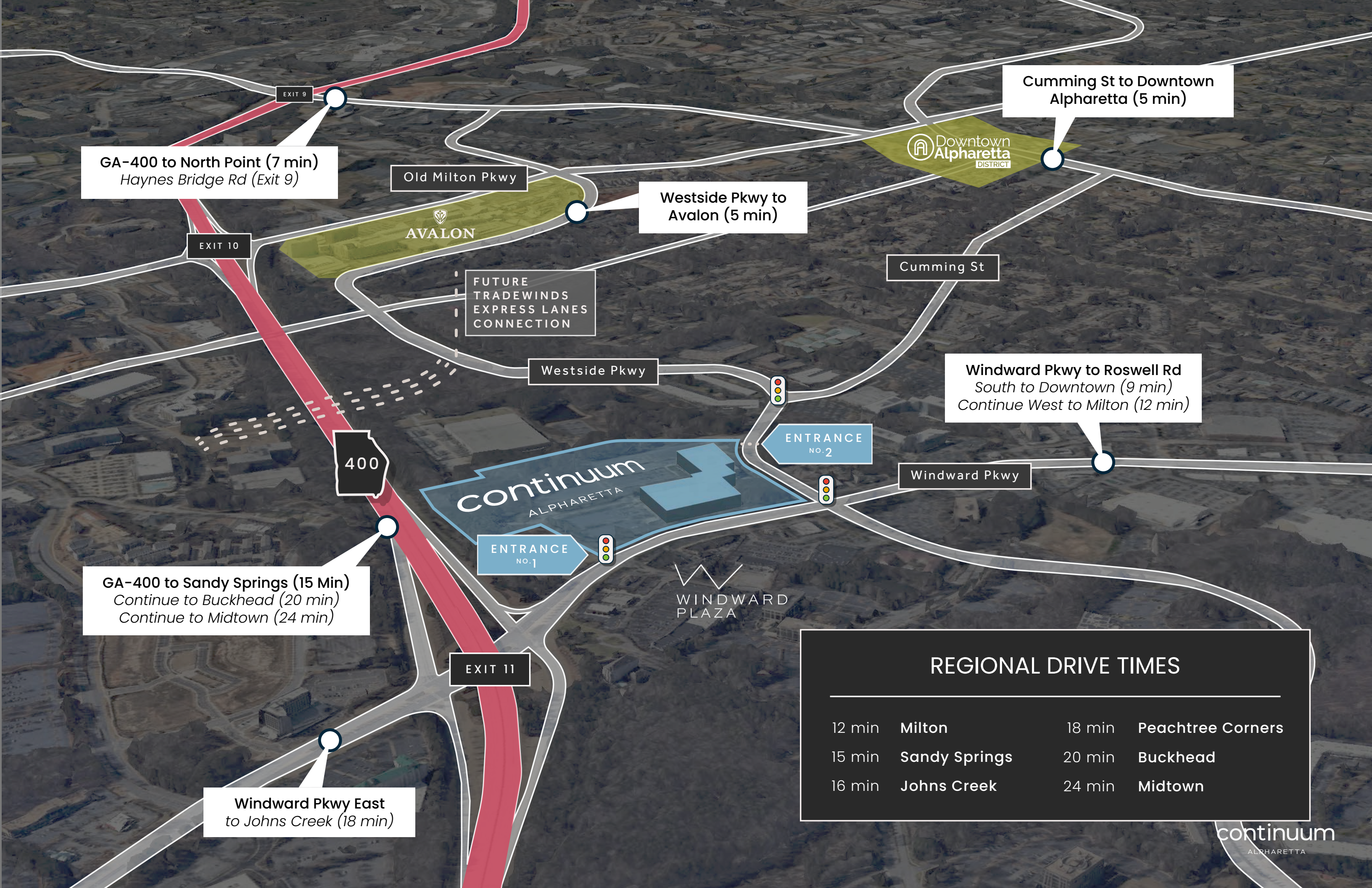


AVALON



DOWNTOWN ALPHARETTA





GA-400 to North Point (7 min)
Haynes Bridge Rd (Exit 9)

Old Milton Pkwy

Westside Pkwy to Avalon (5 min)

