

501 South Main, Ste 202 & 203, Alpharetta, GA 30004

ALPHARETTA OFFICES FOR LEASE WITH SIGNAGE OPPORTUNITY



- **APROX. 1655sf - 2 Suites Available
New Space—Choose Your Decor!**



FEATURING:

- First Generation Office Space on South Main/Hwy 9!
- Suite 203—Wonderful Corner Unit with Extra Windows
- Suite 202—Private, Energy-Efficient Interior Unit
- Upper Level space overlooks Alpharetta Highway
- Elevator plus 2 exterior sets of stairs service this level
- Deeded Parking available at front and rear of building
- Covered Balconies with wrought iron detailing
- Modern, Attractive Building with great traffic exposure
- Signage Opportunity with visibility from Hwy 9
- Lobby area offers views and plenty of natural light
- Receptionist area has adjoining file & copier room
- Total of 6 Spacious Offices plus receptionist area!
- Separate Mens & Womens Restrooms
- Water Fountains plus Separate Break Room
- Great location for Insurance agency, CPA, Attorney or business needing both signage and street exposure
- Choose your final paint and carpet colors!
- Super Alpharetta Location—close to everything!



- ***OFFICE SPACE WITH SIGNAGE***
Hard-to-find Square Footage!

- At front of 60 Unit Office Park
- 1 Mile to North Fulton Regional Hospital
- FLEXIBLE LEASE TERMS!

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

LoopNet 16702369

BEV LIGHTFOOT
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KELLER WILLIAMS
REALTY
NORTH ATLANTA



Commercial and Residential Services

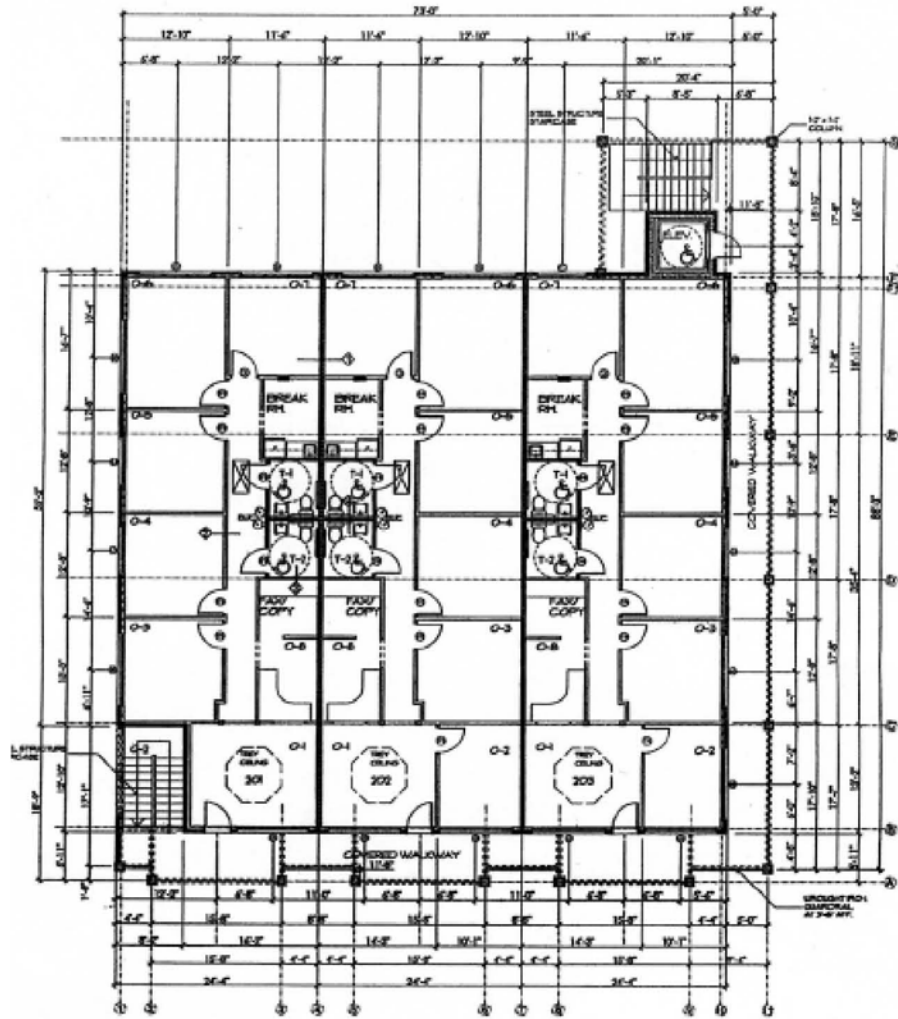
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FLOOR PLAN

Two approx. 1655sf Suites are available for lease—possibility of joining both suites for 3310sf.
Suite 203 (Far Right unit) is the corner unit, and Suite 202 is the Middle unit—identical square footages.
Suites are primed and ready for your choice of paint and carpet colors, or alternative flooring choices.

SECOND FLOOR

NORTHFALL III RETAIL/OFFICE CENTER



NORTHFALL III

ALPHARETTA, GEORGIA

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