



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



PROPERTY PHOTOS





ROYAL CENTR
TWO
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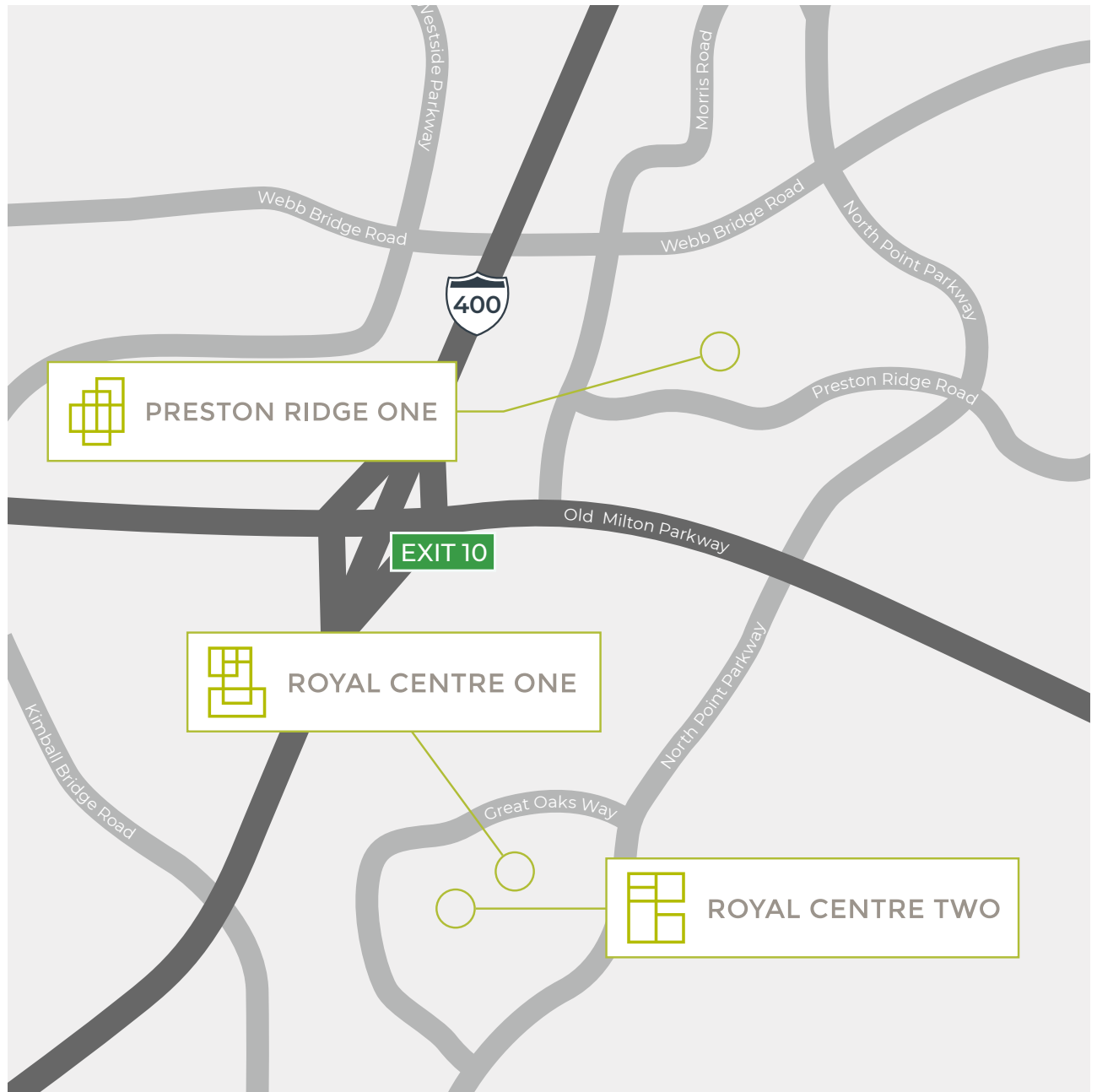
IDEAL LOCATION & ABUNDANT AMENITIES

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:

BROOKE DEWEY

brooke.dewey@am.jll.com | 404.995.2138

DAVID HORNE

david.horne.am.jll.com | 404.995.6321

