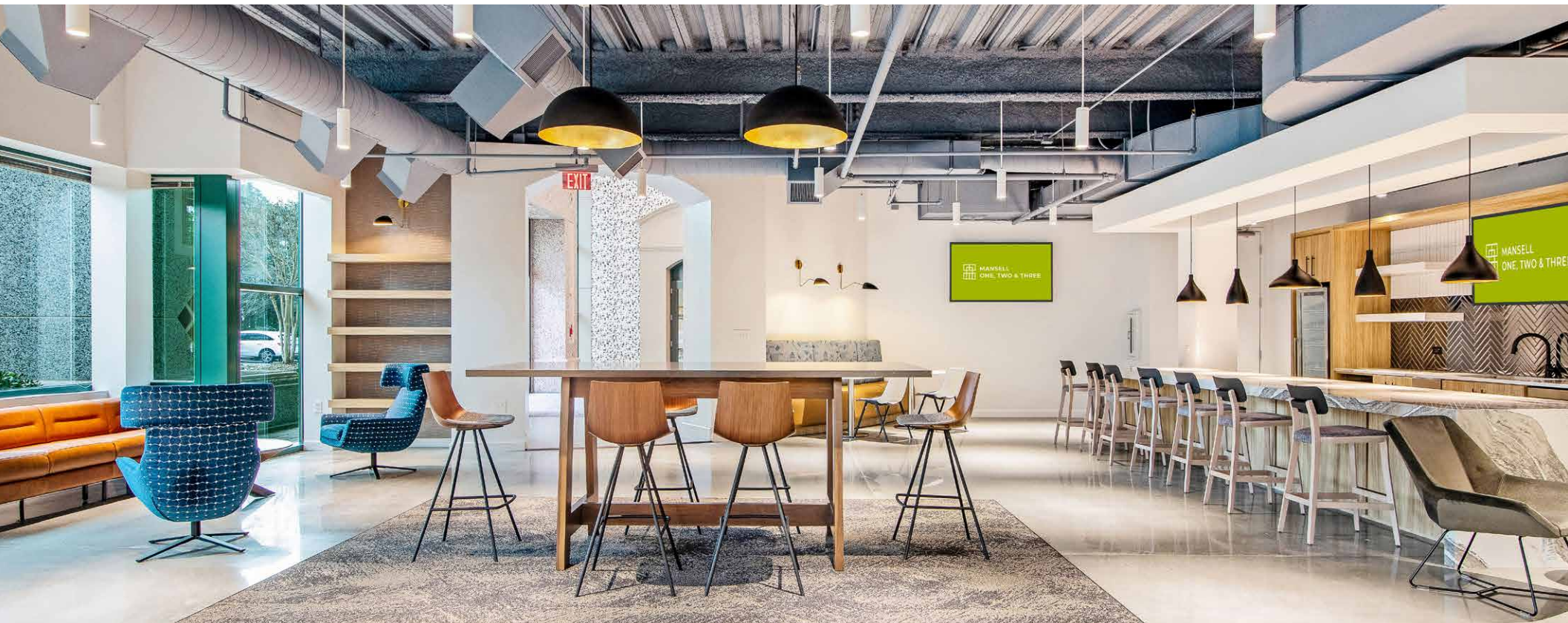




MANSELL ONE, TWO & THREE



3700, 3650 & 3600 MANSELL ROAD | ALPHARETTA, GA 30022

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

LEASED BY



NORMANDY
PARTNERS



Mansell One, Two & Three is a three-building Class A workplace environment thoughtfully located in Alpharetta's expanding business corridor at Exit 8 on Mansell Road.

Under the trusted ownership of The Simpson Organization, the connected campus has recently debuted a series of impression-forward amenity additions and common area renovations.

