

400 Overlook Business Park

For Lease 24,000 SF Warehouse Campus Two Available Buildings

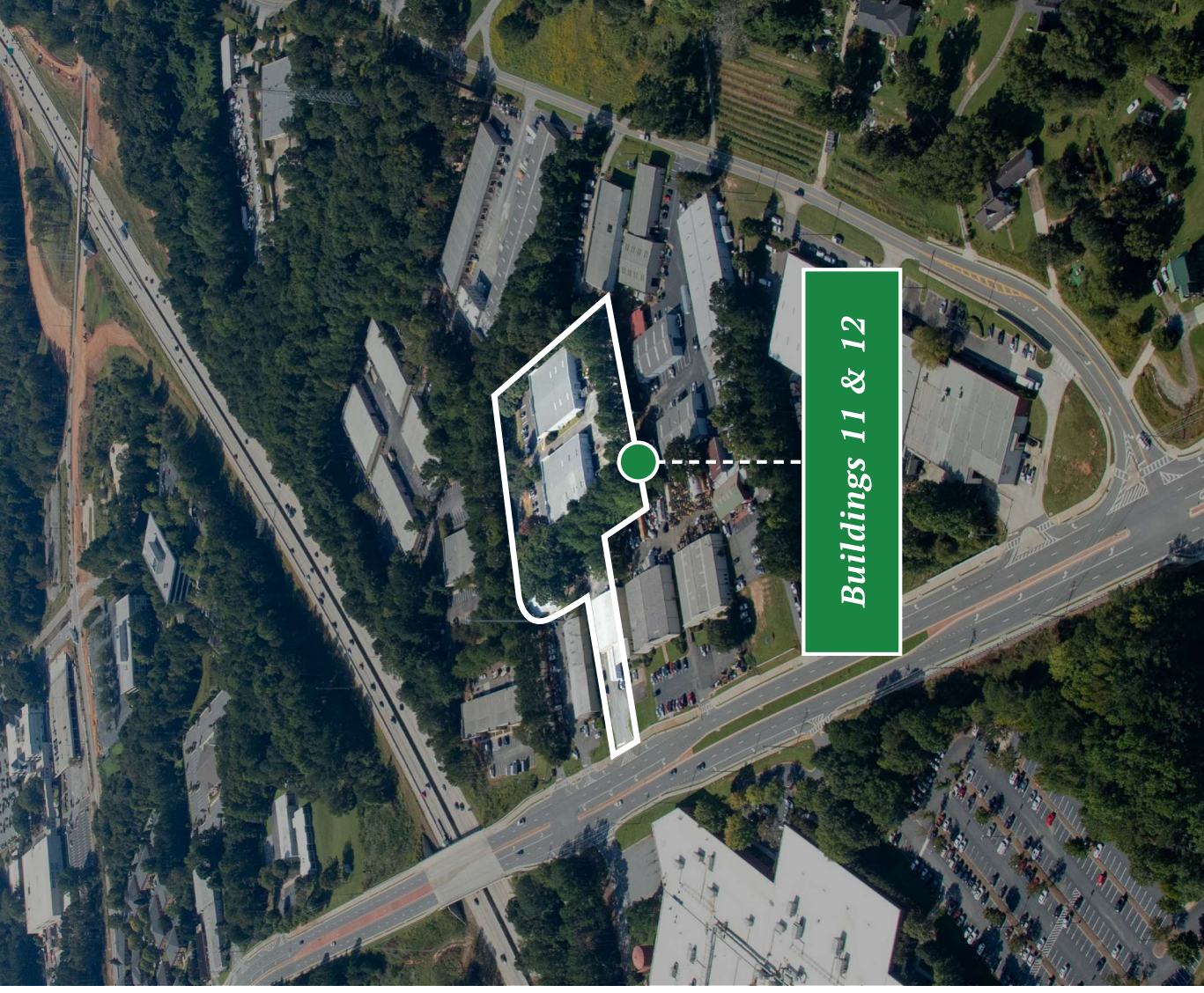
About a mile from Halcyon and across the road from The Gathering at South Forsyth.

