



ALPHARETTA COLLECTION

800 & 900 PARC POINT | PRESTON RIDGE ONE | ROYAL CENTRE ONE | ROYAL CENTRE TWO | MANSELL ONE, TWO & THREE

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

CURATED QUALITY FOR LIFE & WORK

Alpharetta Collection is an intentionally curated, six-building suburban office portfolio in the city of Alpharetta's proven corporate landscape. A future forward investment of trusted, local ownership The Simpson Organization (TSO), each property exhibits a unique Class A environment with new tenant enriching amenity additions underway.



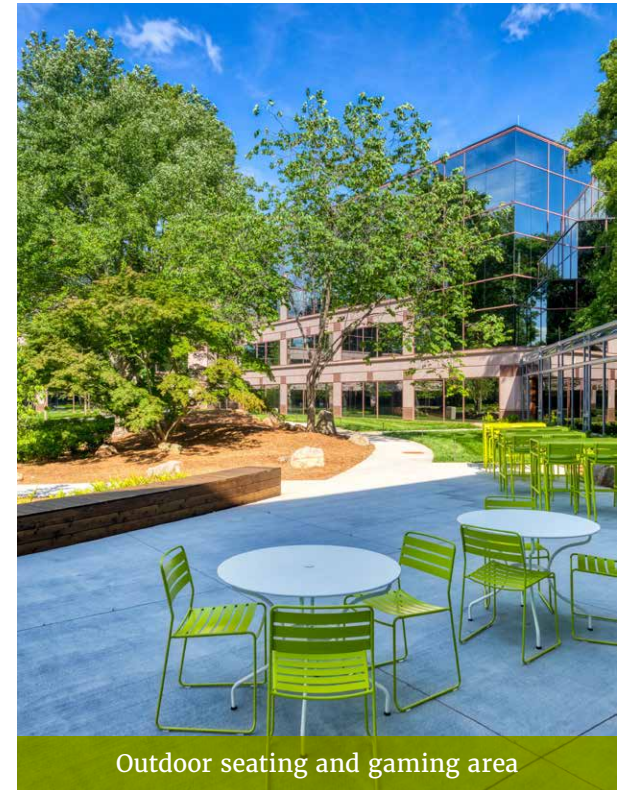
Alpharetta Collection courtyard recently completed



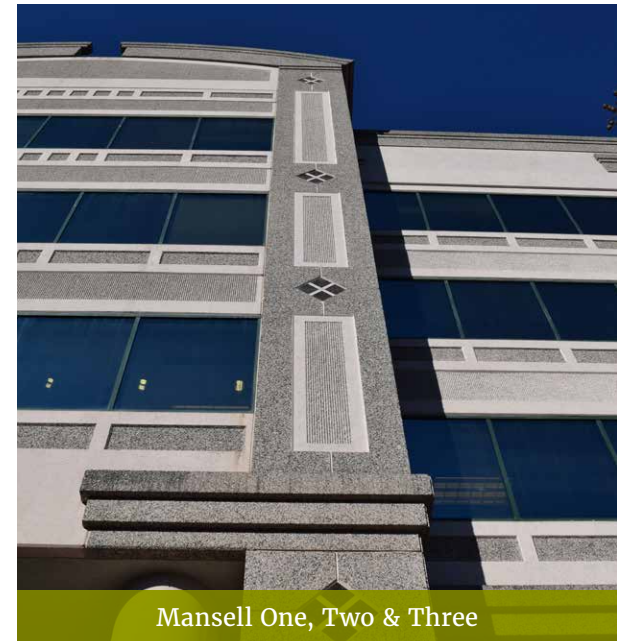
Unplug and bring your work outside



Preston Ridge One



Outdoor seating and gaming area



Mansell One, Two & Three

FUTURE FORWARD INVESTMENT

Supplying both traditional and tech-savvy tenants with hand-selected workspace and on-site experiences that match TSO standards — rest assured you're making a future forward investment with Alpharetta Collection.



