

EXCELLENT SUBLEASE OPPORTUNITY



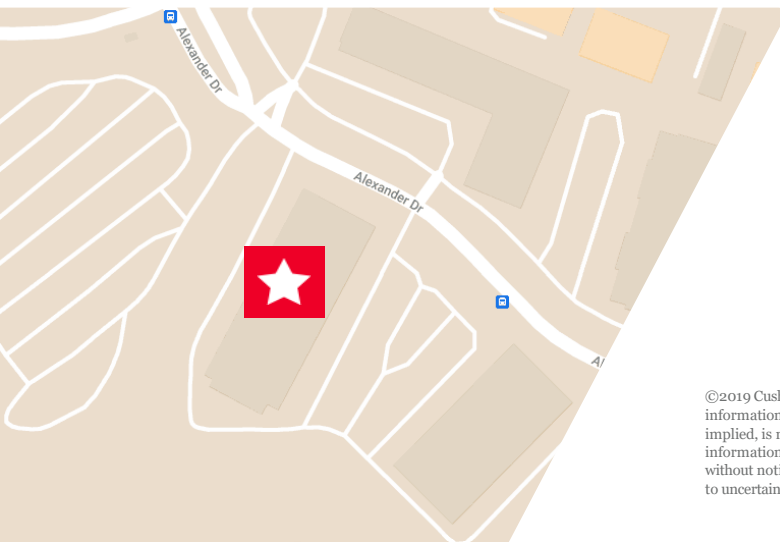
BROOKSIDE 500 SUITE 200

4325 Alexander Drive
Alpharetta, GA 30022

19,003 SF

PROPERTY HIGHLIGHTS

- Conveniently located near **Northpoint Parkway** and **Georgia 400**
- Brookside Concourse, situated on 45-acres, is a mixed-use business park, located near a variety of restaurant and shopping options including **Avalon**, **North Point Mall** and **Alpharetta City Center**
- Opportunity to get outside with the nearby **Big Creek Greenway**, providing a network of walking trails just a short distance from Brookside Concourse business park



