



THE EDISON

ALPHARETTA

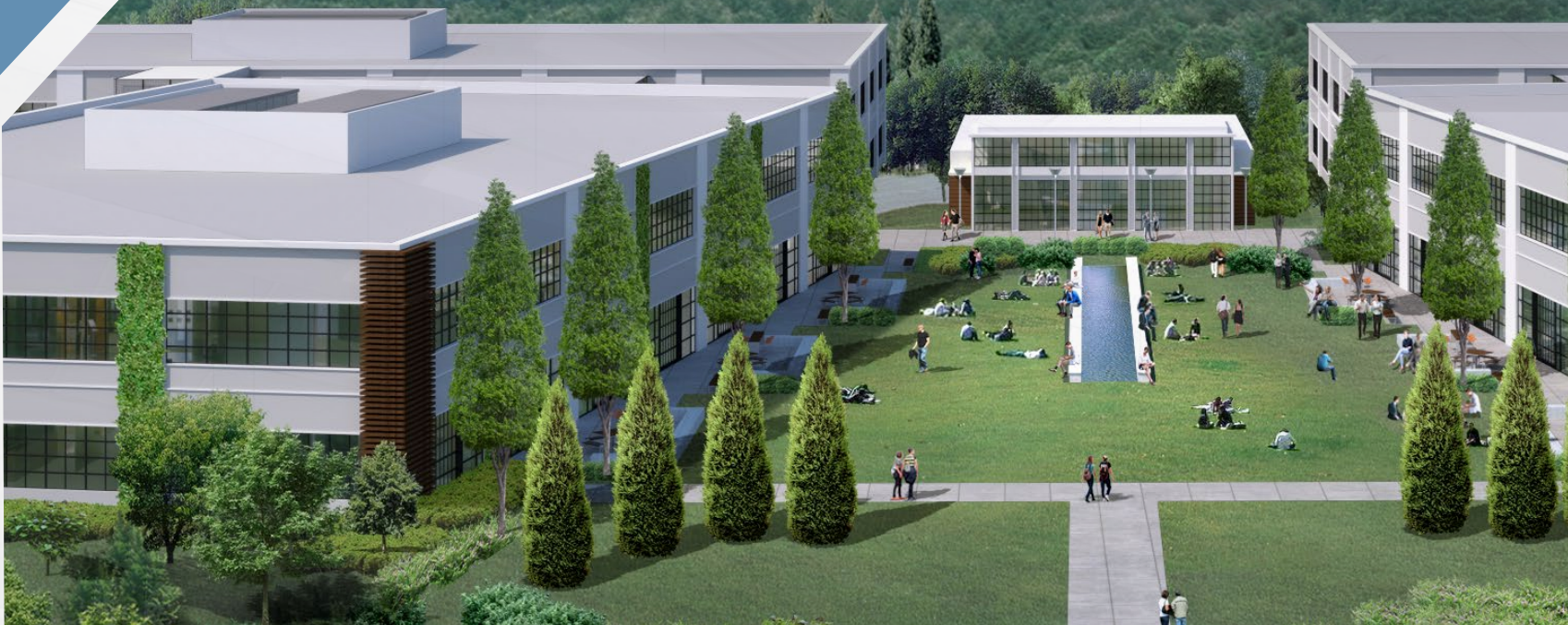
Alpharetta, Georgia

A CAMPUS BUILT TO ATTRACT. ENGAGE. RETAIN.



CENTRALLY LOCATED "CLUBHOUSE"
WILL BE A 5,000 SQ. FT. AMENITY WITH
GYM, HEALTHY FOOD OPTIONS AND
MEETING SPACE

TWO, 2-STORY 107,991 SQ. FT. BUILDINGS FOR A
TOTAL OF 215,982 SQ. FT.



