

**PHASE 2 - UNDER CONSTRUCTION!**

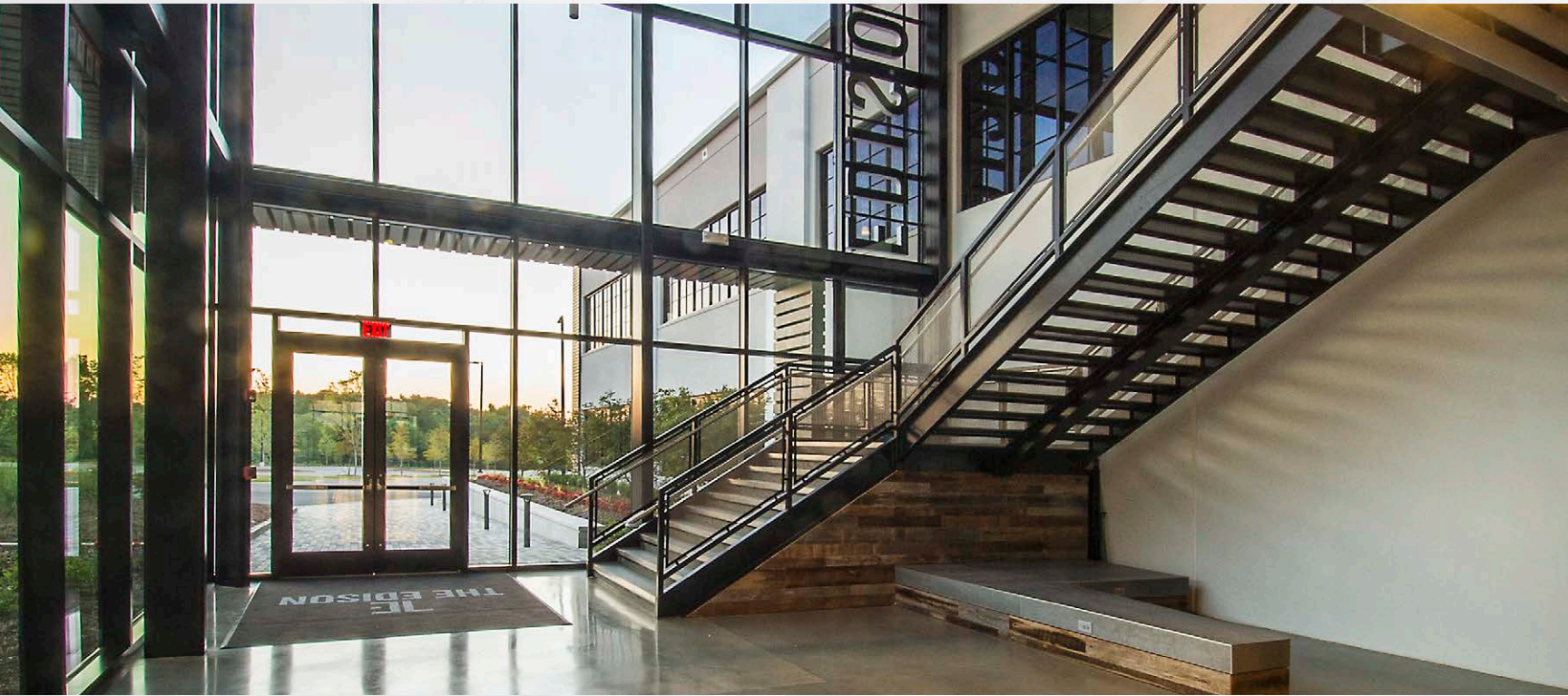
*DELIVERING MAY 2019!*

**PHASE 1 - 100% LEASED**



**TE**  
**THE EDISON**  
ALPHARETTA  
Alpharetta, Georgia

# A CAMPUS BUILT TO ATTRACT. ENGAGE. RETAIN.



CENTRALLY LOCATED, 5,000 SQ. FT.  
MODERN CLUBHOUSE AMENITY WITH  
FITNESS CENTER, FOOD AND BEVERAGE,  
MEETING AND LOUNGE SPACE.

TWO, 2-STORY 107,643 SQ. FT. BUILDINGS FOR A  
TOTAL OF 215,286 SQ. FT.



