

FOR LEASE

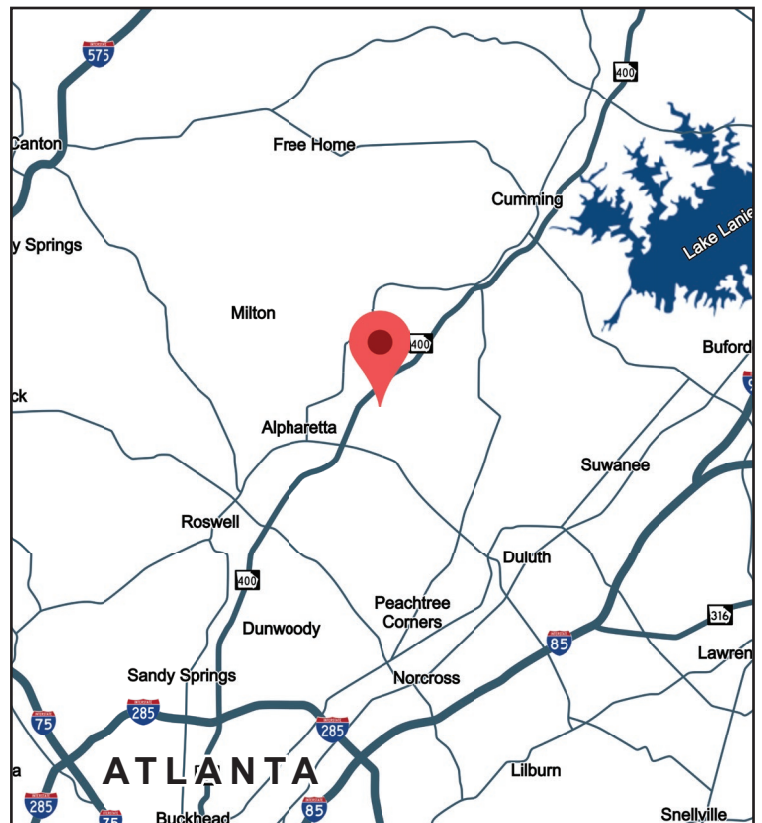
RUBICON AT WINDWARD
1005 ALDERMAN DRIVE
BUILDINGS 100-200
ALPHARETTA, GA 30005



±2,750 - 11,833 SF AVAILABLE

PROPERTY INFORMATION

- **2,750 - 11,833 SF Flex/Warehouse Space Available:**
 - Suite 103: 2,875 SF with 1,187 SF Office, 1 DH
 - Suite 104: 2,875 SF with 1,503 SF Office, 1 DH
 - Suite 105: 2,750 SF with 1,617 SF Office, 1 DH
 - Suite 201-204: 11,833 SF with 9,017 SF Office, 4 DH, 1DI
 - Suite 205: 3,815 SF with 3,815 SF Office, 1 DH
 - Suite 206: 2,800 SF with 1,342 SF Office, 1 DH
- Campus-style buildings in a controlled business park environment
- Architectural brick with full-height storefront glass.
- Ample parking with dock-high and drive-in loading access
- 18' minimum clear height
- Fully sprinklered
- ±1.5 mi from GA-400 via Windward Parkway (Exit 12)
- Immediate access to restaurants, banks and other amenities