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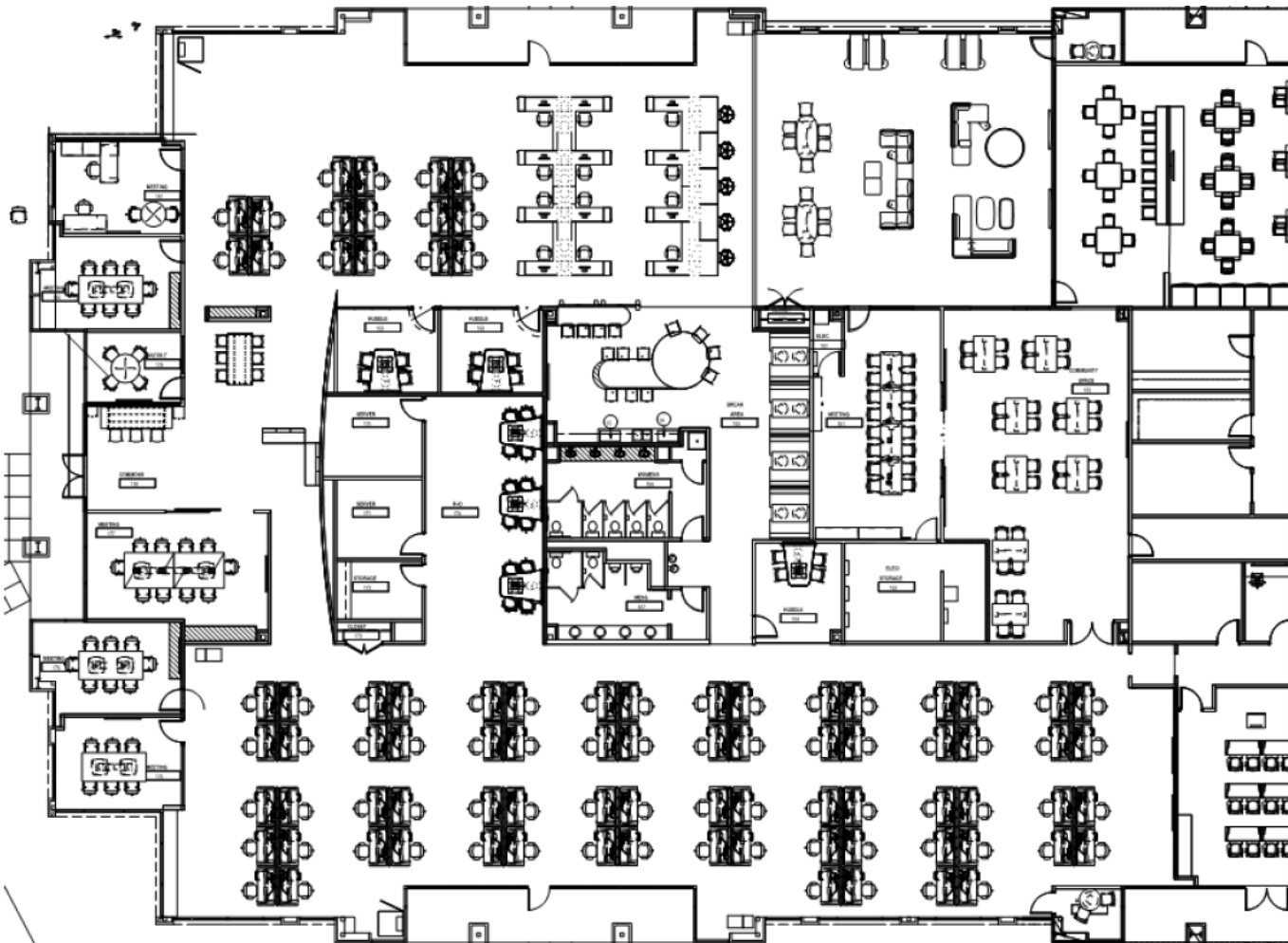
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SAMPLE LAYOUT



- Suite 200 offers an open concept, modern design with exposed ceilings
- Large training / conference room as well as smaller conference / huddle rooms throughout the space
- Current tenant exploring cost for restroom renovation (\$50,000 cap) and this would be considered an additional concession for the benefit of the Subtenant
- Welcoming reception area with permanent desk built-in to the space
- Large kitchen and break area that can be utilized as a gathering spot for employees
- Some furniture available (approximately 20 workstations)
- Quoted rate available upon request

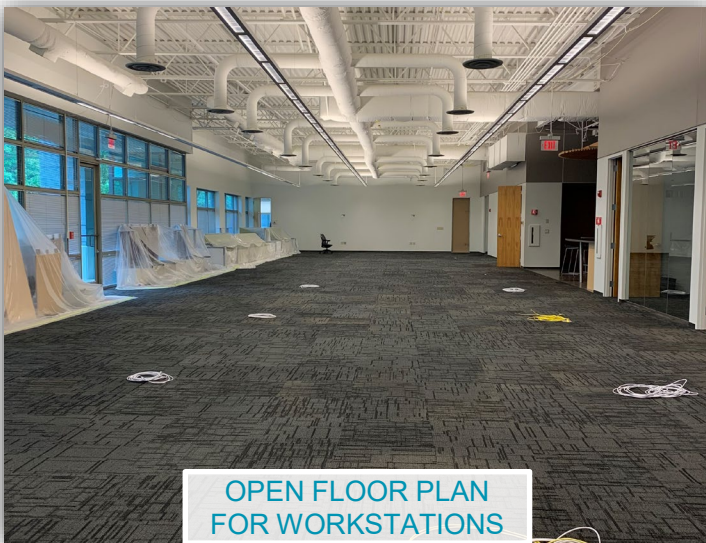
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PROPERTY PHOTOS