### Site Plan



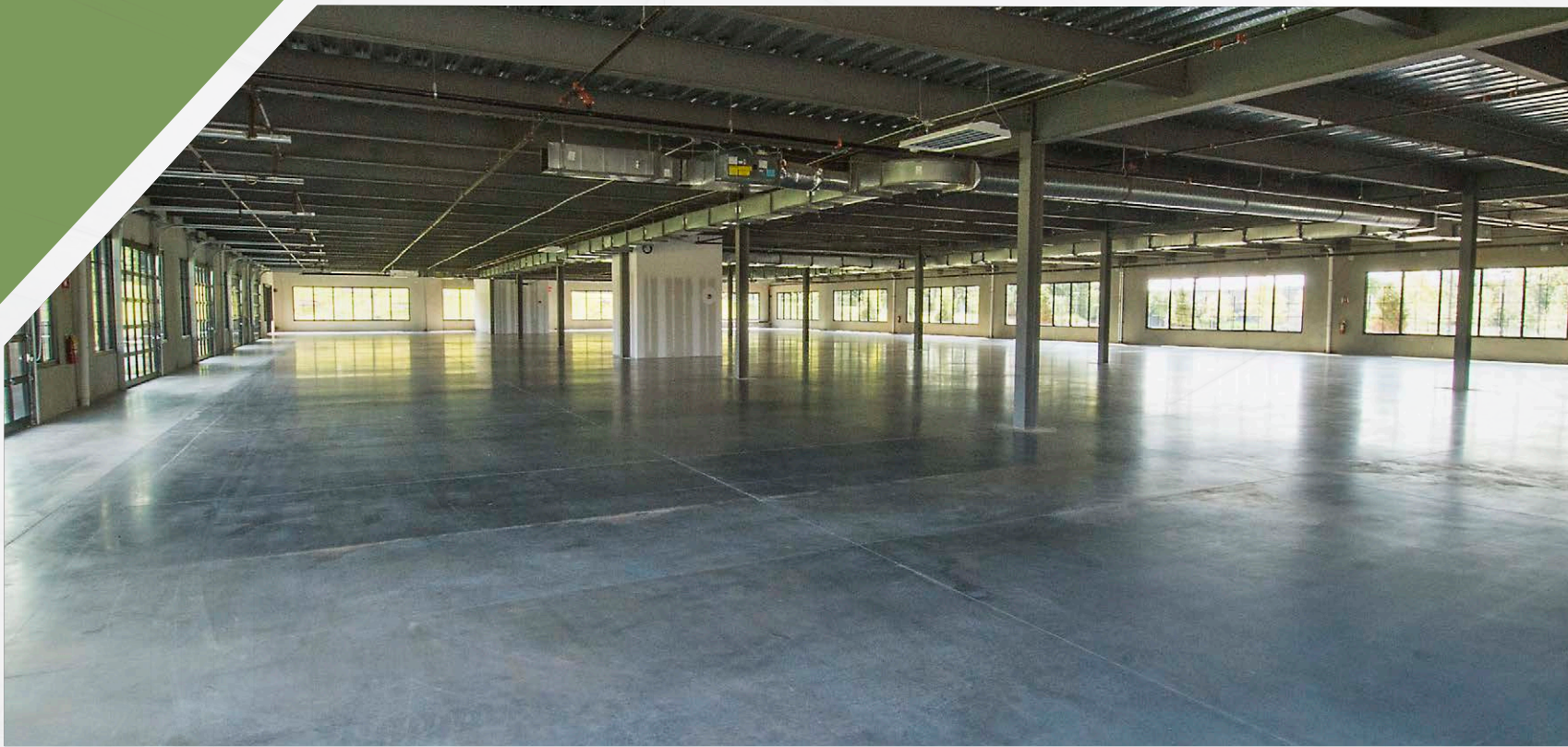
### LEGEND - PHASE 1 (3 EDISON)

