

Presented By:

STEPHANIE KRANK

Director of Retail Sales & Leasing
310.980.3750
krankcommercial@gmail.com

ELIZABETH OUELLETTE

Director of Commercial Office Sales & Leasing
404.388.3831
eouelletteppg@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
Cumming, GA 30040
commercial400.com



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PROPERTY GROUP

100 N MAIN

FOR LEASE

Office Building :

100 N MAIN STREET, ALPHARETTA, GA 30009



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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,743 - 11,000 SF
Year Built:	2023
Zoning:	COMM
Market:	Atlanta Metro
Submarket:	North Fulton

PROPERTY OVERVIEW

Three story class A, 24,764+/- Square feet boutique office building designed by D. Tracy Ward, architect. Property offers accessible balconies, flexible floor layouts.

Hi-Speed Data & Wi-Fi network with advanced antimicrobial ultraviolet HVAC Systems for improved air quality & comfort.

All Tenants will have access to Rooftop Deck and Amenities.

2 Level Gated Parking Garage with Direct Elevator Building Access.

Walk-Up Portico Entrance on Main Street.

PROPERTY HIGHLIGHTS

- 24/7 Secure Building Access with Video Surveillance & Monitoring
- Easy Walking Distance to the Alpharetta City Center Town Green surrounded by Restaurants, Shops, exclusive

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,743 - 11,000 SF

Lease Term:	120 months
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	3,743 - 11,000 SF	NNN	Negotiable	Restaurant space delivered as shell- TI available upon receipt of tenant application and financials.
Suite 120	-	2,758 - 11,000 SF	NNN	\$49.00 SF/yr	-
Suite 220	-	3,600 - 12,000 SF	NNN	\$43.50 SF/yr	2nd floor office
Suite 210	-	8,411 - 12,000 SF	NNN	\$43.50 SF/yr	2nd floor office
Suite 240	-	2,748 - 9,808 SF	NNN	\$40.00 SF/yr	-
Suite 250	Office User-Pending	2,637 - 11,625 SF	NNN	\$43.50 SF/yr	-
Suite 310	Avego- Leased	2,592 SF	NNN	LEASED	-
Suite 320	Avego- Leased	1,372 SF	NNN	LEASED	-
Suite 330 LEASED	-	2,888 SF	NNN	\$45.00 SF/yr	-
Suite 340 LEASED	-	4,115 SF	NNN	\$45.00 SF/yr	-

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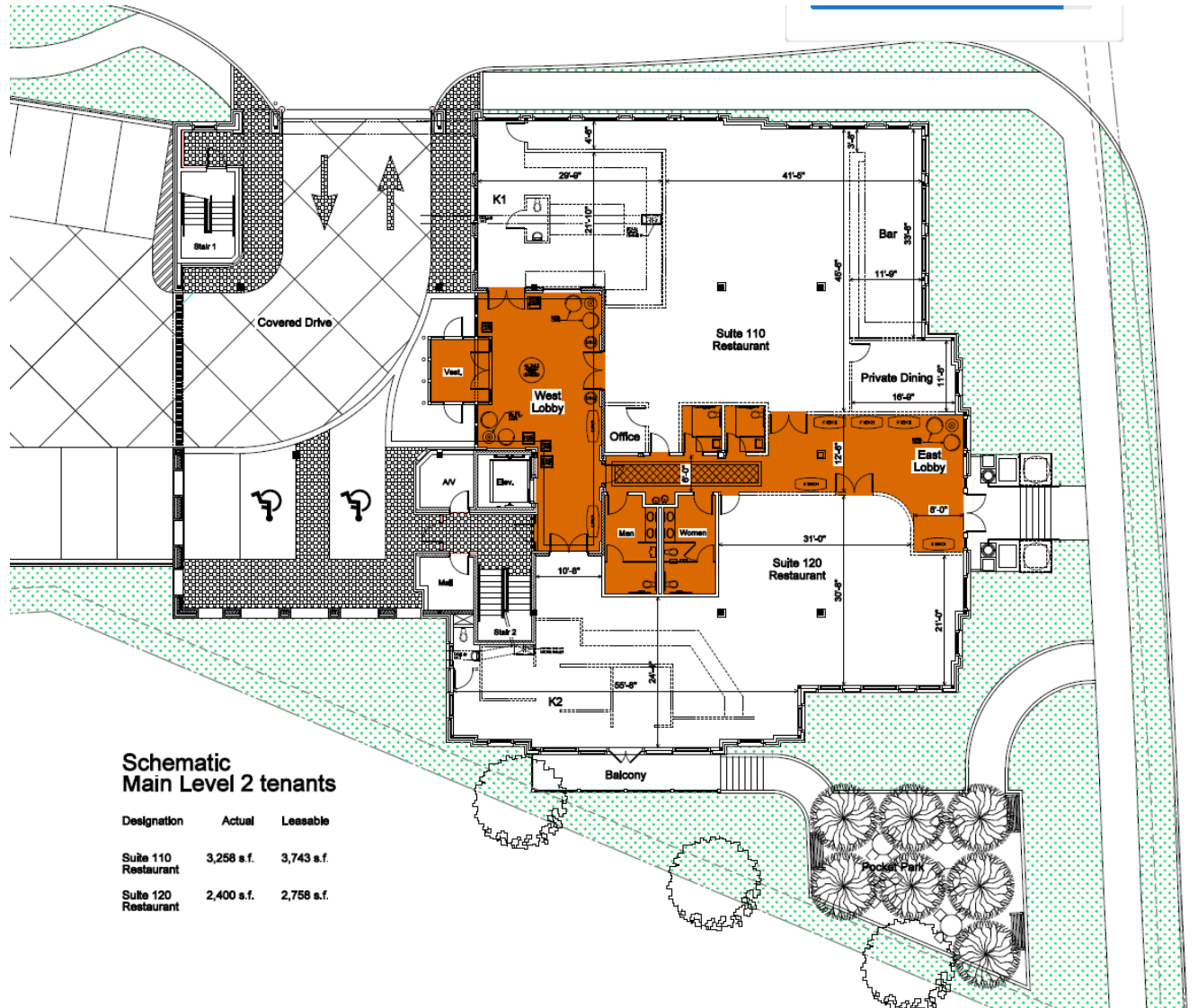
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**Schematic
Main Level 2 tenants**