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

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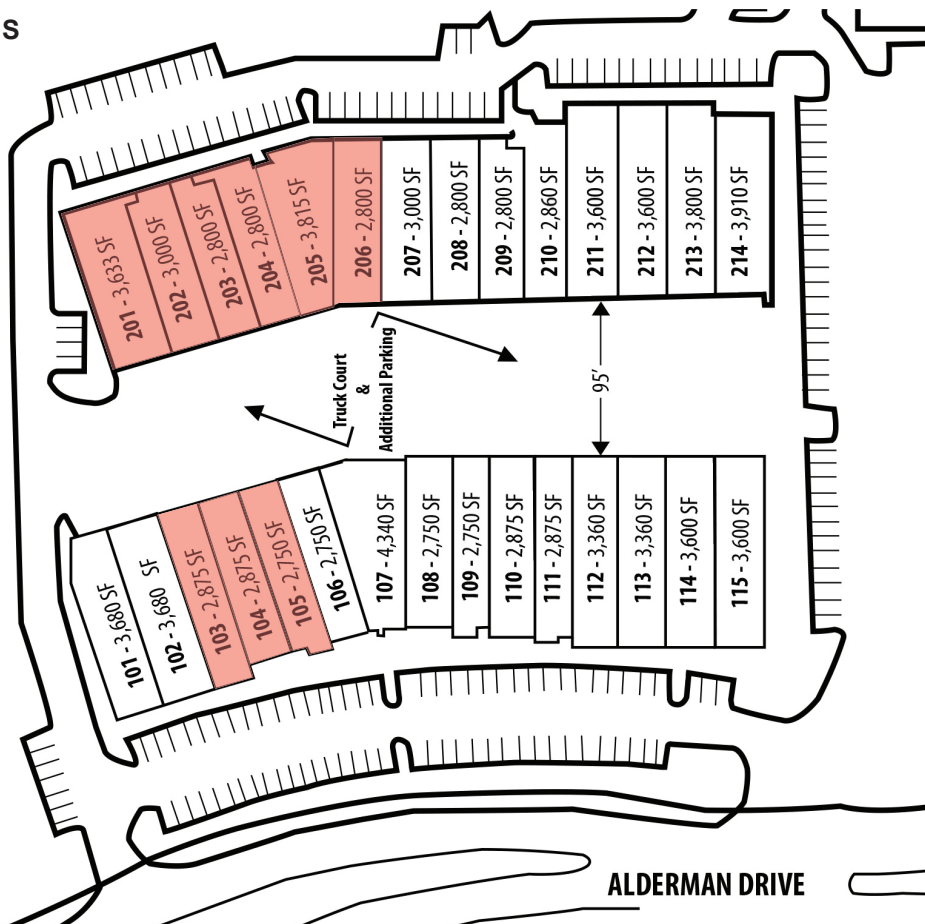
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CURRENT AVAILABILITIES

Suite	Size SF	Office SF	Warehouse SF	Clear Height	Doors
Suite 103	2,875	1,187	1,688	18'	1 DH
Suite 104	2,875	1,503	1,372	18'	1 DH
Suite 105	2,750	1,617	1,133	18'	1 DH
Suites 201-204	11,833	9,017	2,816	18'	4 DH, 1 DI
Suite 205	3,815	3,815	0	18'	1 DH
Suite 206	2,800	1,342	1,458	18'	1 DH

AVAILABILITIES



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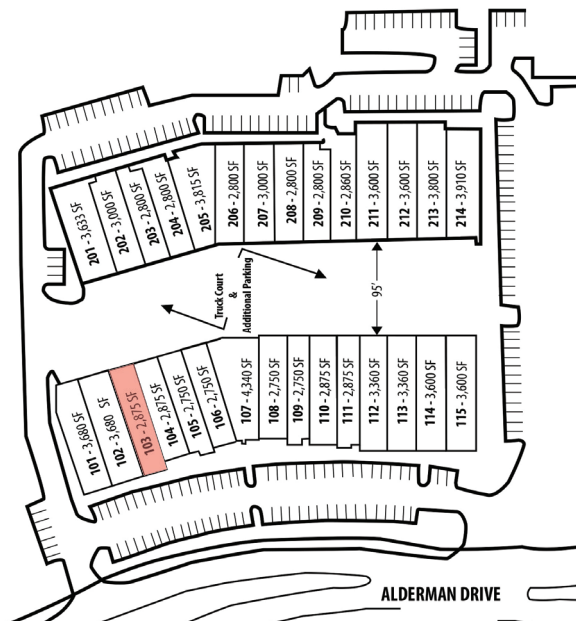
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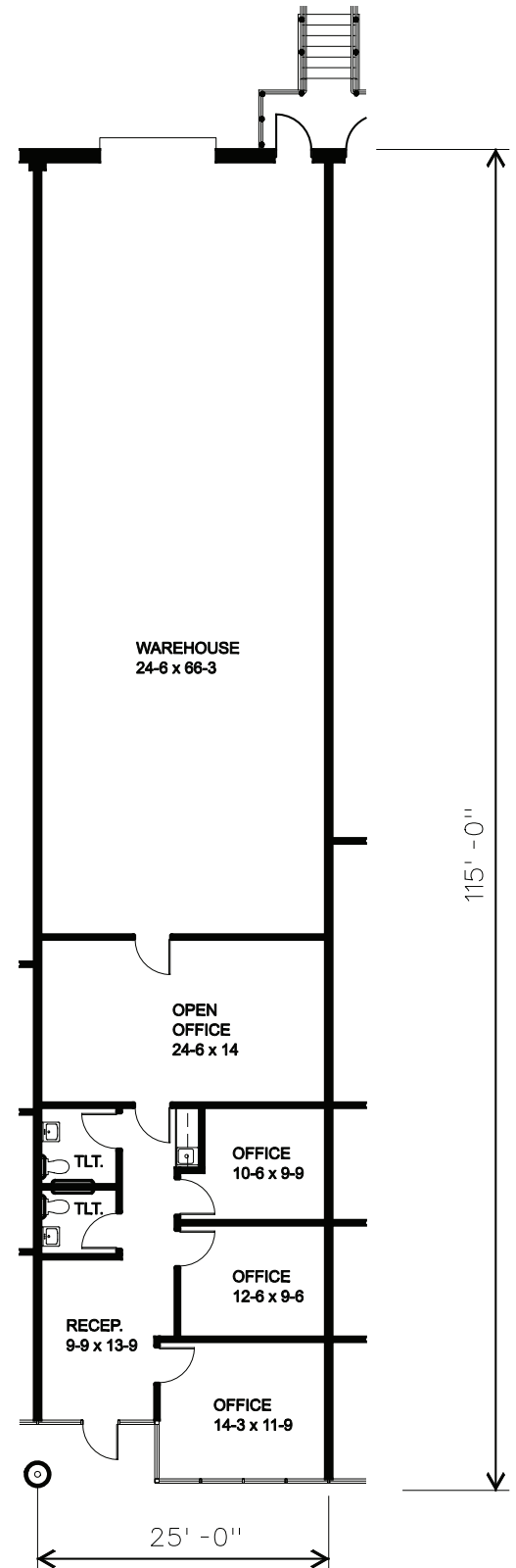
SUITE 103 FLOOR PLAN