Site Plan



LEGEND - PHASE 1

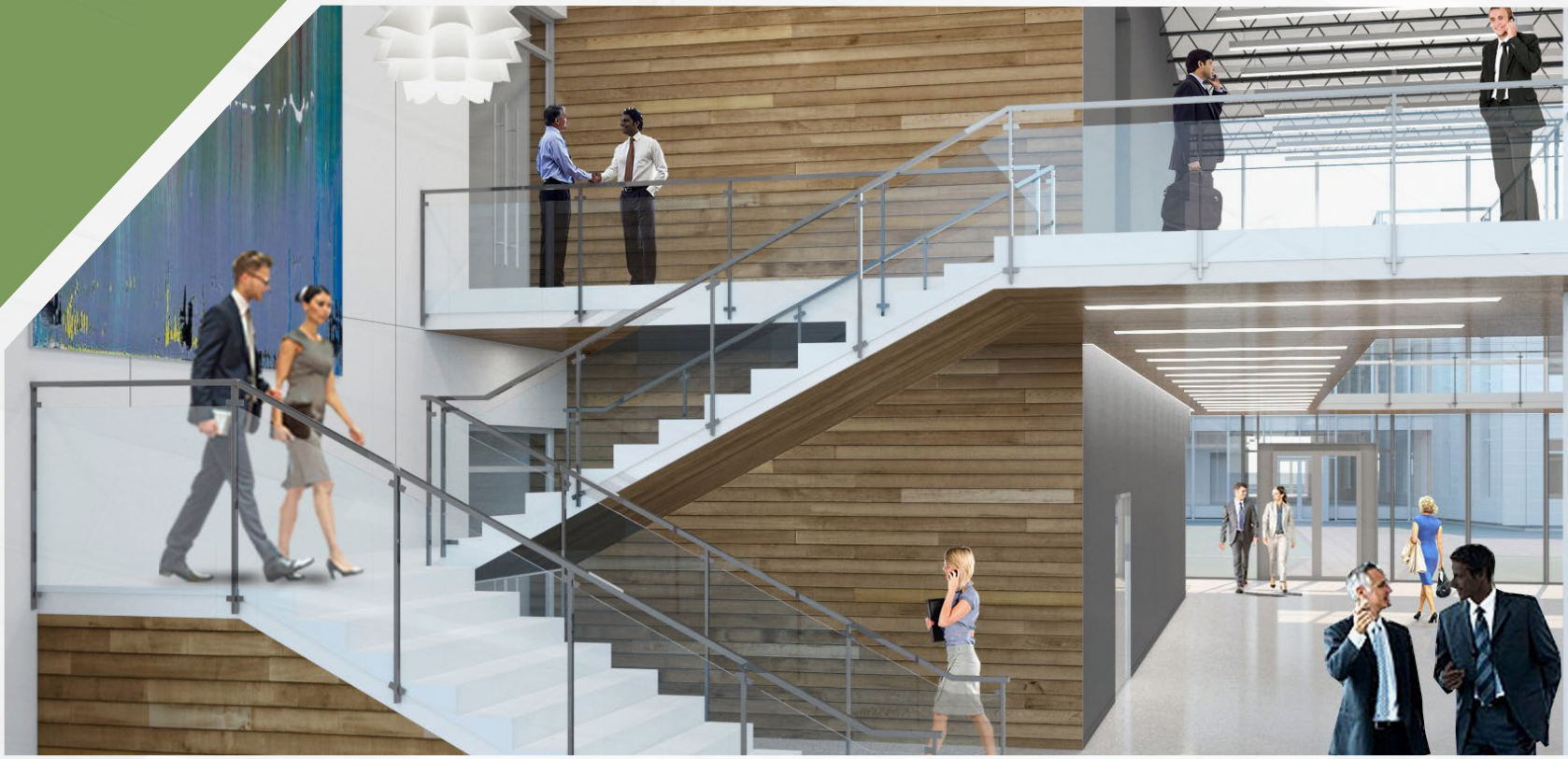
UNDER CONSTRUCTION

- 1. COURTYARD
- 2. 2 STORY - 54,341 RSF
- 3. ENTRY / LOBBY
- 4. 2 STORY - 53,650 RSF
- 5. CLUBHOUSE

LEGEND - PHASE 2

- 6. 2 STORY - 53,650 RSF
- 7. ENTRY / LOBBY
- 8. 2 STORY - 54,341 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 15' to the deck. Drop ceilings would start at 11'-12' (if tenants desire to install)
- First floor suites will have roll-up overhead doors providing easy access to the courtyard