Designation	Actual	Leasable
Suite 110 Restaurant	3,258 s.f.	3,743 s.f.
Suite 120 Restaurant	2,400 s.f.	2,758 s.f.

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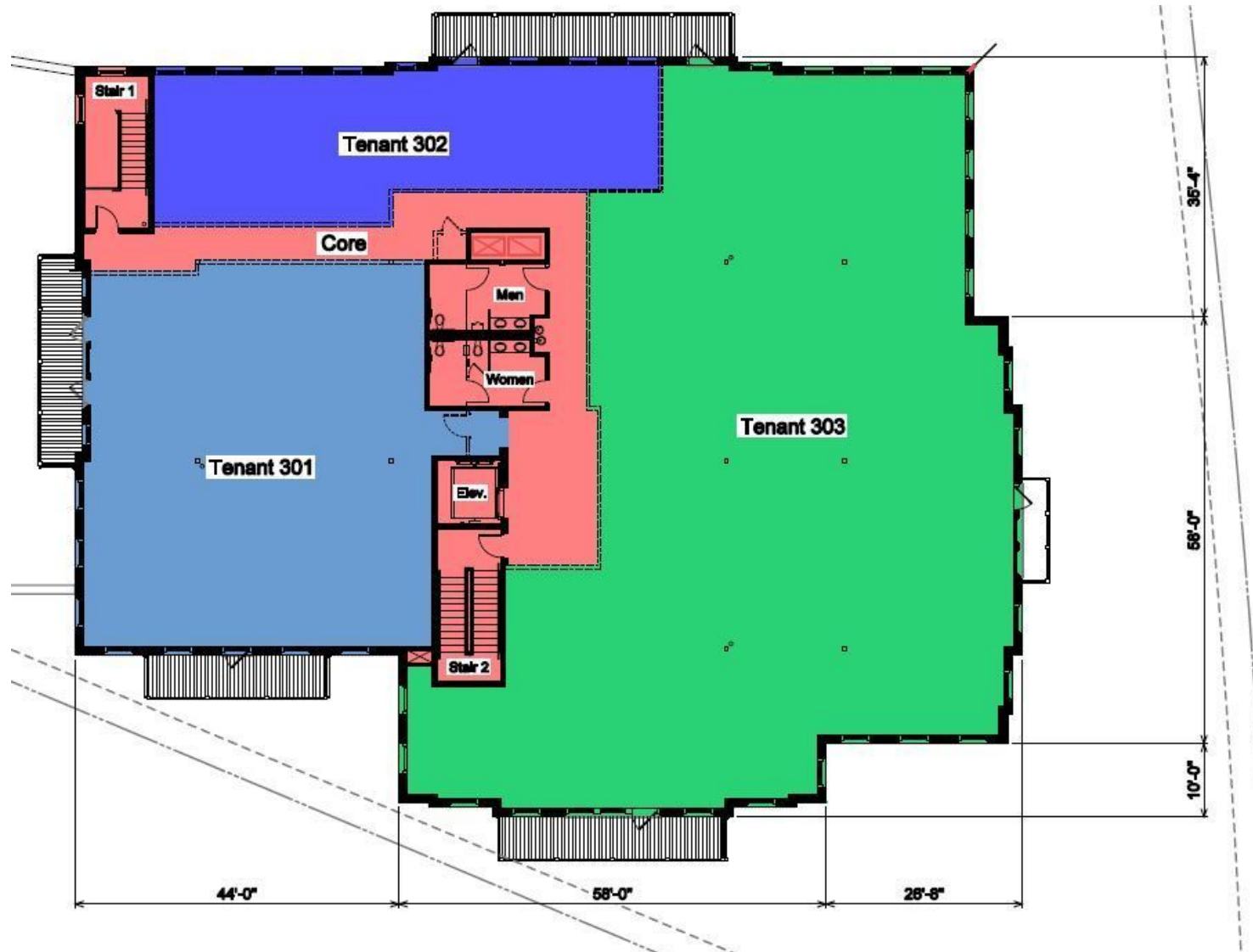
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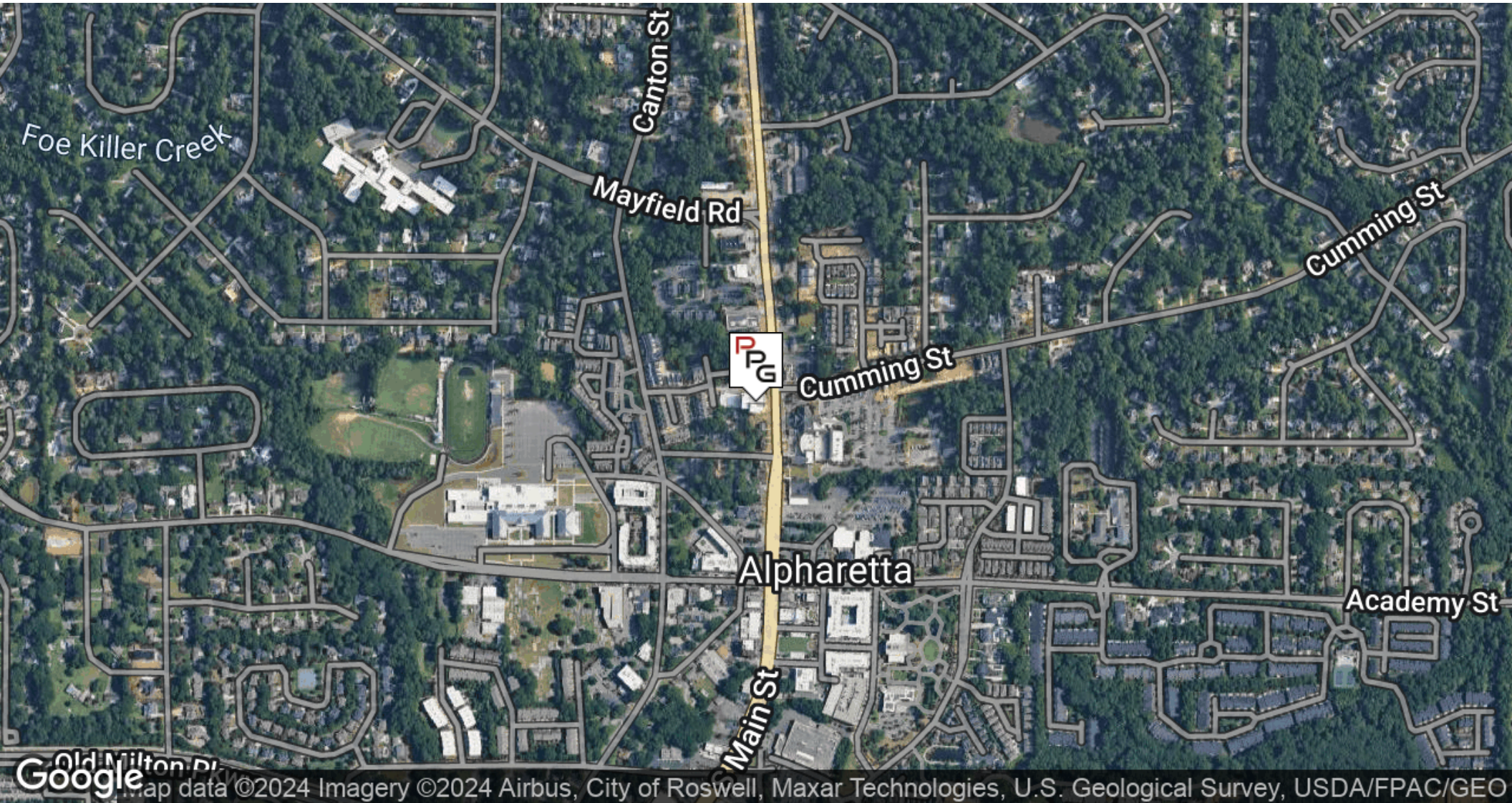