**FLEXIBLE WORKPLACE
AVAILABILITY FROM
1,581 RSF - 43,717 RSF**



Light, bright interiors



Modernized lobby and memorable first impression

ENTICING SPACES TO ENGAGE AND EXCITE



Open, first floor lounge with a large servery, Clickshare-ready media screens and plentiful breakout spaces



48-person conference facility with natural daylight



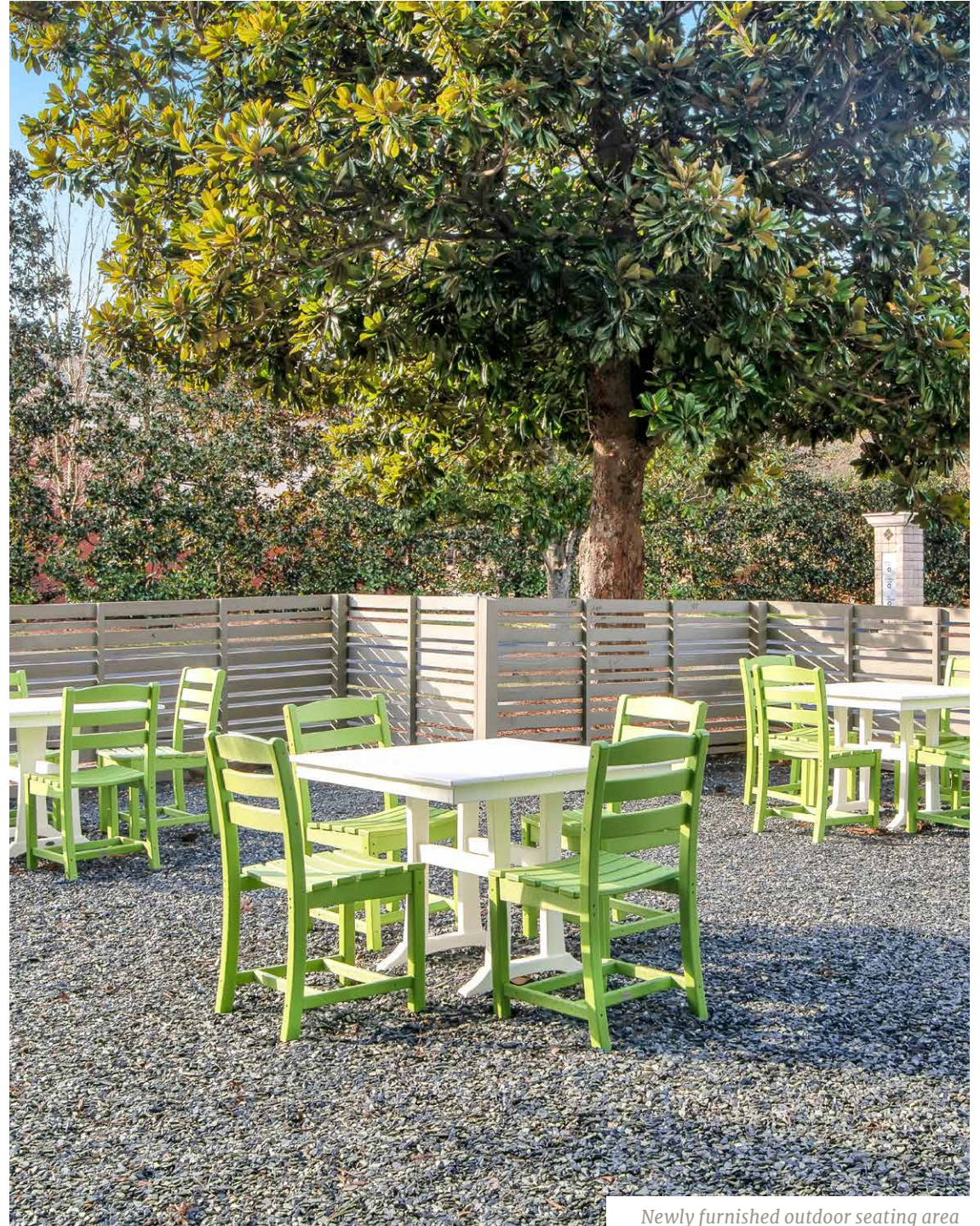
Modern cardio fitness studio with accessible lockers