2,875 SF Suite
1,688 SF Warehouse
1,187 SF Office
One (1) Dock-High Door
Building 100

BUILDING KEY



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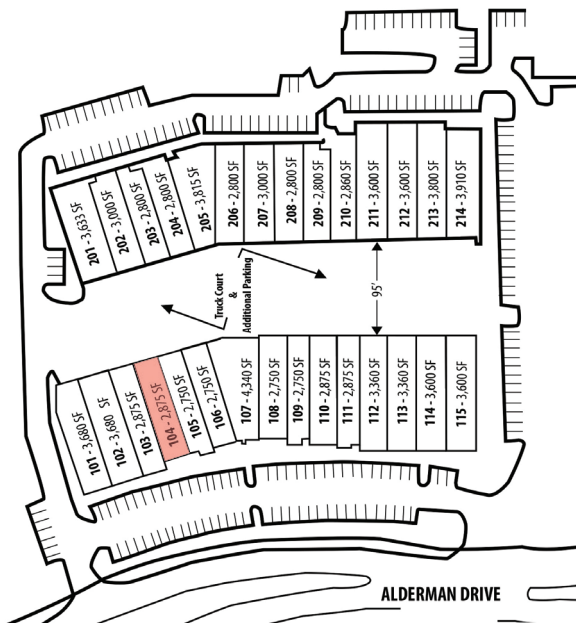
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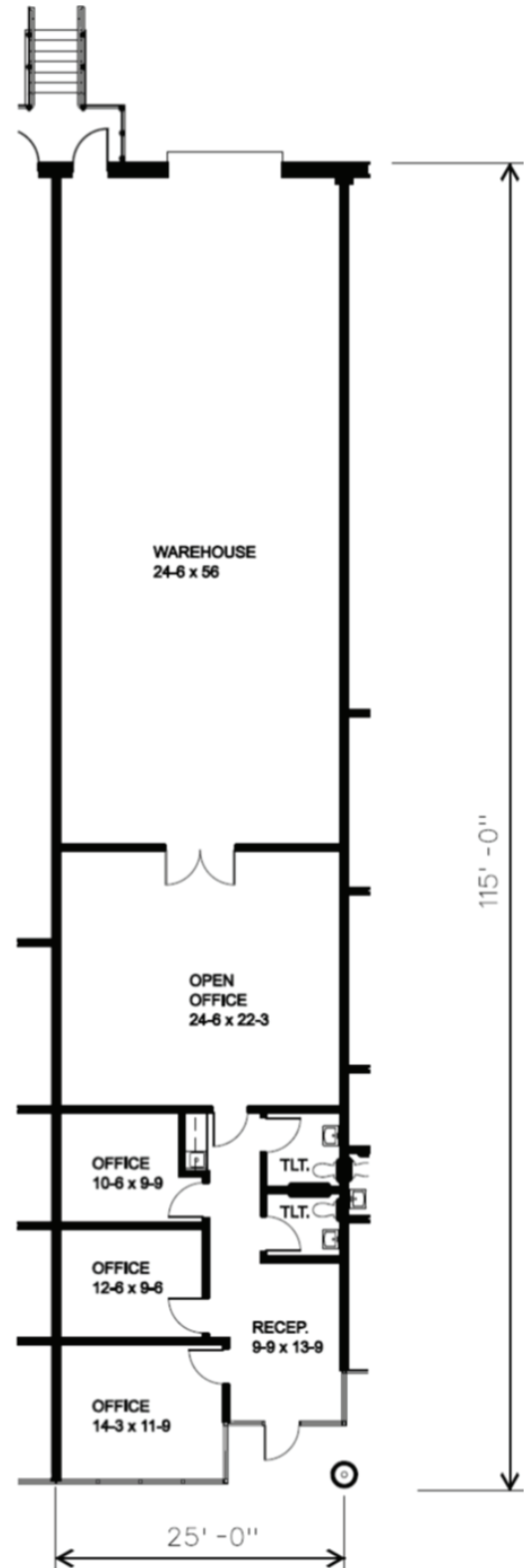
SUITE 104 FLOOR PLAN