- 1. COURTYARD
- 2. 2 STORY - 54,057 RSF
- 3. ENTRY / LOBBY
- 4. 2 STORY - 53,586 RSF
- 5. CLUBHOUSE

### LEGEND - PHASE 2 (1 EDISON)

- UNDER CONSTRUCTION
- 6. 2 STORY - 54,057 RSF
  - 7. ENTRY / LOBBY
  - 8. 2 STORY - 53,586 RSF

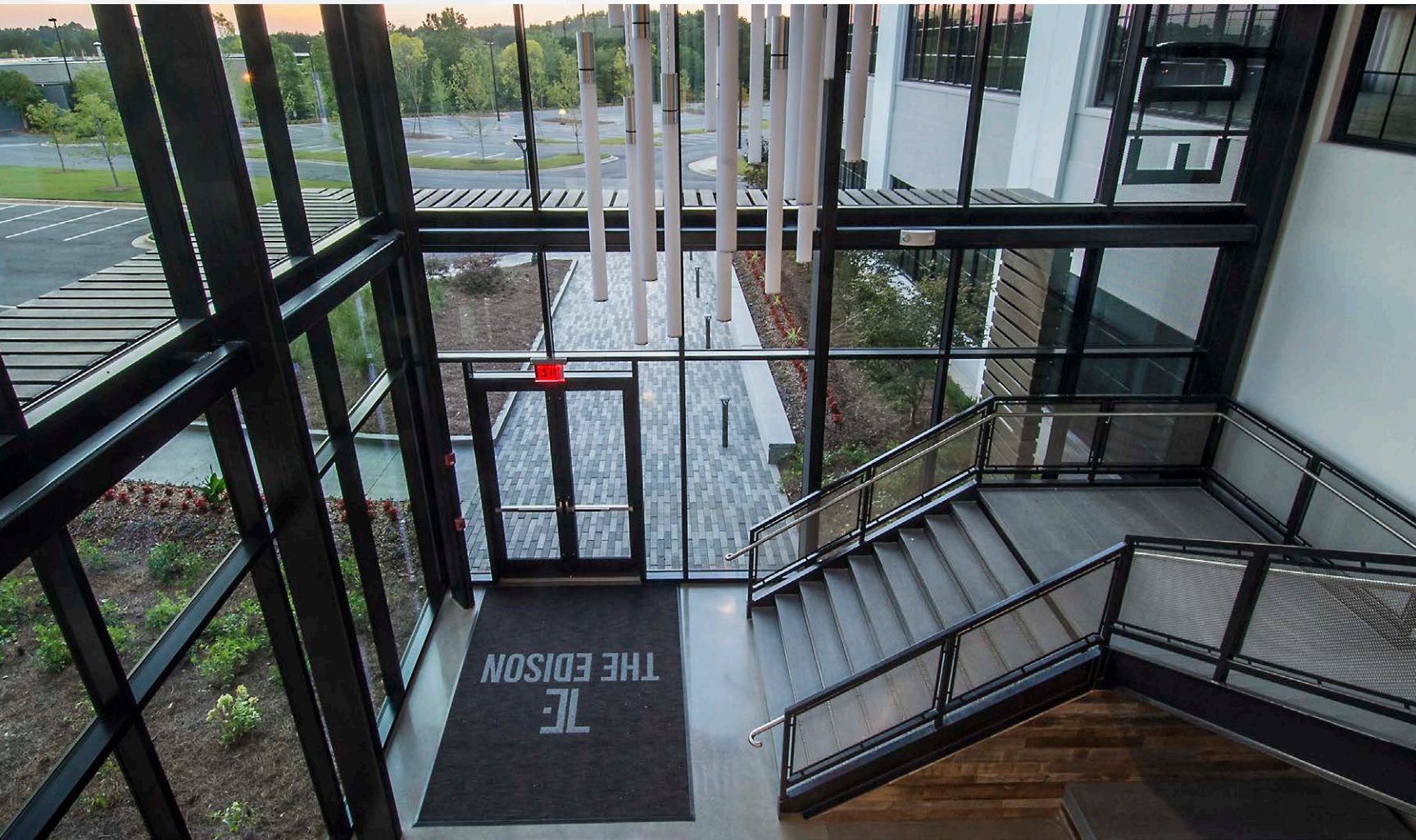




## Floor Plan



- 27,000 RSF ± floor plates that are clear of infrastructure. Restrooms, stairs, elevators are all located centrally between the buildings providing maximum efficiency
- Ample 5/1,000 parking ratio
- Open ceilings 14'-15' to the deck. Drop ceilings would start at 11'-12' (if tenants desire to install)
- First floor suites have roll-up overhead doors providing easy access to the courtyard



