

**PRESTON
RIDGE II**

**150,000 SF of Class A space.
Two miles from everything.**



Elevate the Everyday Work Experience

3480 Preston Ridge Road | Alpharetta, GA

ALEX PORT
404.931.9180
aport@lpc.com

MAIA PERRI
678.836.5773
mperry@lpc.com

Lincoln



Minutes from Alpharetta's Best

Work here. Live next door.

Preston Ridge Two sits at the geographic and cultural center of North Fulton—two miles from Avalon's 500,000 SF of dining and retail, one turn from GA-400, and minutes from the neighborhoods your team calls home.

This isn't a compromise location. **It's the one you've been looking for.**



Built for Every Part of Your Day

From the first cup to the final errand.



1

Start your day with morning coffee at Café Intermezzo



2

Afternoon workout at Orangetheory



3

Unwind after work with a happy hour at Rumi's



4

Quick Whole Foods run before heading home



Halcyon

- | | | |
|--------------------------|----------------------|-------------------------|
| Butcher & Brew | Pita Mediterranean | RW Design & Exchange |
| Cattle Shed Wine & Steak | Playa Bowls | Unexpected Pooch |
| CHAR Pizzeria | Salata | Willow Jane |
| Cherry Street Brewpub | Sweet Tuna | Brash Coffee Roasters |
| CT AI Pastor | The Original Hot Dog | Lush Nail Bar |
| CT Cantina & Taqueria | Factory | Optima Eye Care |
| Eclipse di Luna | Bluemercury | Safira MD MedSpa |
| Gu's Dumplings | Buff City Soap | The Forum Athletic Club |
| HOBNOB | Il Bottegone | Trader Joe's |
| Iron Age Korean Steak | Lizard Thicket | Chick-fil-A |
| House | Nina + Leigh | Five Guys |
| Kilwins | Piggy Jo's | Dogtopia |
| Ocean & Acre | Rise & Wine | X-Golf |

Avalon

- | | | |
|---------------------|-------------------------|------------------------|
| Rumi's Kitchen | Free People | Kendra Scott |
| Oak Steakhouse | Madewell | Brilliant Earth |
| Colletta | Banana Republic | gorjana |
| Superica | J.Creaw | TUMI |
| True Food Kitchen | Lilly Pulitzer | Crate & Barrel |
| Cru Food & Wine Bar | Vineyard Vines | West Elm |
| Marlow's Tavern | Johnny Was | Pottery Barn |
| Kona Grill | Nike | Arhaus |
| Café Intermezzo | Peloton | Apple |
| Antico Pizza | Athleta | Sephora |
| Lululemon | Tecovas | Drybar |
| Madewell | High Country Outfitters | L'Occitane |
| Anthropologie | CHANEL | Restore Hyper Wellness |

Downtown Alpharetta

- | | | |
|---------------------------|--------------------------|--------------------------|
| Citizen Soul | Never Enough Thyme | Sis & Moon's |
| Chiringa | Kilwins | Moop's Boutique |
| Jinya Ramen Bar | Vitality Bowls | Mountain High Outfitters |
| Lapeer Steak & Seafood | Boarding Pass Coffee | Natural Body Spa |
| Central City Tavern | Valor Coffee | Skin ReMEDI |
| South Main Kitchen | Hemline | Al's European Barbershop |
| Salt Factory Pub | Dress Up | Fairway Social |
| Mercantile Social | The Pink Valise | Roar |
| Coalition Food & Beverage | Perched | The Hamilton Hotel |
| Flatlands Bourbon & Bayou | Anna Bella Fine Lingerie | Starbucks |
| Fogón & Lions | Southern Local | Maple Street Biscuit Co |
| Hen Mother Cookhouse | Spirited Boutique | Jekyll Brewing |
| | Magnolia Moon | Shake Shack |

Class A. Every Detail.

Designed for how your team works.

Preston Ridge Two has been reimagined from the lobby up. A stunning marble entrance sets the tone. Generous floor plates fill with natural light from all four sides. And a recently renovated fitness center means your team never has to choose between work and wellness.

150K SF

Class A Office Space

25K SF

Flexible Floorplates

4:1

Parking Ratio



Renovated Marble Lobby
a first impression worth having



360° natural light
floor-to-ceiling glass on every floor



New Fitness Center
with first-floor locker rooms & showers



Outdoor Collaboration Areas
designed for the in-between moments



4/1,000 Parking Ratio
ample, accessible, no hunting



Energy-Certified Building
efficient operations, lower costs



Monument Signage Available
your name on North Fulton's skyline



Direct Access to North Point Pkwy
in and out, effortlessly



Efficient 25,000 SF Floorplates
designed for flexibility and flow



**PRESTON
RIDGE II**

**150,000 SF of Class A space.
Two miles from everything.**



The Address You Deserve

Preston Ridge II offers something rare in North Fulton—Class A space, Avalon-adjacent lifestyle, and instant highway access, all at the same address. **Come see it.**

ALEX PORT
404.931.9180
aport@lpc.com

MAIA PERRI
678.836.5773
mperri@lpc.com

lease by
Lincoln

owned &
managed by

