



PRESTON RIDGE 4

3440 PRESTON RIDGE ROAD | ALPHARETTA, GEORGIA 30005





BUILDING HIGHLIGHTS

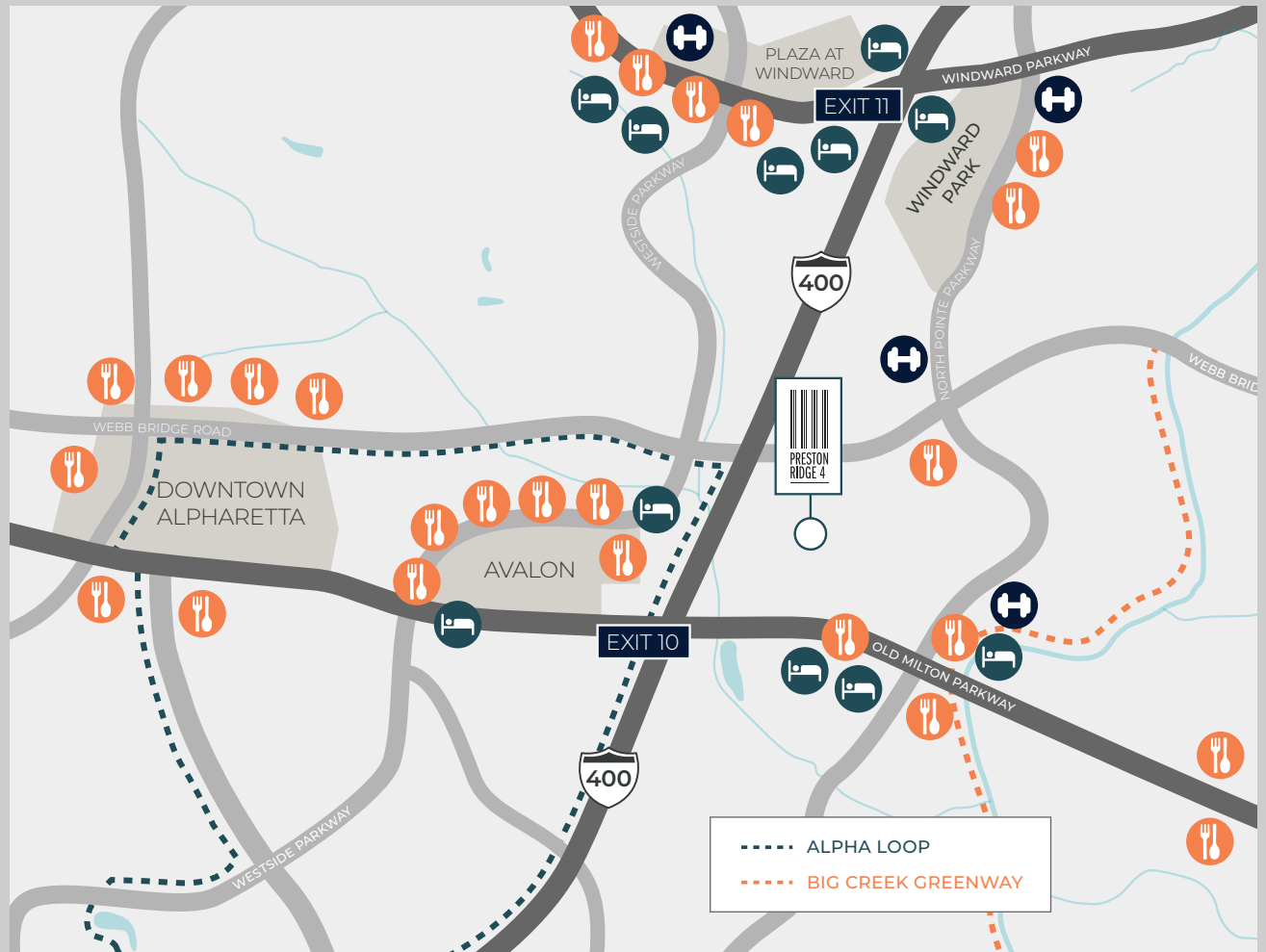
- Excellent views of the Atlanta Skyline & North Georgia Mountains
- Outstanding access to amenities – minutes from both Avalon and North Point Mall featuring hundreds of restaurants and shops
- Minutes from two prominent GA 400 interchanges at Old Milton Parkway and Windward Parkway, providing efficient traffic circulation
- Neighborhood jogging trails with access to the Greenway
- On-site showers
- Full height windows
- State-of-the-art fiber optics and power capabilities
- On-site security with 24/7 controlled card-key access
- On-site MARTA bus stop
- Parking ratio: 4.50/1,000

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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 750,00 square feet of retail and restaurant space
- Many hotel options at varying price points within two miles of the building



LOCATION

- Preston Ridge IV offers easy access to GA 400, Avalon, Old Milton Parkway and North Pointe Parkway interchange with connected ingress/egress and a variety of alternative transit options no matter your neighborhood.
- Surrounded by Alpharetta's growing development landscape, experience choice dining, retail favorites and recreation destinations at every turn.
- Surrounded by an impressive array of retail, restaurants, banks, hotels and housing





PRESTON
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