2,875 SF Suite
1,372 SF Warehouse
1,503 SF Office
One (1) Dock-High Door
Building 100

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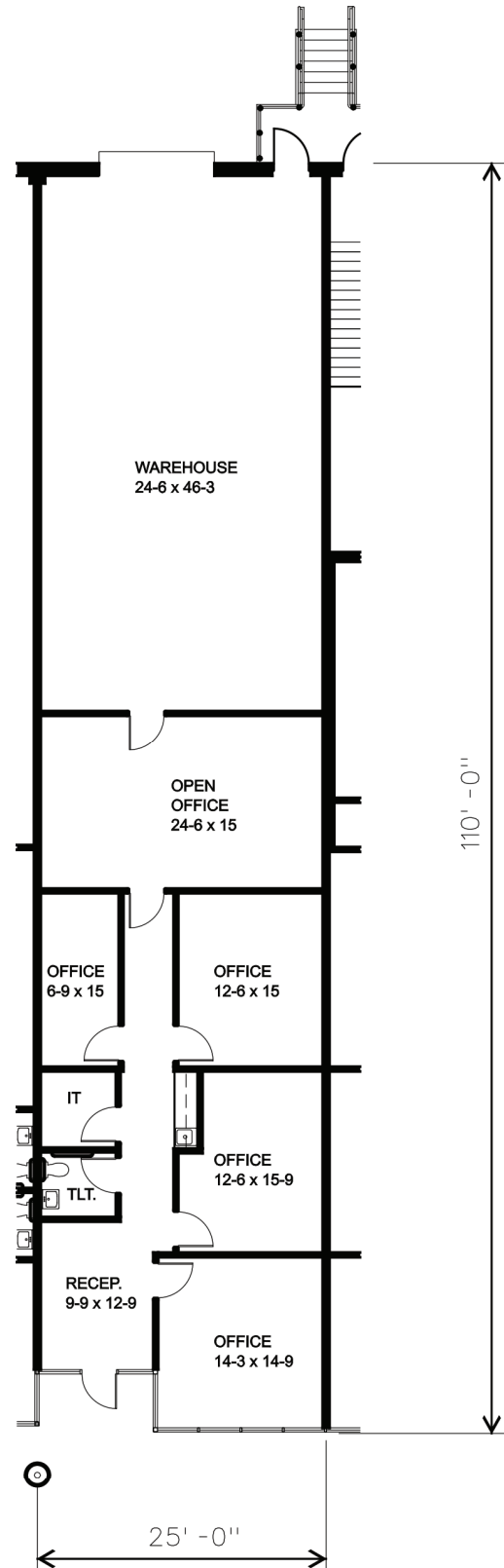
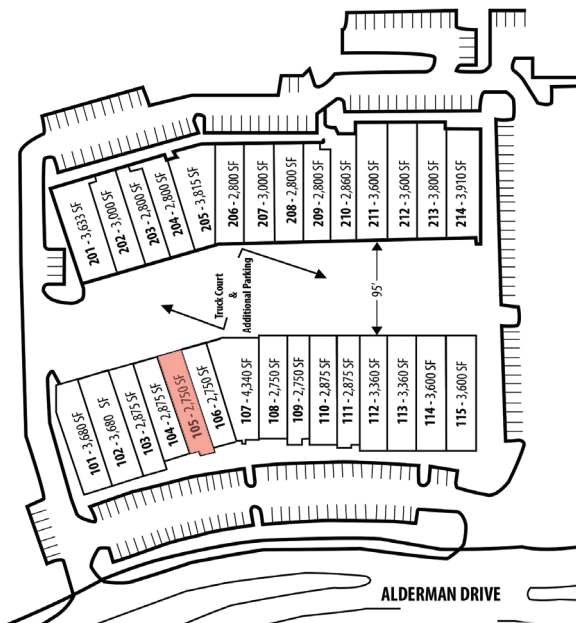
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SUITE 105 FLOOR PLAN