Cumming St to Downtown Alpharetta (5 min)

Downtown Alpharetta DISTRICT

AVALON

FUTURE TRADEWINDS EXPRESS LANES CONNECTION

Cumming St

Windward Pkwy to Roswell Rd South to Downtown (9 min)
Continue West to Milton (12 min)

Westside Pkwy

ENTRANCE NO. 2

Windward Pkwy

400

continuum ALPHARETTA

ENTRANCE NO. 1

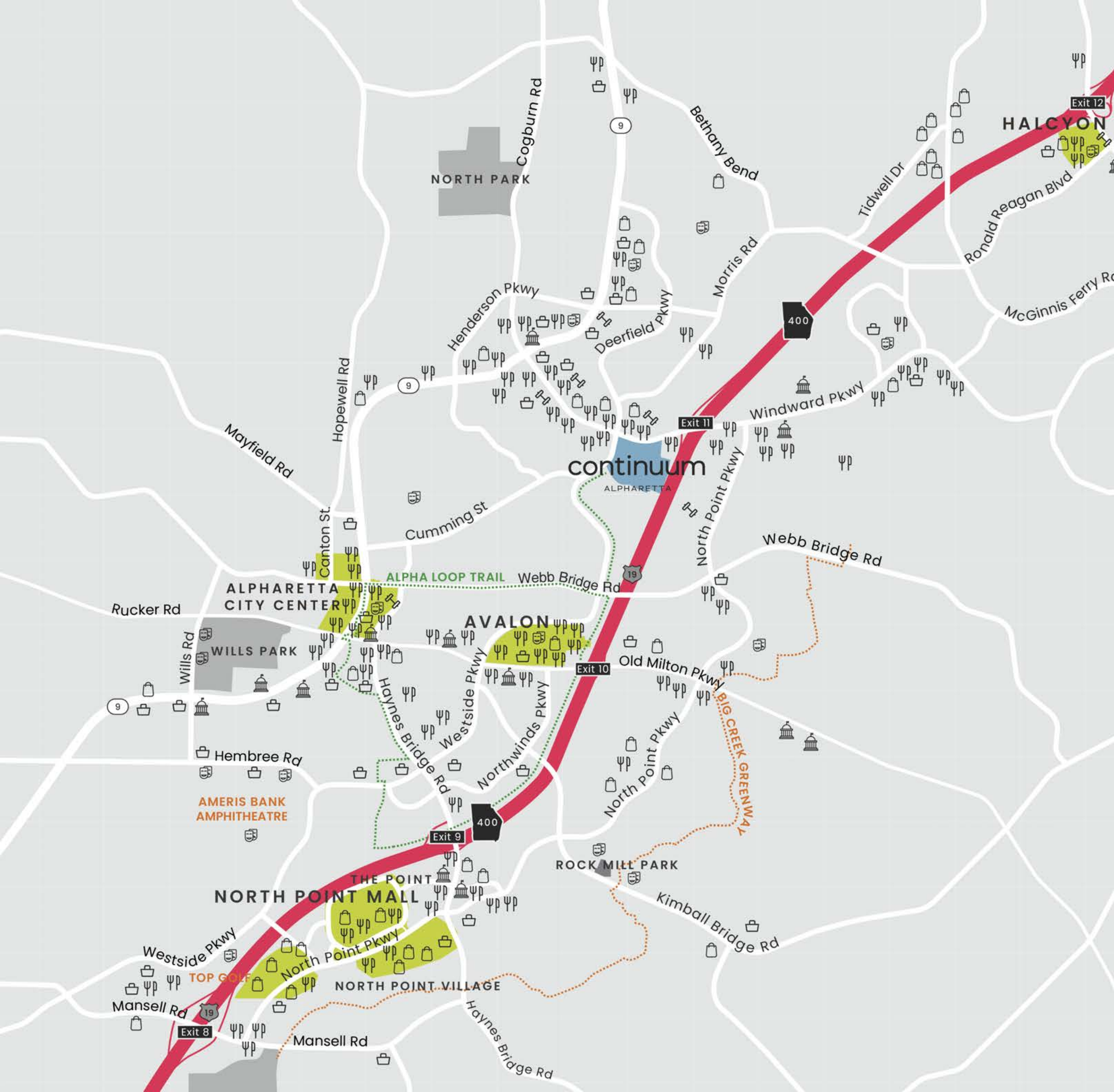
GA-400 to Sandy Springs (15 Min)
Continue to Buckhead (20 min)
Continue to Midtown (24 min)