CONVENIENT AMENITIES ONSITE AND NEARBY

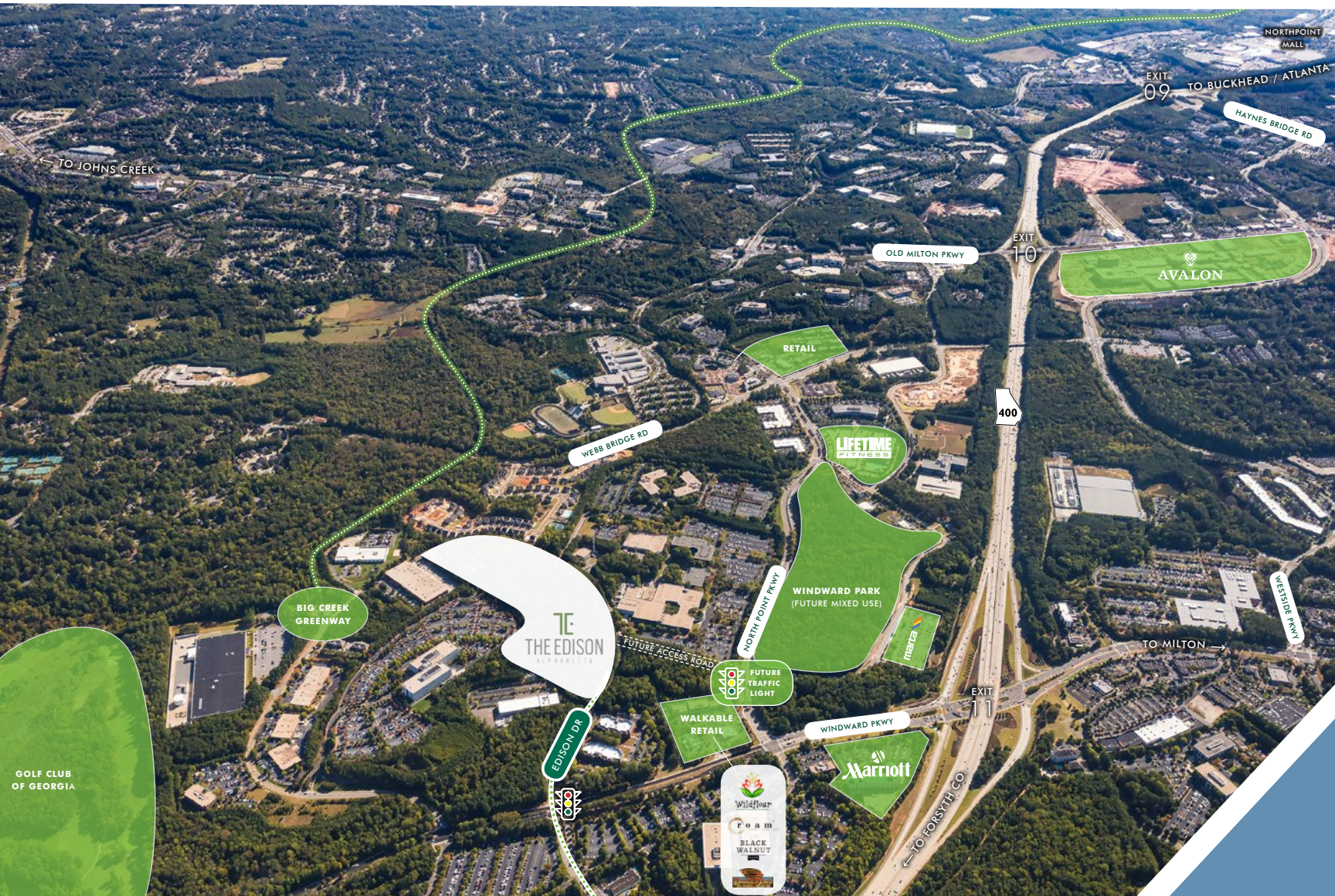


- Walkable dining options and minutes from the amenities at Avalon
- Immediate access to the Big Creek Greenway and nearby Windward Parkway amenities
- Centrally located “Clubhouse” will be a 5,000 sq. ft. amenity with gym, wifi, healthy food options and meeting space



LOCATION

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





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