1360 Union Hill Road, Alpharetta, GA 30004

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Buildings 11 & 12

oakley
REAL ESTATE PARTNERS

400 Overlook Business Park



Tidwell Drive

Union Hill Road

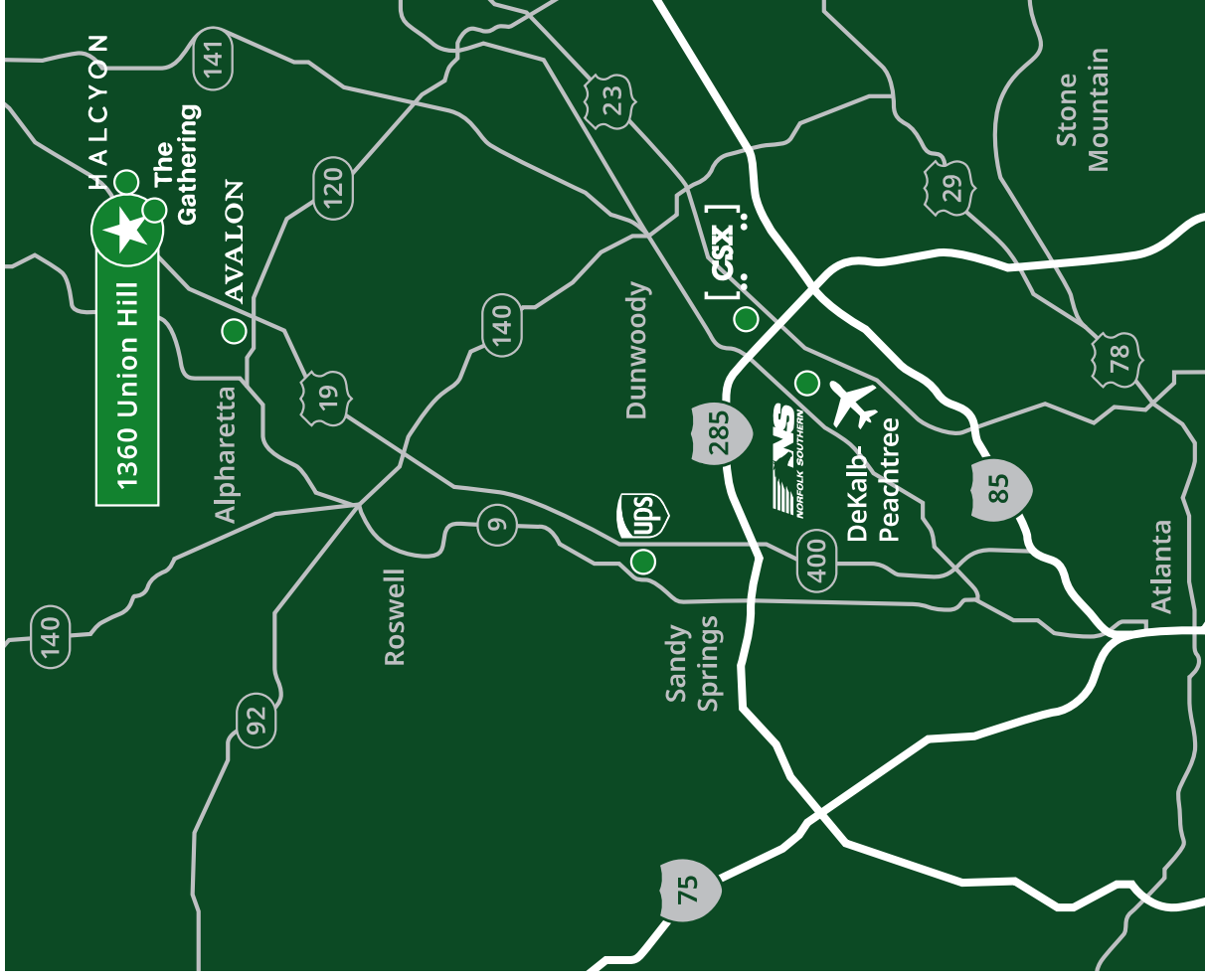
Georgia-400

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NOTABLE DESTINATIONS DRIVING DISTANCES

The Gathering at South Forsyth	1.0 Miles
Halcyon	1.8 Miles
Avalon	4.5 Miles
I-85	15.2 Miles
UPS World Headquarters	16.3 Miles
I-285	17.0 Miles
CSX, South Doraville	19.2 Miles
Norfolk Southern, Chamblee	20.6 Miles
DeKalb-Peachtree Airport	20.6 Miles
Downtown Atlanta	28.8 Miles