Large outdoor seating area with cafe and lounge seating



Move-in ready spec suites



Newly furnished outdoor seating area



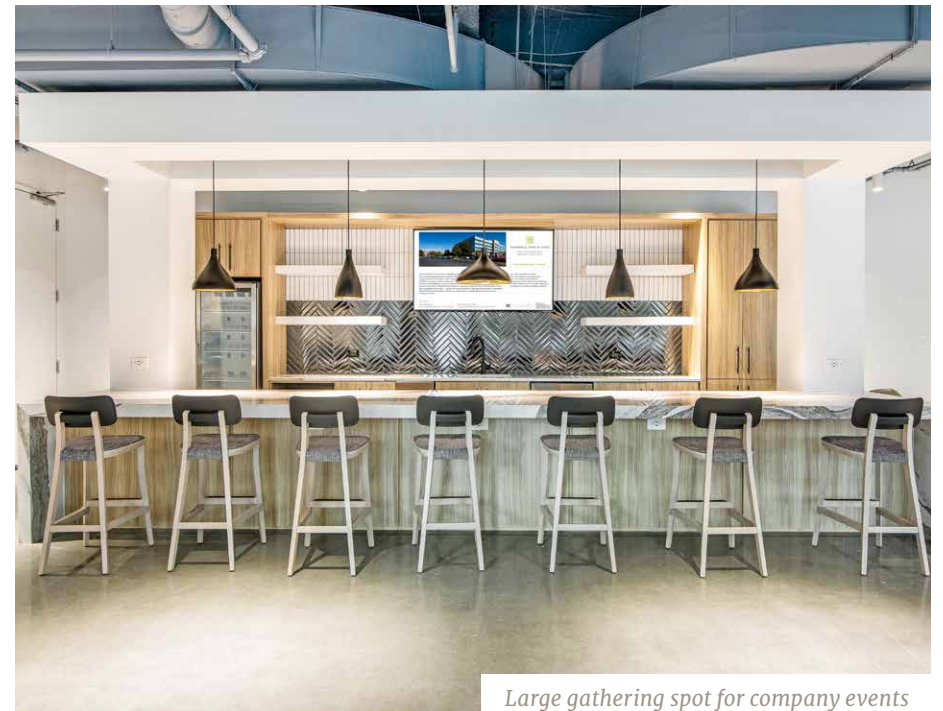
Convenient card access grab n' go



48-person conference facility



Bright, spacious cardio fitness studio



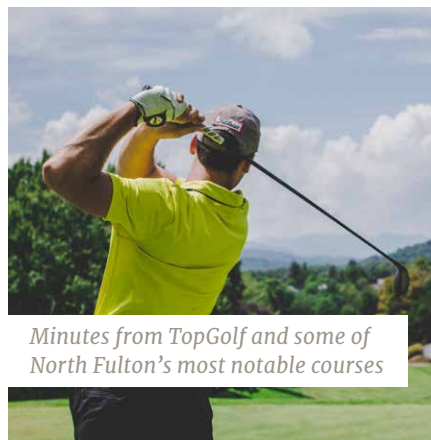
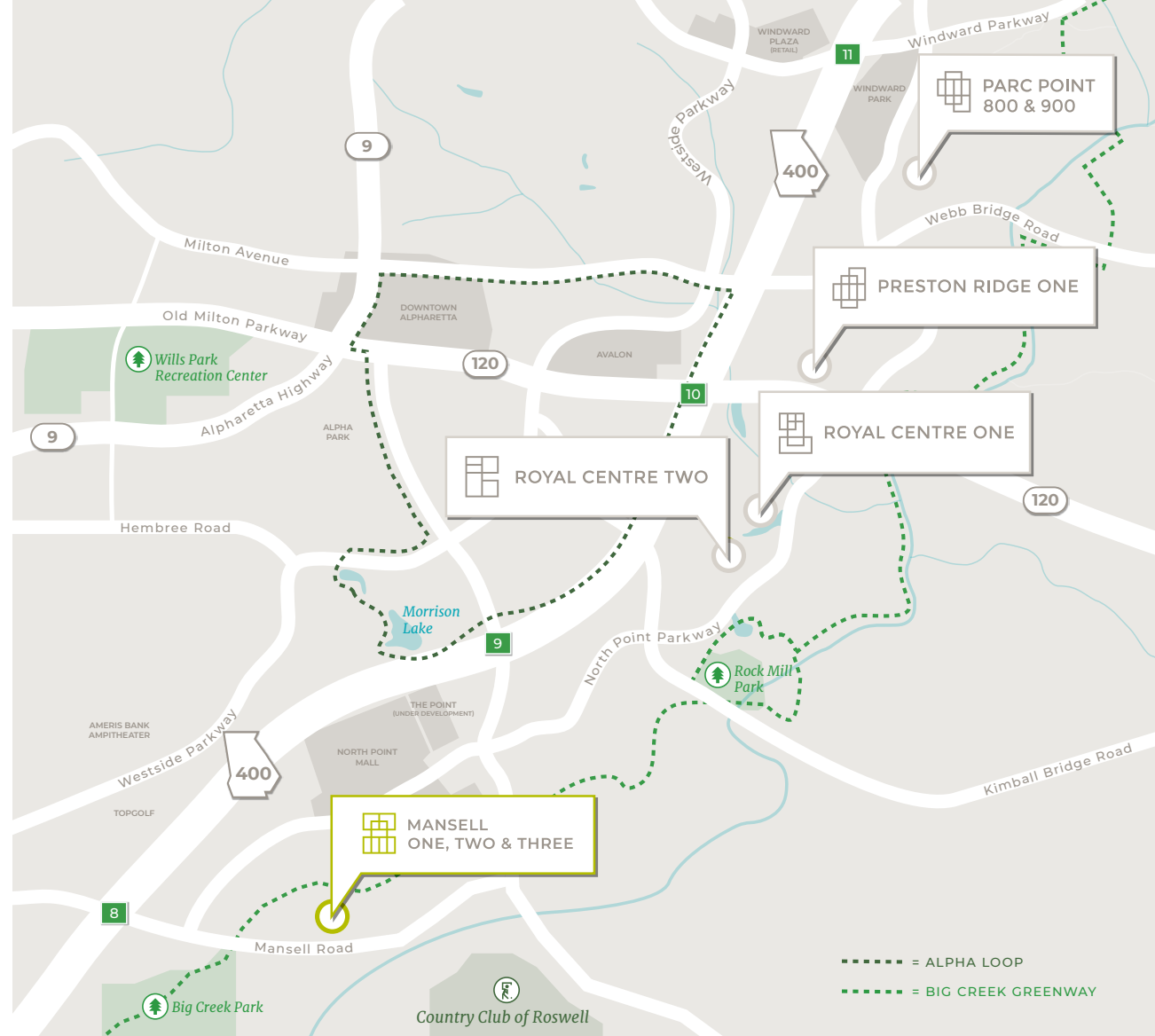
Large gathering spot for company events

POSITIONED FOR LIVELIHOOD & LIFESTYLE

Enjoy **direct connection to the Big Creek Greenway** and a **quick drive to TopGolf and Avalon's** expansive amenity base.

With efficient floor plans and monument signage opportunities available, Mansell One, Two & Three offers a choice workplace setting for small to mid-size professional service companies of all varieties.

Energy Star Certified with on-site property management and engineering teams — discover exceptional quality and personal service at Mansell One, Two & Three.



AVAILABILITIES FROM 1,581-43,717 RSF

MANSELL ONE
3700 MANSELL ROAD



MANSELL TWO
3650 MANSELL ROAD



MANSELL THREE
3600 MANSELL ROAD



CURATED QUALITY FOR LIFE & WORK

Mansell One, Two & Three is one of six suburban campuses within Alpharetta Collection, an intentionally curated office portfolio owned and managed by trusted, local ownership, The Simpson Organization (TSO).

Offering a wide range of both traditional and tech-savvy workplace availability paired with dynamic on-site amenity experiences that meet TSO standards for active workplace — rest assured you're making a future-forward commitment in selecting Alpharetta Collection.