**OPEN FLOOR PLAN
FOR WORKSTATIONS**



KITCHEN / BREAKROOM



SEVERAL OFFICES WITH GLASS



SPACIOUS RECEPTION AREA

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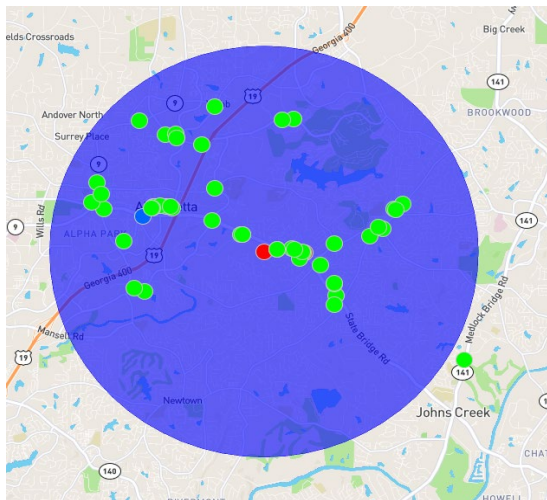
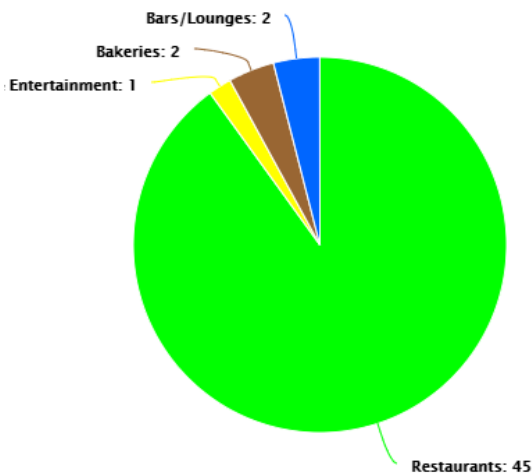
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ALPHARETTA AMENITIES MAP

Within 3.5-mile radius of Brookside 500



- ENTERTAINMENT**
 1. The Velvet Note
- BAKERIES**
 2. Tiff's Treats
 3. Crumbl Cookies - Alpharetta
- BARS/LOUNGES**
 4. Firebirds Wood Fired Grill
 5. Barleygarden Kitchen - Alpharetta
- RESTAURANTS**
 6. Local Expedition Wood Fired Grill
 7. Jerusalem Bakery & Grill
 8. Hen Mother Cookhouse
 9. Ramen Bar by Hajime
 10. El Trompo Mexican Taqueria
 11. Madras Chettinaad
 12. Pampas Steakhouse
 13. Ethiopiques Cafe and Restaurant
 14. Secreto Southern Kitchen & Bar
 15. House of Hummus
 16. Avocado Vegan Cafe and Juice Bar
 17. Superica Avalon
 18. Loyal Q And Brew
 19. Rumi's Kitchen
 20. Persian Basket Kitchen & Bar
 21. Collet French Pastry & Café
 22. Another Broken Egg Cafe
 23. Noosh Kitchen
 24. Vito's Pizza & Ristorante
 25. Bite Bistro & Bar
 26. Moctezuma Mexican Grill
 27. Nahm Thai Cuisine
 28. South City Kitchen Avalon
 29. Arepita Cafe
 30. Antico
 31. Colletta
 32. J's Asian Cafe
 33. Egg Harbor Café
 34. Chronic Tacos
 35. Sushi Nami
 36. Natsu Sushi Bar & Ocean Grill
 37. Campania
 38. Oak Steakhouse
 39. Village Tavern
 40. Flatlands Bourbon And Bayou
 41. Abby's Mediterranean Grill
 42. Koi Kaiten Sushi
 43. Mr Taco
 44. RosaMia Ristorante Italiano
 45. District III
 46. Manhattan NY Deli & Bagels - Alpharetta
 47. Cabernet
 48. Crust Pasta & Pizzeria
 49. Taco Fiesta
 50. JINYA Ramen Bar - Alpharetta

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