



ROYAL CENTRE ONE

11675 GREAT OAKS WAY | ALPHARETTA, GEORGIA 30005

A STRATEGIC PORTFOLIO INVESTMENT OF



THE SIMPSON ORGANIZATION

PROPERTY HIGHLIGHTS

BUILDING

- A three-story, 150,000 r.s.f. building located on 13 acres in North Fulton east of GA 400
- Features large, efficient floorplates consisting of 50,000 square feet per floor as well as four stairwells for optimum inter-floor circulation
- A tinted, reflective glass, two-story atrium lobby
- Dual fiber optic feed and multiple service providers offer technologically advanced telecommunications services

ON-SITE AMENITIES

- Complimentary full service health club is a valued benefit for all tenants
- Fooda provides a daily variety of top rated restaurant options to all tenants
- Abundant, free surface parking at a 5.5/1000 ratio
- Nature trail surrounding the lake allows for a peaceful walk
- On-site maintenance team ensures superior tenant service
- MARTA bus service at the corner of North Point Parkway and Great Oaks Way provides convenience for commuters

PHOTOS

PROPERTY PHOTOS



PHOTOS



PHOTOS





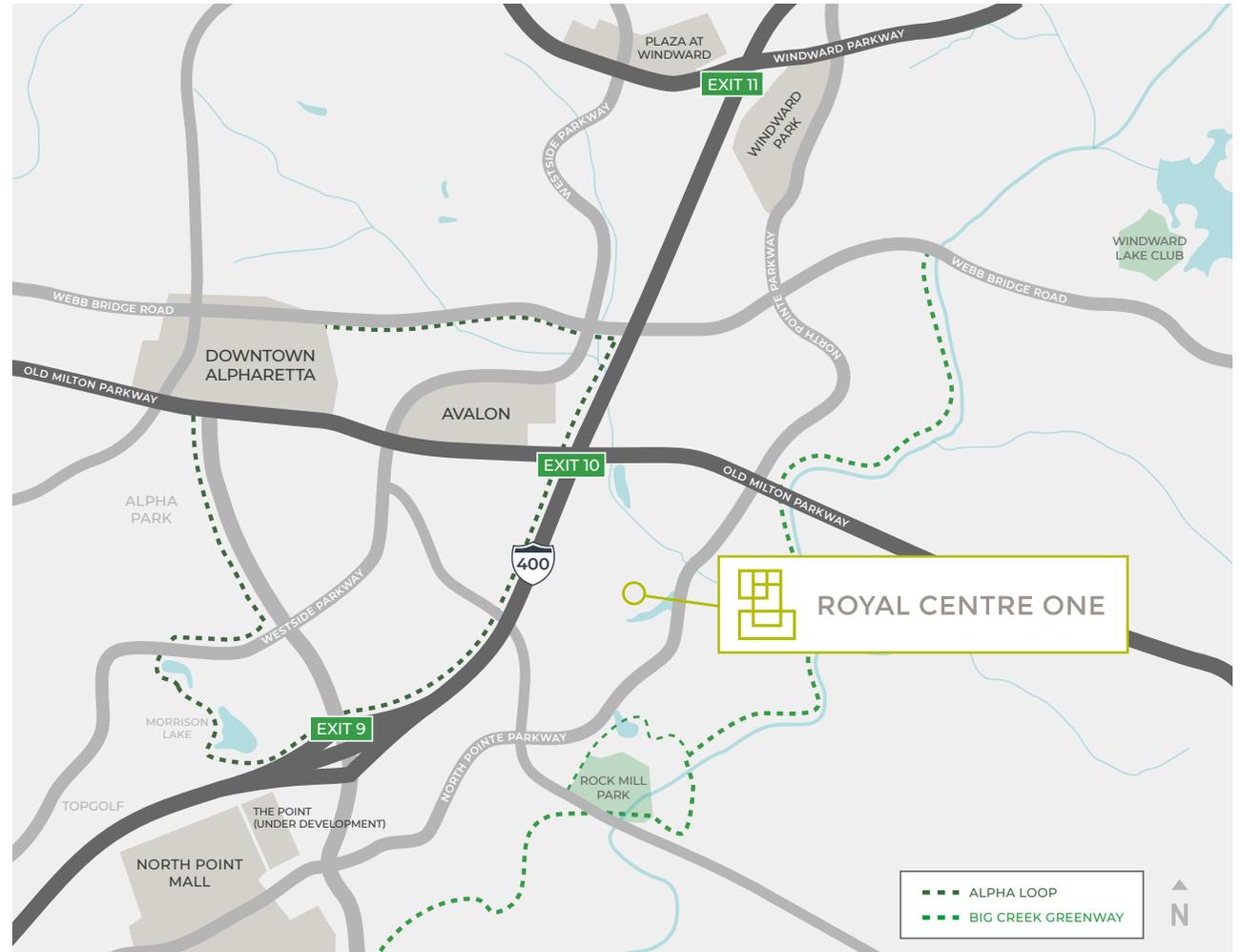
IDEAL LOCATION & ABUNDANT AMENITIES

LOCATION

- Ideally situated between Old Milton and Haynes Bridge Road 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
- North Point Mall, a 1.3 million-square-foot, enclosed regional mall featuring 24,000 of retail, 300 apartments and newly added green space
- Avalon features 750,000 square feet of retail and restaurant space
- Many hotel options at varying price points within two miles of the building



PHOTOS



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