TO LEARN MORE ABOUT
THE COLLECTION, VISIT:
ALPHARETTACOLLECTION.COM



Mansell One, Two & Three



Royal Center One



Royal Center Two



Parc Point 800 & 900



Preston Ridge One




GETTING AROUND

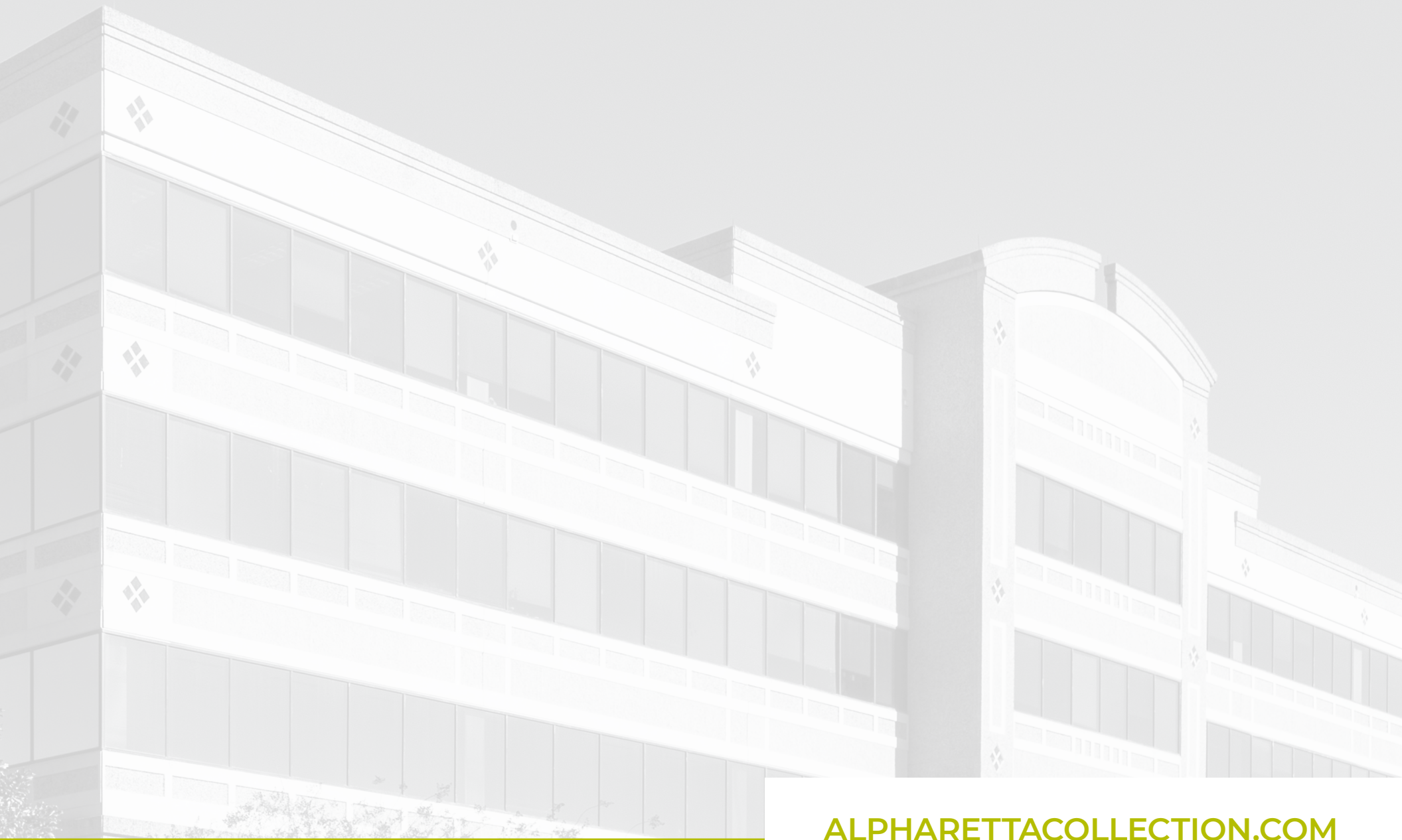
- Restaurants
- Entertainment & Parks
- Hotels



Mansell One, Two & Three is easily accessible to and from surrounding affluent North Fulton residential communities with convenient access to GA 400, North Point Parkway, Old Alabama Road Connector and Haynes Bridge

Road. From early-morning bike rides on the Greenway's 13-mile stretch to dining, entertainment and recreation options, balance office hours with a taste of Alpharetta's expanding amenity base.

-  Traffic light entrance on Mansell Road
-  30+ Restaurants within a two-mile radius
-  3 lodging options within walking distance and 10+ within a 2-mile radius



ALPHARETTACOLLECTION.COM

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T S O

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