WINDWARD PLAZA

EXIT 11

Windward Pkwy East to Johns Creek (18 min)

REGIONAL DRIVE TIMES			
12 min	Milton	18 min	Peachtree Corners
15 min	Sandy Springs	20 min	Buckhead
16 min	Johns Creek	24 min	Midtown



395+
FOOD & BEV

690+
SHOPS

50+
ENTERTAINMENT VENUES

Ψ DINING Ψ SHOP Ψ FUN
 Ψ BANKS Ψ FITNESS Ψ GROCERY



AVALON
22 Restaurants
72 Shops



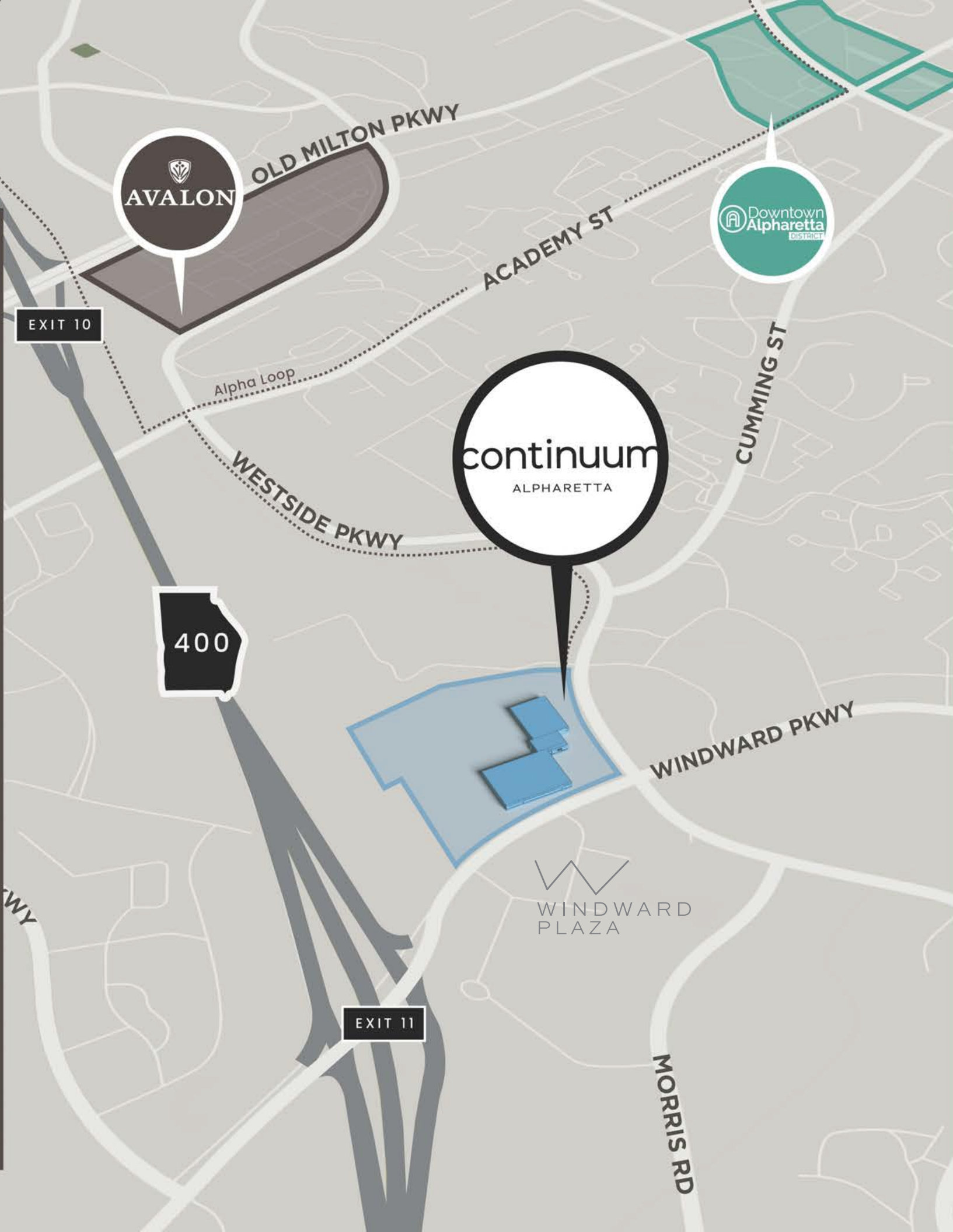
ALPHARETTA CITY CENTER
49 Restaurants
21 Shops



