



# WESTSIDE CENTER

10745 WESTSIDE WAY | ALPHARETTA, GA 30009

## PROPERTY DETAILS

### PROPERTY DESCRIPTION

Located a half mile west of Georgia-400, Westside Center is a Class A, 3-story building located in Alpharetta. Parking is easy and abundant with a surface parking ration of 4 per 1,000. Recently renovated lobbies, new elevator shells, and updated bathrooms foster a first rate work environment.

<b>LANDLORD</b>	Realco
<b>LEASING COMPANY</b>	Foundry Commercial
<b>PROPERTY MANAGEMENT</b>	Stream Realty
<b>YEAR BUILT</b>	1995
<b>PRIMARY BUILDING SITE</b>	5.02 acres
<b>PARKING RATIO</b>	4 per 1,000
<b>STORIES</b>	3

<b>STANDARD FLOOR PLATE</b>	20,000 square feet
<b>HVAC</b>	<ul style="list-style-type: none"><li>» Balanced Systems</li><li>» DDC Software Controls</li><li>» Recently replaced duct heaters, blower motors, and VFDs</li></ul>
<b>LOBBY &amp; ELEVATORS</b>	Recently renovated
<b>EMERGENCY GENERATOR</b>	On-site generator for data
<b>FIRE LIFE SAFETY SYSTEMS</b>	Upgraded emergency lights and exit lights

# LOCATION

## RESTAURANTS

- A** The Melting Pot
- B** Big Pie in the Sky
- C** Subway
- D** Wendy's
- E** Ray's at Killer Creek
- F** Miller's Ale House
- G** Lenny's Subs
- H** Joe's NY Pizza
- I** On the Border
- J** Pappadeaux Seafood Kitchen
- K** P.F. Chang's China Bistro
- L** Buca Di Beppo
- M** The Diner at Northpoint
- N** Benihana
- O** Buffalo Wild Wings
- P** Burger King
- Q** Chili's
- R** Starbucks
- S** Jason's Deli

## SURROUNDING RETAIL

- 1** Walmart
- 2** NAPA Auto Parts
- 3** Lowe's
- 4** Toy's R Us
- 5** T.J.Maxx
- 6** Homegoods
- 7** Sports Authority
- 8** DSW
- 9** Nort Point Mall
- 10** Talbots
- 11** LOFT

- 12** Crate + Barrel

- 13** Barnes and Noble

## LODGING

- 1** Wingate by Wyndham
- 2** Hampton Inn
- 3** Homewood Suites
- 4** Hyatt Place

## BANKS

- 1** Wells Fargo Bank
- 2** PNC Bank
- 3** Chase Bank

## GAS/GROCERY

- 1** BP
- 2** Racetrac
- 3** BP
- 4** Sam's Club

## OTHER

- 1** Top Golf Alpharetta
- 2** Andretti Indoor Karting & Games



## AMENITIES

### THREE STORY, CLASS A OFFICE SPACE IN NORTH FULTON



- » Well-capitalized ownership
- » Several restaurants within walking distance
- » Close proximity to North Point Mall
- » High-end lobby, bathroom and elevator finishes
- » Located at the intersection of Mansell Road and Georgia 400
- » Suites from 3,126 SF to 20,027 SF

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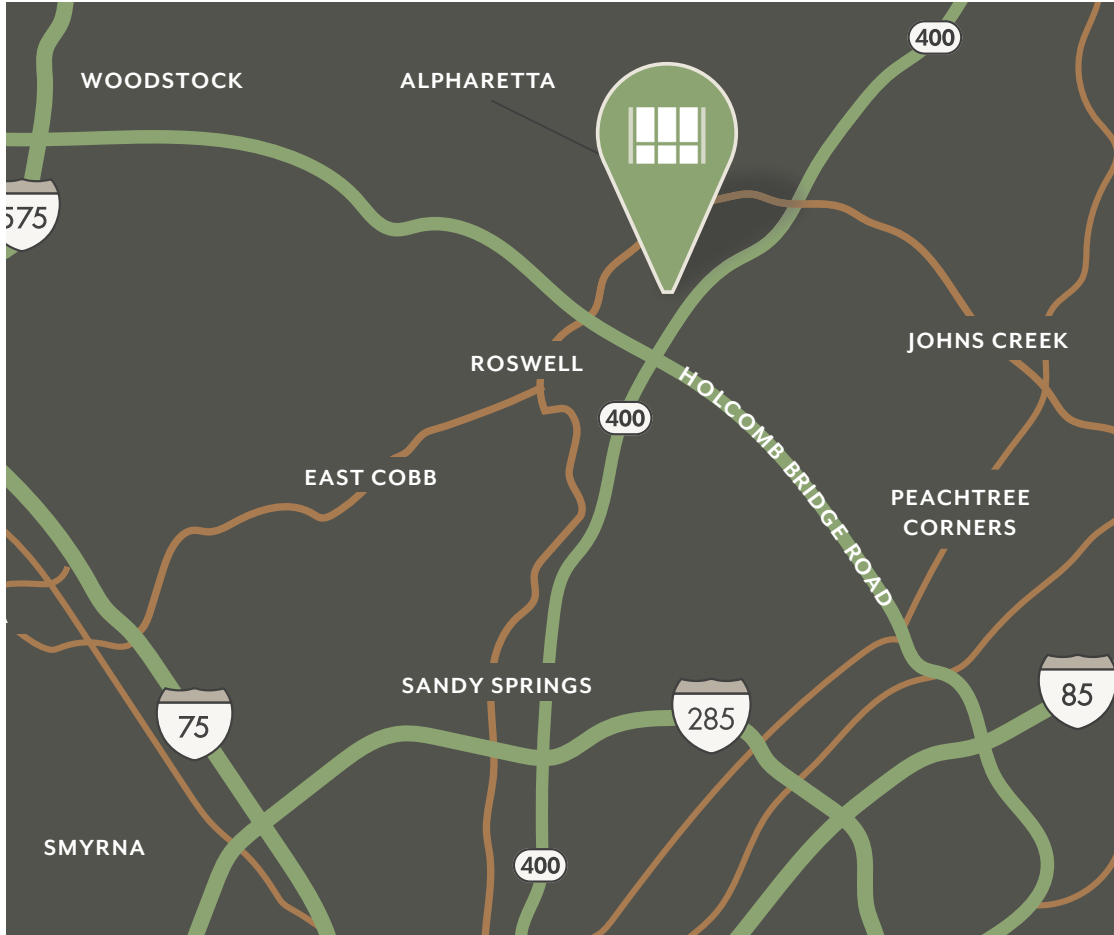




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## DRIVING DISTANCE FROM WESTSIDE CENTER



### LOCATION

### DRIVE TIME

to Georgia-400

0.5 mi.

to Alpharetta Highway

0.5 mi.

to Holcomb Bridge Road

1.9 mi.

to Interstate- 285

9.7 mi.

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