



# ROYAL CENTRE TWO

11575 GREAT OAKS WAY | ALPHARETTA, GEORGIA 30005

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

# PROPERTY FLYER

## BUILDING FEATURES

- Highly upgraded common areas
- Newly renovated elevator lobbies and tenant corridors
- 24-hour manned, roving security
- On-site management
- Access to fitness center in Royal Centre Four
- Easy access to GA-400, Avalon & North Point Mall
- On a beautiful lake with walking and jogging trails behind the building
- Free surface parking with 5.0/1,000 ratio



The flyer features a large background image of the building's exterior with a yellow grid logo. Below the image, the text reads 'ROYAL CENTRE TWO' and '11575 GREAT OAKS WAY | ALPHARETTA, GEORGIA 30005'. A 'FEATURES' section lists: 'Highly upgraded common areas', 'Newly renovated elevator lobbies and tenant corridors', '24-hour manned, roving security', 'On-site management', 'Access to fitness center in RCIV', 'Easy access to GA-400, Avalon & North Point Mall', 'On a beautiful lake with walking and jogging trails behind the building', and 'Free surface parking with 5.0/1,000 ratio'. There are three smaller images: an interior lobby, a lake view, and a building entrance. At the bottom, contact information for Brooke Dewey and David Horne is provided, along with the JLL logo and 'THE SIMPSON ORGANIZATION' logo.

ROYAL CENTRE TWO

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**FEATURES**

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- Easy access to GA-400, Avalon & North Point Mall
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For more information, contact:

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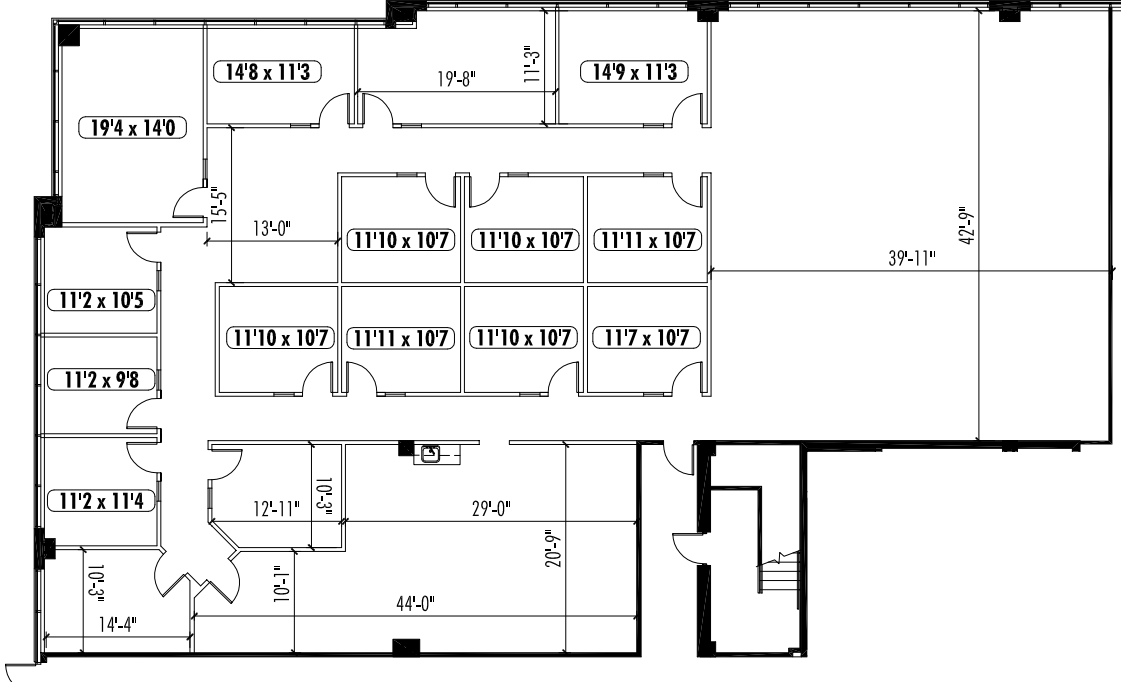
JLL  
THE SIMPSON ORGANIZATION

