

### A HIGH PERFORMANCE WORKPLACE®

Parkway 400 Building I & II will be a 120,000 square foot office park, consisting of two 2-story, 60,000 square foot Creative Loft Style Office Buildings.

This development will be highly walkable with a focus on providing a High Performance Workplace® that inspires creativity and collaboration.

The central location in the heart of the Avalon district provides tenants access to suburban Atlanta's only walkable, connected live-work-play destination.



## AT A GLANCE



- Two 2-Story 60,000 RSF office buildings
- Surface parking with 4/1,000 RSF ratio

### FEATURES

- Walking distance to Avalon (25 restaurants, 3 hotels and 70 +retailers)
- Adjacent to Starbucks, Firebirds Wood Fired Grill, newly opened EVEN Hotel and Courtyard by Marriott
- Close to GA-400, Old Milton Parkway, Kimball Bridge Road and Westside Parkway
- Creative Loft-Style Design
- Spacious people centric lobby environment
- Efficient rectangular floorplates providing abundant natural light
- Immediate access to the Alpha Loop multi-use trail system
- Outdoor lounge with Wi-Fi service
- Top of building signage opportunity

### DEVELOPER

Greenstone Properties

### ARCHITECT

Nelson

# LOCATION



- A. RACETRAC
- B. EVEN HOTEL
- C. FIREBIRDS WOOD FIRE GRILL
- D. ATT  
SOUTHERN BAKED  
ICEBOX  
POKE BAR  
YUMBII
- E. GUVEN BROS JEWELRY  
STARBUCKS
- F. VETERINARY EMERGENCY GROUP  
ALPHARETTA EYE CLINIC
- G. FIFTH THIRD BANK
- H. MARRIOTT COURTYARD
- I. CHARLES SCHWAB
- J. EMORY AT AVALON
- K. TD AMERITRADE
- L. GWINETT TECHNICAL COLLEGE
- M. LGE CREDIT UNION
- N. ALPHARETTA DEPT OF PUBLIC SAFETY
- O. CHICK-FIL-A
- P. WHOLE FOODS

# SITE PLAN



- 1) PARKWAY 400 I  
PROPOSED 60,000 SF.
- 2) PARKWAY 400 II  
PROPOSED 60,000 SF.
- 3) PARKWAY AT AVALON II  
143,000 SF.
- 4) EVANS CONSTRUCTION  
46,000 SF.