800 & 900 Parc Point



Preston Ridge One



Royal Centre One



Royal Centre Two

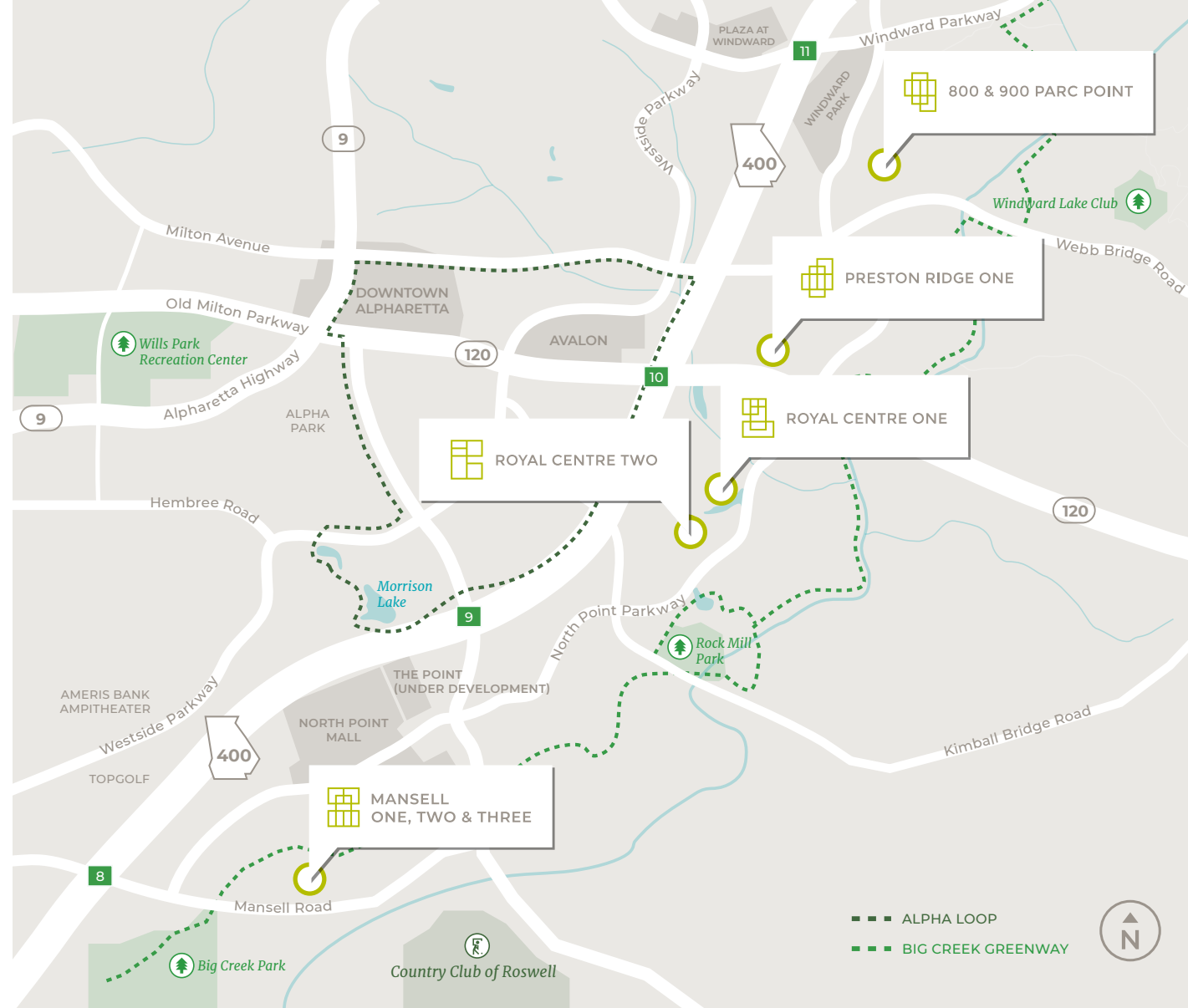


Manesell One, Two & Three

GETTING YOU ON YOUR WAY

With property locations accessible to GA 400, Old Milton Parkway and Windward Parkway interchange, Alpharetta Collection offers connected ingress/egress and a variety of alternative transit options no more matter your neighborhood.