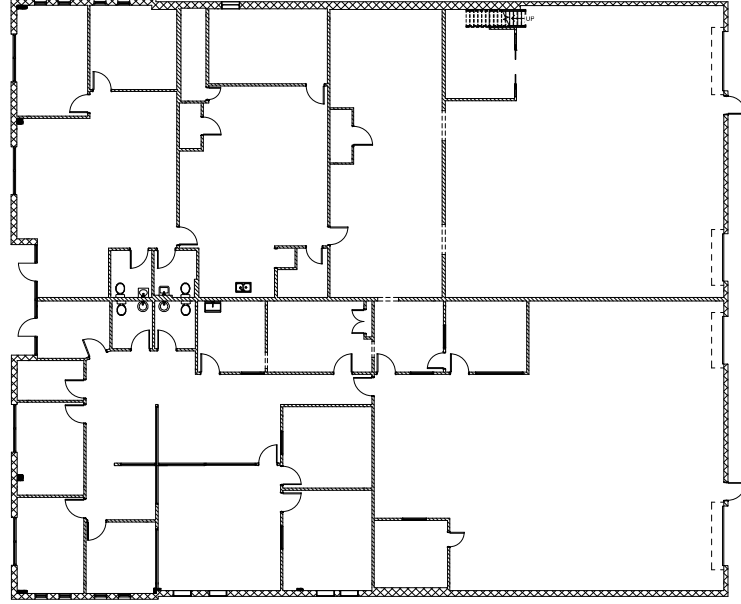
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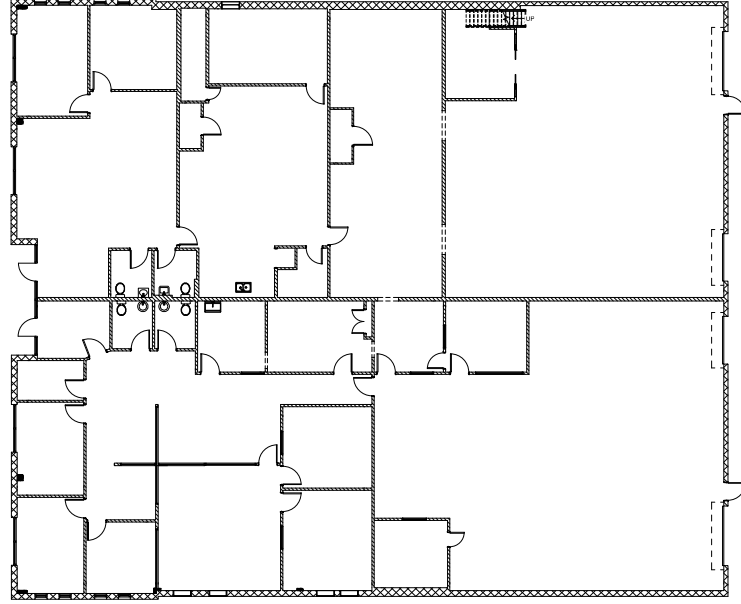
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12,066 SF Building 11

6,035 SF
SUITE A

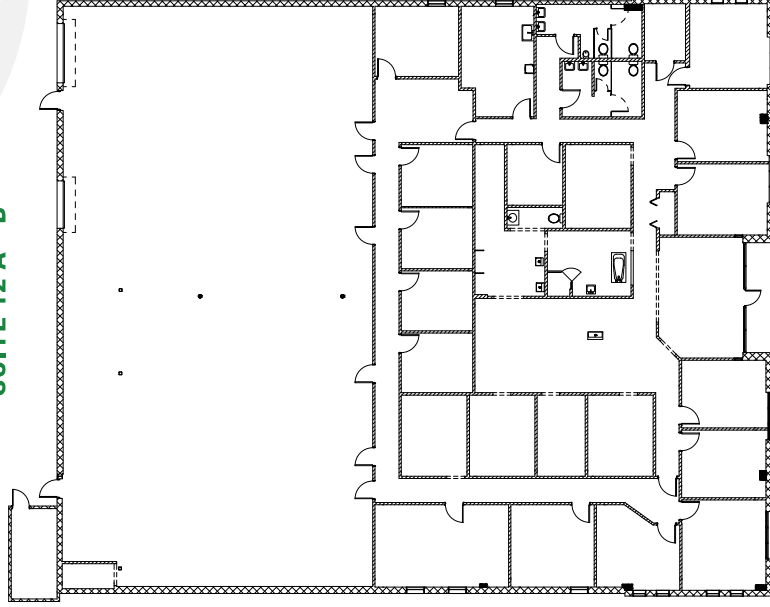


6,031 SF
SUITE B



12,231 SF Building 12

12,231 SF
SUITE 12 A - B



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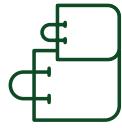
HALCYON

About a Mile from 400 Overlook Business Park

visithalcyon.com



Dining



Shopping



Services



Entertainment



The Gathering

Across the Street from 400 Overlook Business Park

Mixed-use development designed to become the entertainment hub of North Georgia and the gateway into South Forsyth County.

thegatheringatsouthforsyth.com

AVALON

Less Than 5 Miles from 400 Overlook Business Park

experienceavalon.com

Avalon is a new experience in the timeless art of living well. In the heart of Alpharetta, this sustainable-designed, 86-acre community features:

More than 570,000 square feet of retail

A 12-screen premium movie theater

Conference center and full-service hotel

Class-A office

Single-family residences and luxury rental homes

Avalon infuses resort-level hospitality throughout a walkable, seamlessly connected community of shopping, dining, entertainment, living, and working. It's more than just another place to go, it's a place to be – a hub of activity that delivers the luxury of the modern South.



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