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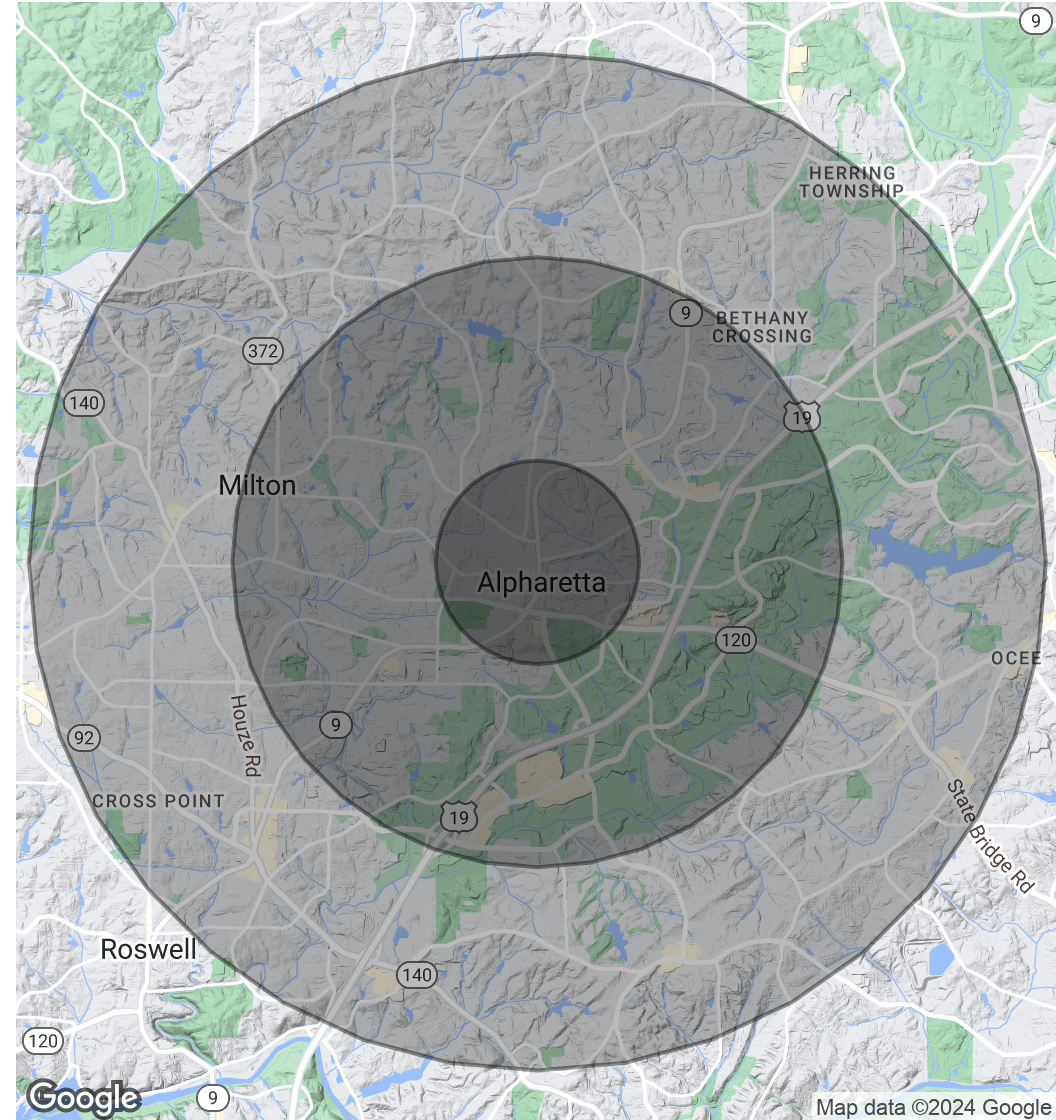
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,131	49,499	142,452
Average Age	33.7	34.9	35.4
Average Age (Male)	32.4	33.8	34.4
Average Age (Female)	34.1	35.4	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,988	19,457	53,577
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$92,064	\$102,306	\$106,604
Average House Value	\$276,248	\$328,824	\$364,972

* Demographic data derived from 2020 ACS - US Census



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