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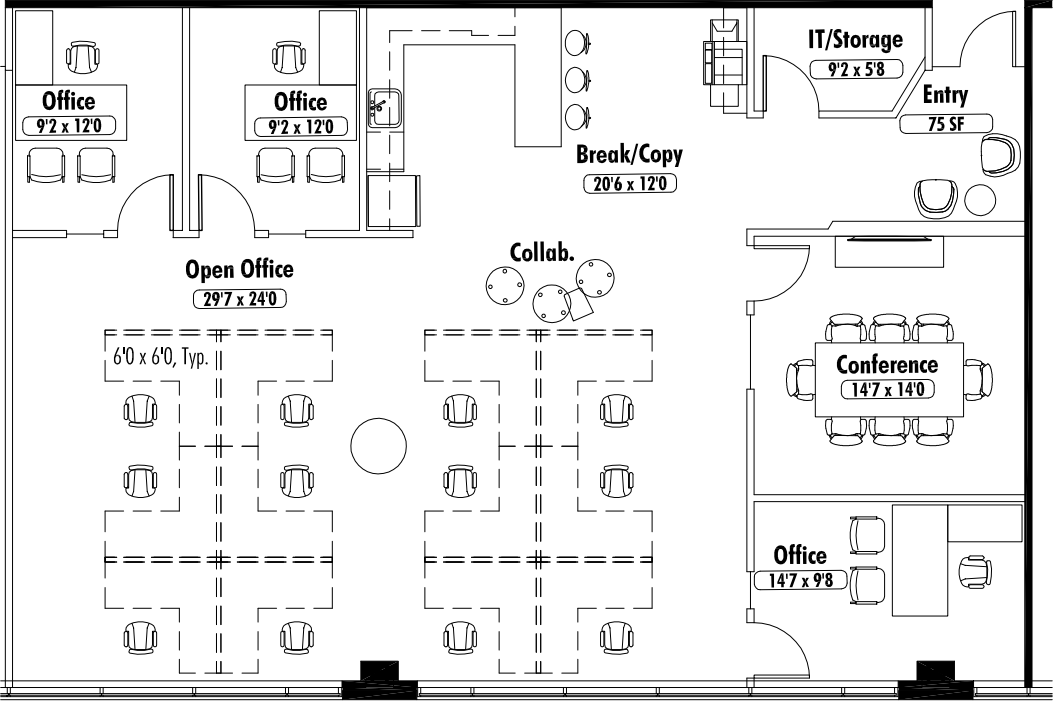
# SUITE 115