Surrounded by Alpharetta's growing development landscape, experience choice dining, retail favorites and recreation destinations at every turn.



WINDWARD PARK

Planned 31,400 SF mixed use retail village

BIG CREEK GREENWAY

8 mile path around Big Creek

AVALON

86 acre mixed use community

THE ALPHA LOOP

12-16 foot wide pedestrian + bike trail system

THE POINT

Planned North Point Mall Redevelopment*



PARC POINT

800 & 900

800 & 900 North Point Parkway
Alpharetta, GA 30005

AVAILABILITIES: 3,914-45,495 RSF

800 & 900 Parc Point is a highly amenitized two building campus situated within the city's proven business landscape. This is a choice atmosphere for tech-savvy creatives looking for a flexible working environment with current available suites ranging from 3,914-45,495 RSF. Located directly across the street from Windward Park's future 31,400 SF mixed use retail village, enjoy your time on and off the clock at 800 & 900 Parc Point.

- Renovated central courtyard
- First class on-site fitness facility
- Communal conference room
- Proximate to Big Creek Greenway

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THE SIMPSON ORGANIZATION



**NORMANDY
PARTNERS**



PRESTON RIDGE ONE

3655 Preston Ridge Road
Alpharetta, GA 30005

AVAILABILITIES: 4,000-44,917 RSF

Preston Ridge One is a six-story, Class A workplace perched atop the highest summit in North Fulton. Perfectly sized for large professional service firms and growing teams alike, availabilities range from intimate 4,000 RSF suites with modern finishes to full floor opportunities at nearly 44,917 RSF with views. Walkable to an array of restaurant and retail destinations, experience diverse environments with space to grow your business at Preston Ridge One.

- New tenant lounge & conference center
- On-site fitness center with showers
- Modernized restrooms
- Refreshed common corridors

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ROYAL CENTRE ONE

11675 Great Oaks Way
Alpharetta, GA 30005

AVAILABILITIES: 2,000–28,100 RSF

Royal Centre One's two-story atrium style lobby and lake views cultivate a vibrant atmosphere for like-minded professionals. With available suites ranging from 2,000–28,100 RSF, discover a flexible space in a prominent Alpharetta location. Located close to high-end lunch options from Avalon destinations to Whole Foods, seek out space that you can truly make your own at Royal Centre One.

- Lakeside walking trails
- Move-in ready spec suites
- Conferencing space
- On-site fitness facility
- Outdoor picnic table seating
- Modernized restrooms

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ROYAL CENTRE TWO

11575 Great Oaks Way
Alpharetta, GA 30005

AVAILABILITIES: 2,395–35,395 RSF

Royal Centre Two is a renovated three-story workplace offering the coveted opportunity to office in a well established community. With 2,395–35,395 RSF available, experience TSO hospitality from the moment you enter the lobby. Proximate to a variety of area amenities in the company of fellow A-list tenants — approach your workday with ease at Royal Centre Two.

- Lakeside walking trails
- Move-in ready spec suites
- Conferencing space
- On-site fitness facility
- Outdoor picnic table seating
- Modernized restrooms

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MANSELL ONE, TWO & THREE

3700, 3650 & 3600 Mansell Road
Alpharetta, GA 30022

AVAILABILITIES: 1,581-26,741 RSF

Mansell One, Two & Three is a three-building Class A office destination thoughtfully located in city's expanding business corridor. Under the trusted, new ownership of The Simpson Organization, the campus will undergo intentional capital improvements, amenity additions and greenspace activation. Energy Star Certified and built for liveliness, location and longevity, tenants enjoy direct connection to the Big Creek Greenway and quick drives to TopGolf and Avalon's expansive amenity base. With flexible floor plans and monument signage opportunities available, Mansell One, Two & Three offers a choice environment for professional and tech savvy companies alike.

- On-site conference center
- On-site property management
- On-site lockers and showers
- Connected to the Big Creek Greenway
- Traffic light entrance on Mansell Road
- Garage and surface parking available

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