# CONVENIENT AMENITIES ONSITE AND NEARBY

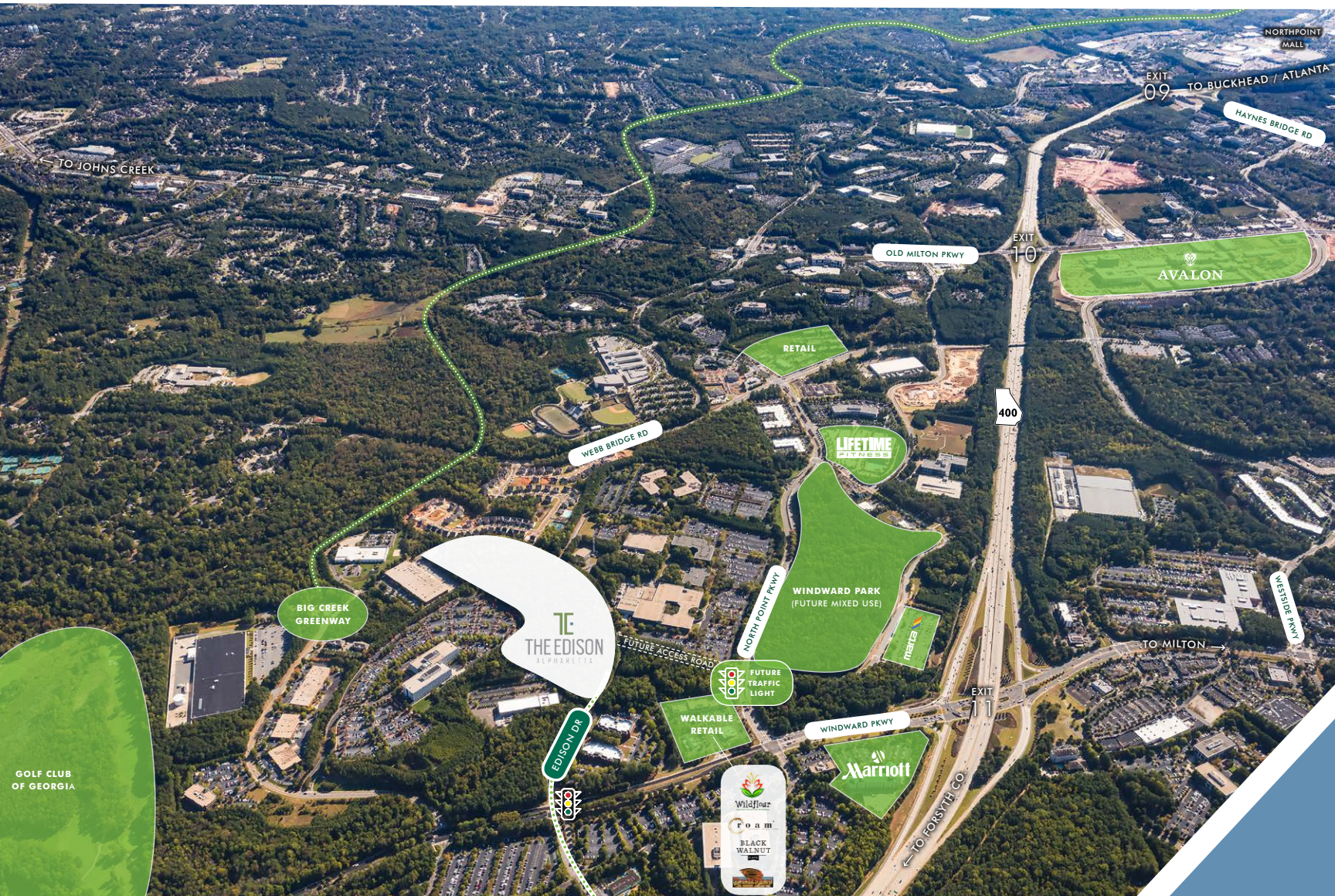


- Walkable dining options and minutes from the amenities at Avalon
- Immediate access to the Big Creek Greenway and nearby Windward Parkway amenities
- Centrally located, 5,000 sq. Ft. Modern clubhouse amenity with fitness center, food and beverage, meeting and lounge space.



# LOCATION

LESS THAN 5 MINUTE DRIVE TO AVALON AMENITIES  
ACCESS TO BIG CREEK GREENWAY





# THE EDISON

## ALPHARETTA

### CONTACT US TODAY

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# CBRE

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