HALCYON
23 Restaurants
13 Shops

AVALON

<i>Superica</i>	Rumi's KITCHEN
Ted's MORTARA GRILL	THE CAPE RESTAURANT & BEACH BAR
PIZZA ANTICO NAPOLI STANA	OAK STEAKHOUSE
CRÚ FOOD & WINE BAR	Colletta ITALIAN FOOD & WINE
Cafe Intermezzo	South City KITCHEN
True Food kitchen	M. Marlow's Tavern*
Chick-fil-z!	WHOLE FOODS MARKET



Downtown Alpharetta DISTRICT

SOREILA -VICINA-	陣 JINYA RAMEN BAR
COALITION FOOD AND BEVERAGE	STEAK HOUSE BAR
FS FAIRWAY SOCIAL	S:MAIN EST. 2014
never enough Thyme	FOGÓN AND LIONS
STANDARD RESTAURANT GROUP	hen mother HM COOKHOUSE
TAFFERS TAVERN	CITIZEN SOUL
SMOKEJACK	CENTRAL CITY TAVERN

WITHIN WALKING DISTANCE

21+  Food & Beverage

2  Grocery

4  Fitness

4  Hotel

AVALON

Downtown Alphaetta DISTRICT

EXIT 10

ACADEMY ST

ROSWELL RD

OLD MILTON PKWY

Alpha Loop

CUMMING ST

WEBB BRIDGE RD

400

WESTSIDE PKWY

FUTURE TRADEWINDS EXPRESS LANES CONNECTION

continuum ALPHARETTA

Residence INN

BURGERFI

STARBUCKS

COSTCO WHOLESALE

SHRED415

MTHAI THAI STREET FOOD

FUEL COFFEE

CAMPANIA

La Parrilla MEXICAN RESTAURANT

FIRST WATCH

TACOMAC

Cogburn Road Park

Kroger

LIFETIME FITNESS

HYATT PLACE

CABERNET

EINSTEIN BROS BAGELS

thai squared

Poke Fresh

LAIFITNESS

ichiban

CHIPOTLE MEXICAN GRILL

Chick-fil-A

JIM'N NICK'S COMMUNITY BAR-B-Q

9

NORTH POINT PKWY

Hilton HOTELS & RESORTS

EXIT 11

Hampton by Hilton

Marriott

Luci's STEAKHOUSE

knuckleup

NALAN INDIAN CUISINE

WINDWARD PKWY

MORRIS RD

DEERFIELD PKWY

WEBB RD

Freedom Park



Southwest Value Partners holds recognized Class-A commercial office investments, as well as hotels and resorts in some of the most vibrant cities in the country, multi-family properties, and strategic commercial/residential land assets.

Southwest Value Partners has a disciplined, high energy approach to asset acquisition, operating execution, value creation, and asset disposition, and continues to stand apart as a distinct leader in the real estate investment and development marketplace.



NASHVILLE YARDS

Nashville, TN

19-ACRE MIXED-USE CAMPUS INCLUDING:

