



# UPGRADED OFFICES FOR LEASE 1167SF, 1212SF OR 2379SF!!

11785 Northfall Lane #501/502, Alpharetta, GA 30004

## LEASE ONE OR BOTH OFFICES— \$13/sf for Nicely Upgraded Suites!



### FEATURING:

- Corner and/or Interior Office Condo Units
- Different Sizes—1167sf, 1212sf or 2379sf!
- Flexible Lease Terms to suit your specific business needs
- Beautiful Receptions separated by Double French Doors
- Wood & Tiled Floors, Trey Ceilings, Custom Fans and over \$15k of custom upgrades throughout!
- Architectural Arches, Heavy Crown and Howe molding
- 4 Spacious Offices in each suite, plus kitchen/storage
- Oversized Offices/Conference Areas available
- Wet Bar/Work Space plus Handicapped Restrooms
- 2 Separate Exterior Entrances—park at door!
- Full Furniture package and access to T-1 line and phone handsets available for incremental fee. Wired for Cat 5.
- Terrific Built-in Cabinetry—Full Kitchen in Suite 501
- 2 HVACs allow for separate Temperature Controls.
- Superb Alpharetta Location—Very Convenient!
- Professional Environment—Great Space!



### A GREAT TIME TO LEASE BEAUTIFUL OFFICE SPACE IN NORTH FULTON!

- Act Now to secure this space
- Ideal Offices for stable business
- FLEXIBLE LEASE TERMS!

CALL 678-520-3913 FOR MORE INFO  
or to arrange a property visit

LoopNet 16690168

**BEV LIGHTFOOT**  
Commercial Realtor®  
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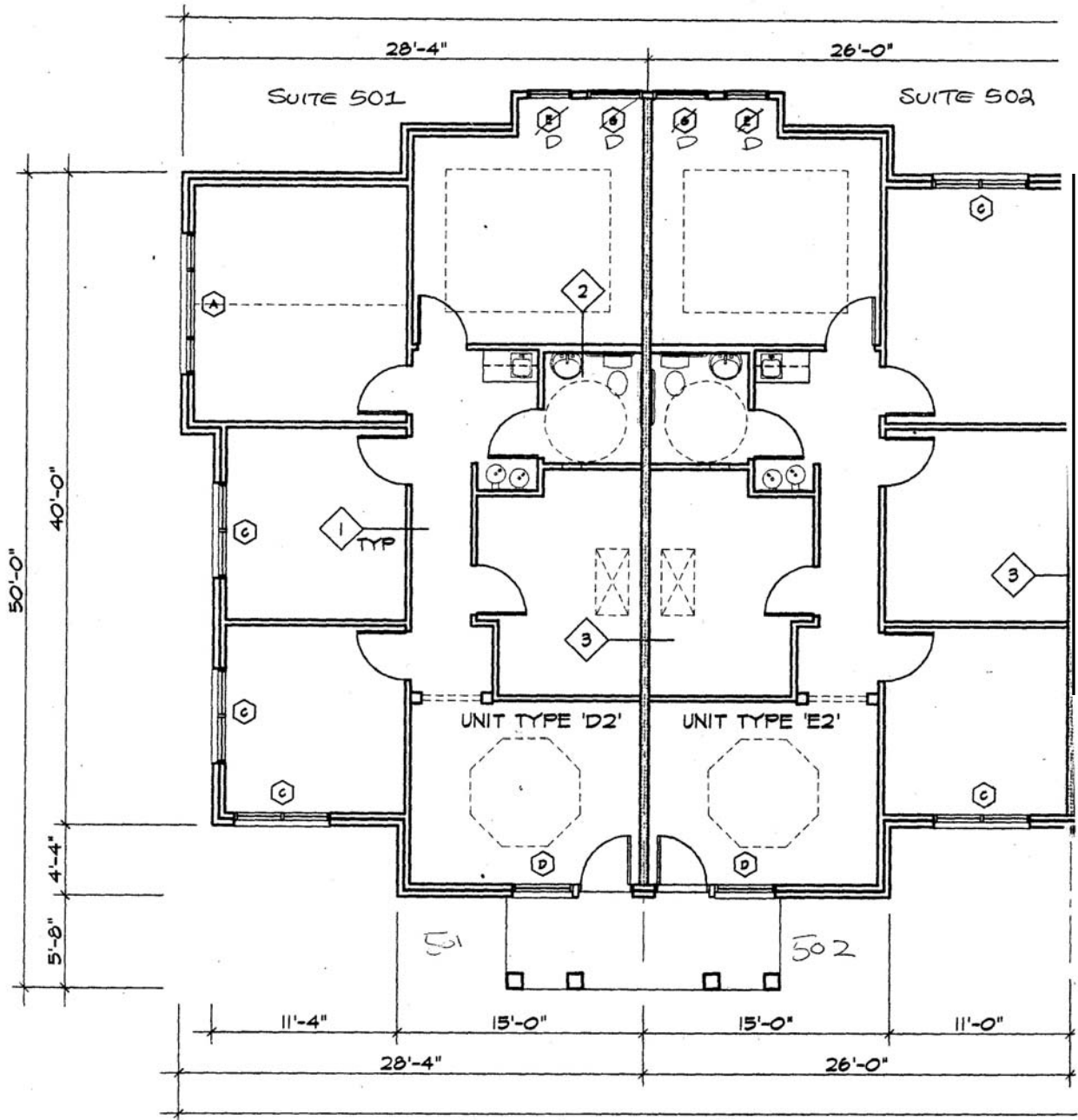
**KELLER WILLIAMS**  
REALTY  
NORTH ATLANTA



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**NOTE:** Both suites are connected via Double French Doors in the Lobby, and through a cased opening in the Central Copier/Storage Offices— but can easily be closed off to create 2 separate suites, as shown. Suite 501 is approx. 1212sf, and Suite 502 is approx. 1167sf, for a total of approx. 2379sf



NORTHFALL OFFICE PARK  
SUITES 501 + 502

2 FLOOR PLAN-FIRST FLOOR  
A-5 1/8"=1'-0"

Offered by **KW COMMERCIAL**—5780 Windward Parkway, Ste 100, Alpharetta, GA 30005  
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