AVAILABLE = 6,817 RSF



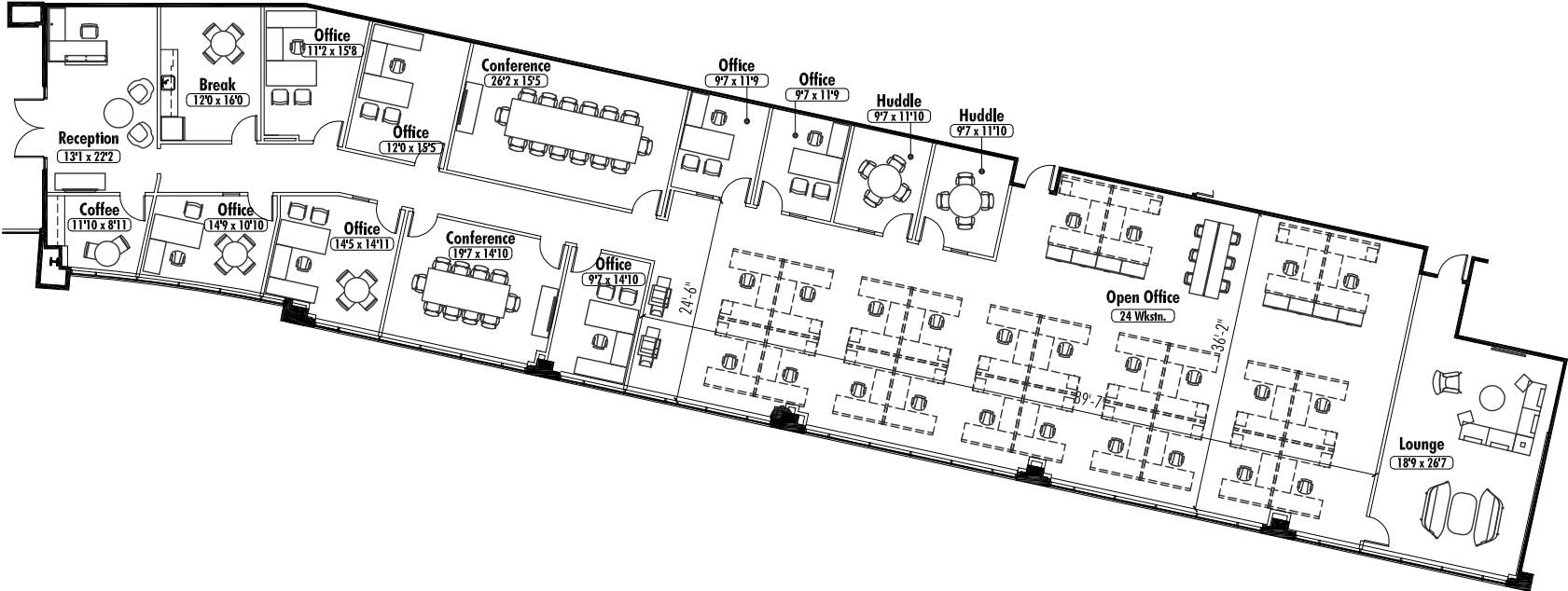
# SUITE 125

AVAILABLE = 2,395 RSF | SPEC SUITE



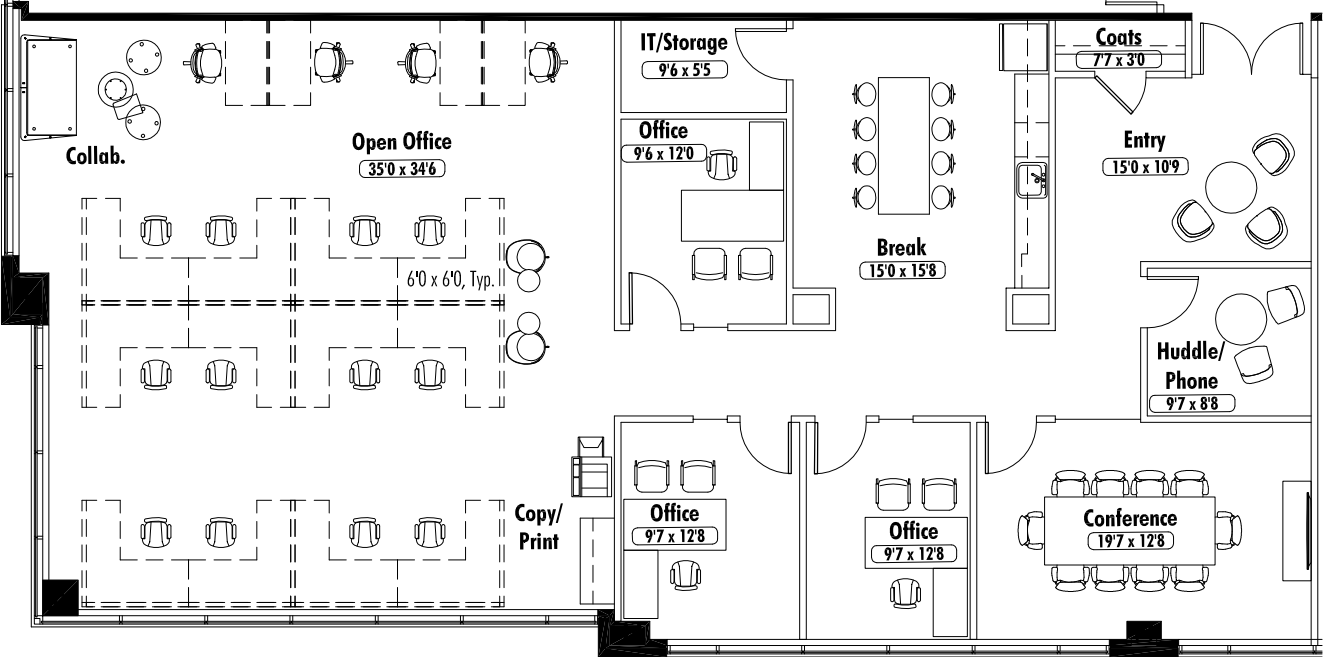
# SUITE 130

AVAILABLE = 7,518 RSF

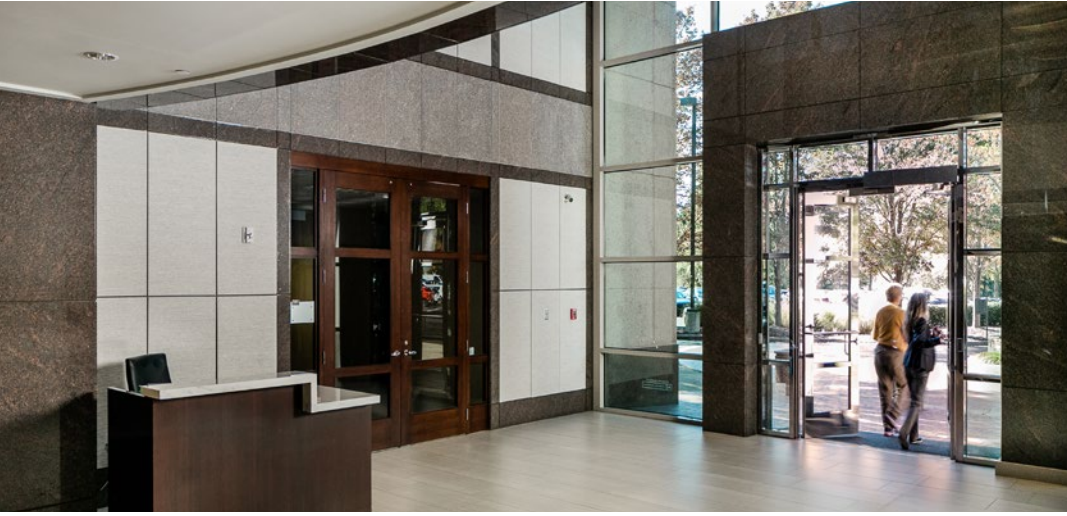


# SUITE 135

AVAILABLE = 3,224 RSF | SPEC SUITE



# PROPERTY PHOTOS

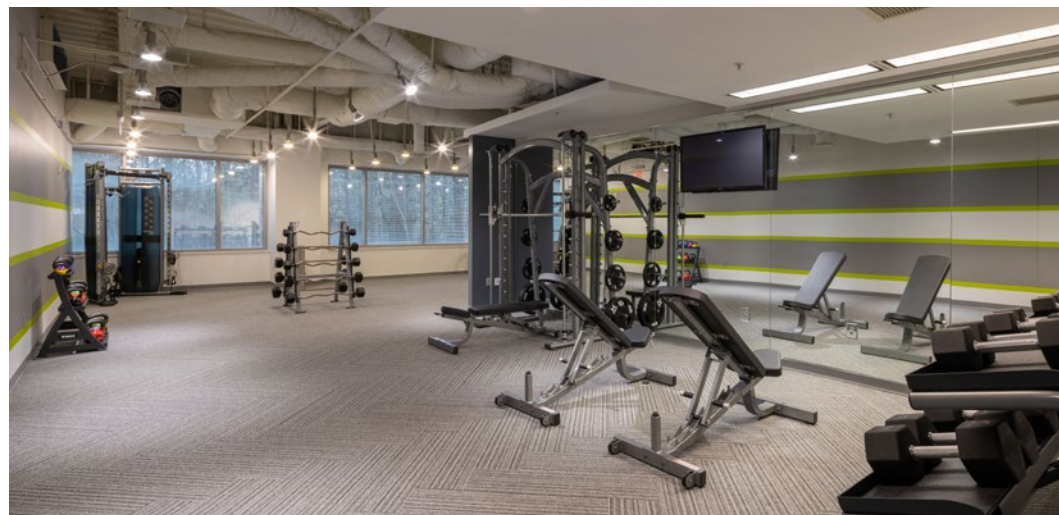




# SPEC SUITE PHOTOS



# AMENITIES PHOTOS



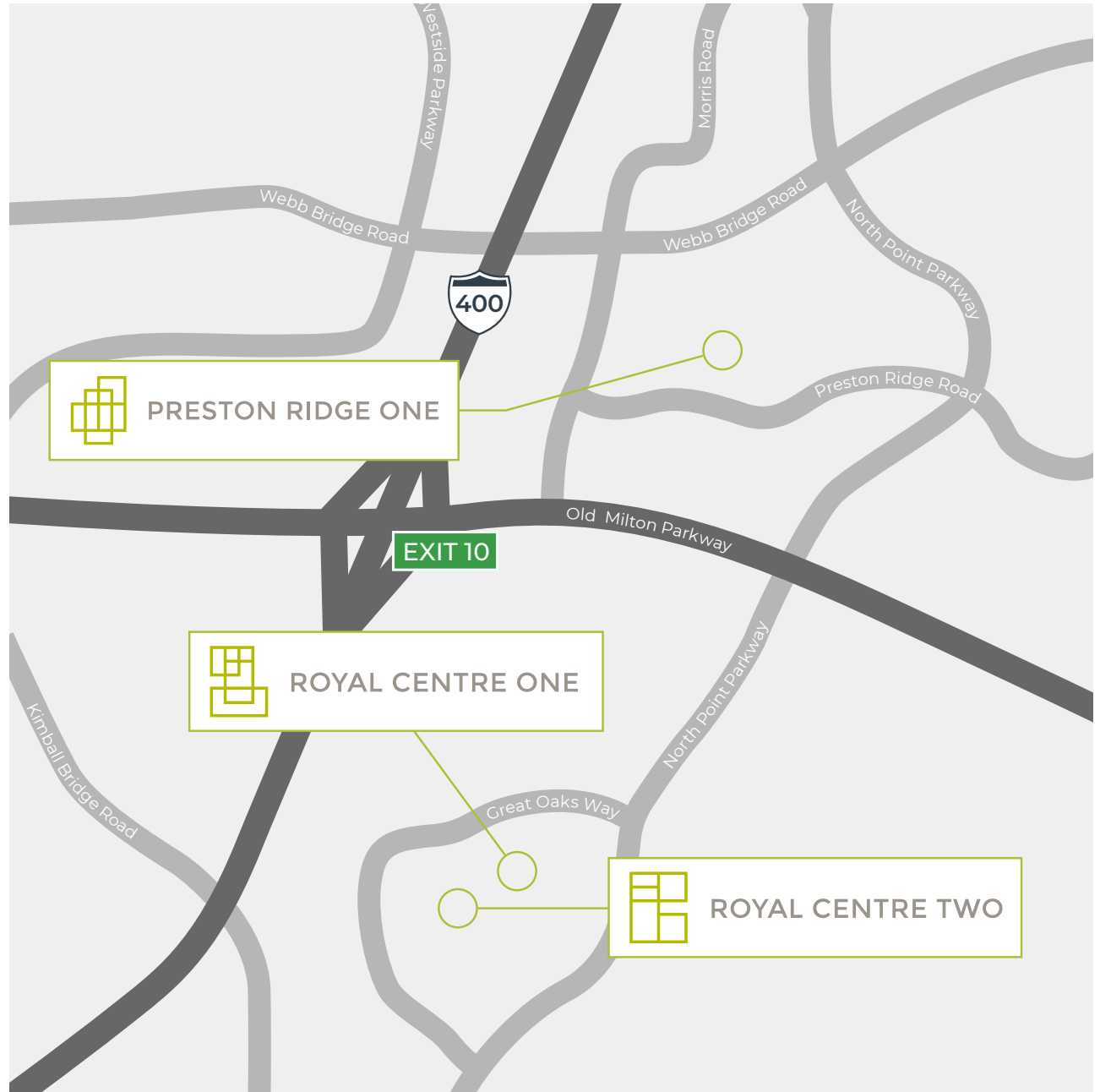
# IDEAL LOCATION & ABUNDANT AMENITIES

## LOCATION

- Located just off Old Milton Parkway and North Point Parkway with easy access to GA 400
- Situated in the fastest growing business district in Atlanta
- Surrounded by an impressive array of retail, restaurants, banks, hotels and housing

## AREA AMENITIES

- Many of Atlanta's most highly rated public and private schools are in North Fulton County
- Five day care facilities located within five minutes of the building
- Avalon features 750,000 square feet of retail and restaurant space
- North Point Mall, a 1.3 million-square-foot, enclosed regional mall featuring 24,000 of retail, 300 apartments and newly added green space
- Many hotel options at varying price points within two miles of the building





*Leased by:*

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