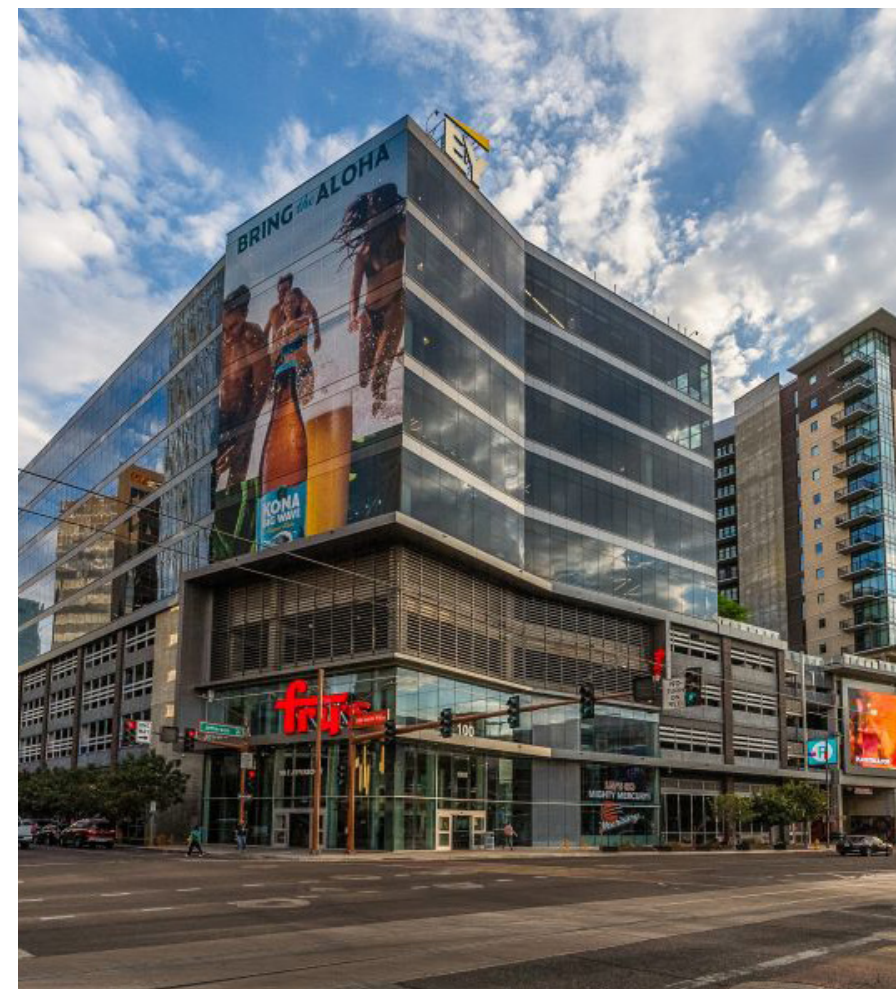
- **3+ MILLION SF** OF COMMERCIAL OFFICE
- **2,000+** RESIDENTIAL UNITS
- **350,000+ SF** RETAIL, F&B, & ENTERTAINMENT
- **1,000+** HOTEL ROOMS
- **7+ ACRES** OF PRIVATELY OWNED PUBLIC SPACE AND AMENITY



AMAZON OPERATIONS CENTER OF EXCELLENCE

Nashville, TN

- TWO CLASS A+ COMMERCIAL OFFICE BUILDINGS TOTALING **1.1 MILLION SF**
- **Tower 01 | Complete & Occupied**
- **Tower 02 | Core & Shell Delivered**



PHOENIX OFFICE PORTFOLIO

Tempe, AZ

- **SWVP** IS ONE OF THE LARGEST OWNERS OF MULTI-TENANT OFFICE IN GREATER PHOENIX
- **2 MILLION SQUARE FEET** OF COMMERCIAL OFFICE
- **8 COMMERCIAL OFFICE PROJECTS** ACROSS SCOTTSDALE, PHOENIX, TEMPE, AND CHANDLER

