


# Tour - Short plus Tax & Ops


Prepared By  
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<b>1</b>		2475 Northwinds Pkwy Alpharetta, GA 30004 Ofc Class A 148,883 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	81,531 SF \$19.75 Gross \$0.00
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**Listing Notes**

**Northwinds I**

<b>2</b>		1105 Lakewood Pkwy Alpharetta, GA 30004 Ofc Class A 182,000 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	54,580 SF Negotiable Gross \$0.00
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**Listing Notes**

**Sanctuary Park - Lake View I**

<b>3</b>		200 N Point Ctr E Alpharetta, GA 30022 Ofc Class A 130,000 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	6,770 SF \$19.50 - \$20.50 Gross \$0.00
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**Listing Notes**

**North Point Center East - 200**

<b>4</b>		4550 N Point Pkwy Alpharetta, GA 30022 Ofc Class A 123,633 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	87,367 SF \$18.00 Gross \$0.00
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**Listing Notes**

**Two Point Royal**

<b>5</b>		3480 Preston Ridge Rd Alpharetta, GA 30005 Ofc Class A 150,000 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	12,502 SF \$21.00 Gross \$7.50
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**Listing Notes**


**Preston Ridge II**

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<b>6</b>		2400 Lakeview Pkwy Alpharetta, GA 30004 Ofc Class A 124,800 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	9,202 SF \$19.50 - \$20.00 Gross \$0.00
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**Listing Notes**

*Georgia 400 Center*

<b>7</b>		12725 Morris Rd Alpharetta, GA 30004 Ofc Class A 101,000 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	44,511 SF \$19.25 - \$19.50 Gross \$6.95
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**Listing Notes**

*Deerfield Point - Bldg 100*

<b>8</b>		3625 Brookside Pkwy Alpharetta, GA 30022 Ofc Class A 133,355 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	26,101 SF \$19.75 Gross \$0.00
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**Listing Notes**

*Brookside I*

<b>9</b>		3820 Mansell Rd Alpharetta, GA 30022 Ofc Class A 126,480 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	9,149 SF \$20.50 Gross \$7.87
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**Listing Notes**

*Parkside Terrace East*

<b>10</b>		925 N Point Pkwy Alpharetta, GA 30005 Ofc Class A 164,717 SF Building	<b>Available SF</b> <b>Lease Rate</b> <b>Operating Exp/SF</b> <b>Taxes/SF</b> <b>Tax Year</b>	2,656 SF \$19.00 Gross \$6.75
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**Listing Notes**


*Parkview One at Opus Woods*

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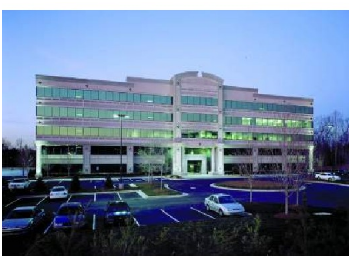
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11		1165 Sanctuary Pkwy Alpharetta, GA 30004 Ofc Class A 152,000 SF Building	Available SF	19,151 SF
			Lease Rate	Negotiable Gross
			Operating Exp/SF	\$0.00
			Taxes/SF	
			Tax Year	


**Sanctuary Park - Oak View I**

**Listing Notes**

12		3600 Mansell Rd Alpharetta, GA 30022 Ofc Class A 126,140 SF Building	Available SF	43,619 SF
			Lease Rate	\$19.50 Gross
			Operating Exp/SF	\$6.25
			Taxes/SF	
			Tax Year	


**Mansell Three**

**Listing Notes**

13		30000 Mill Creek Ave Alpharetta, GA 30022 Ofc Class A 155,000 SF Building	Available SF	41,629 SF
			Lease Rate	\$21.00 - \$21.50 Gross
			Operating Exp/SF	\$6.50
			Taxes/SF	
			Tax Year	


**100 Milton Park**

**Listing Notes**

14		200 Mansell Ct E Roswell, GA 30076 Ofc Class A 162,693 SF Building	Available SF	26,930 SF
			Lease Rate	\$22.00 Gross
			Operating Exp/SF	\$0.00
			Taxes/SF	
			Tax Year	

**Colonial Center at Mansell**

**Listing Notes**

15		11175 Cicero Dr Alpharetta, GA 30022 Ofc Class A 153,704 SF Building	Available SF	91,425 SF
			Lease Rate	\$21.50 - \$22.50 Gross
			Operating Exp/SF	\$6.50
			Taxes/SF	
			Tax Year	

**200 Milton Park**

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16		4300 N Point Pkwy Alpharetta, GA 30022 Ofc Class A 60,000 SF Building	<b>Listing Notes</b>	<b>Available SF</b>	40,000 SF
				<b>Lease Rate</b>	\$20.00 Gross
				<b>Operating Exp/SF</b>	
				<b>Taxes/SF</b>	
				<b>Tax Year</b>	
				<b>Sale Type</b>	
				<b>Price</b>	\$12,000,000
				<b>Price/SF</b>	\$200/SF

***4300 North Point Parkway***

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