Entitled Master Plan



WESTSIDE PKWY

WINWARD PKWY

VEHICLE
ENTRANCE AREA

ARRIVAL
FUTURE RETAIL

SHARED
STREET

WATER PLAZA

CENTRAL
GREEN AREA

MULTI-FAMILY RESIDENCES

FUTURE RETAIL

NATURAL CREEK PARK

VEHICLE
ENTRANCE AREA

SINGLE FAMILY RESIDENCES

NATURAL CREEK PARK

GA - 400

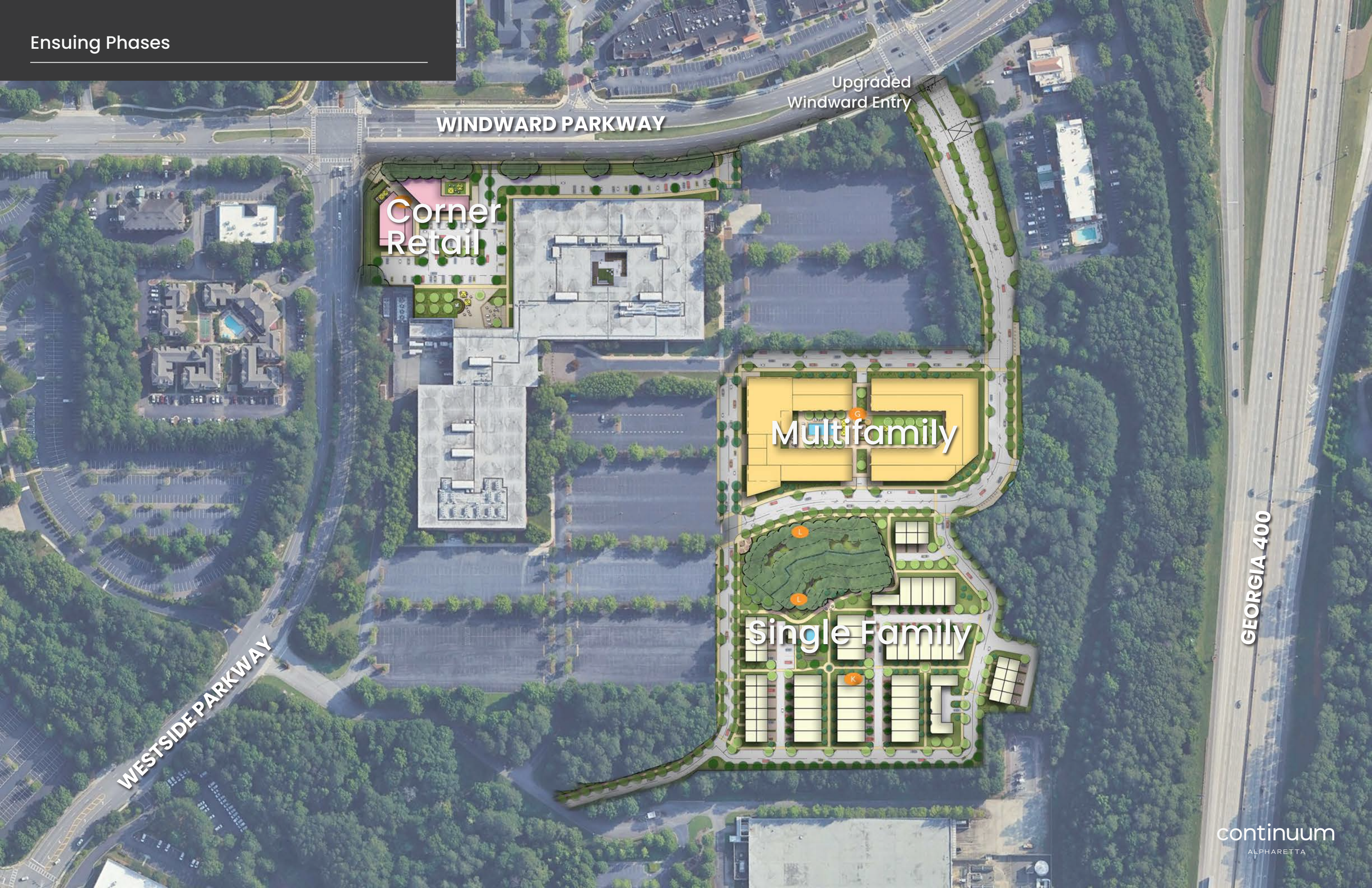
GA - 400

WINDWARD PARKWAY

5555 WINDWARD
PARKWAY

WESTSIDE PARKWAY

GEORGIA 400



WINDWARD PARKWAY

Upgraded
Windward Entry

Corner
Retail

Multifamily

Single Family

WESTSIDE PARKWAY

GEORGIA 400

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ALPHARETTA

A REDEVELOPMENT OF

SOUTHWEST VALUE PARTNERS

LEASED BY


STREAM

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