2,750 SF Suite
1,133 SF Warehouse
1,617 SF Office
One (1) Dock-High Door
Building 100

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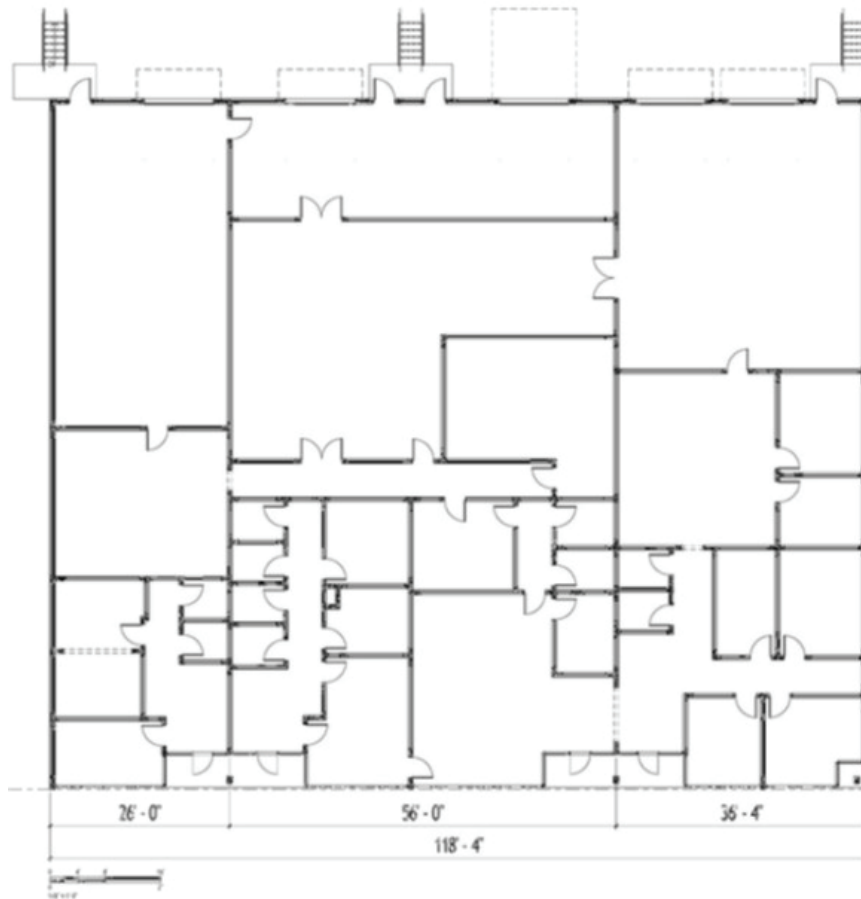
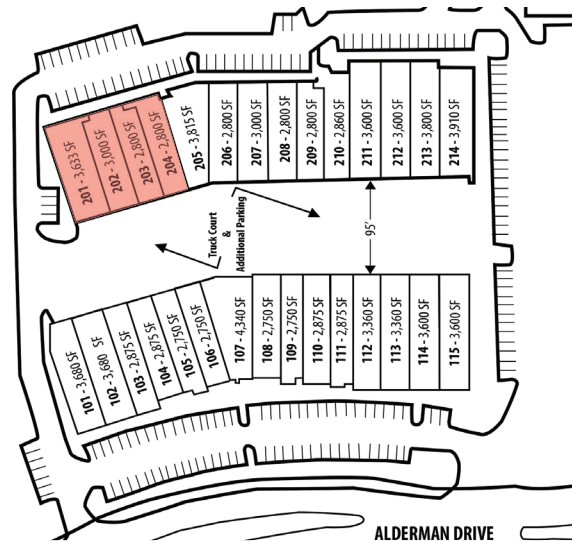
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SUITE 201-204 FLOOR PLAN

11,833 SF Suite
9,017 SF Warehouse
2,816 SF Office
Four (4) Dock-High Doors
One (1) Drive-In Door
Building 200
End Cap Suite

BUILDING KEY



*Floor plan image not drawn to scale.

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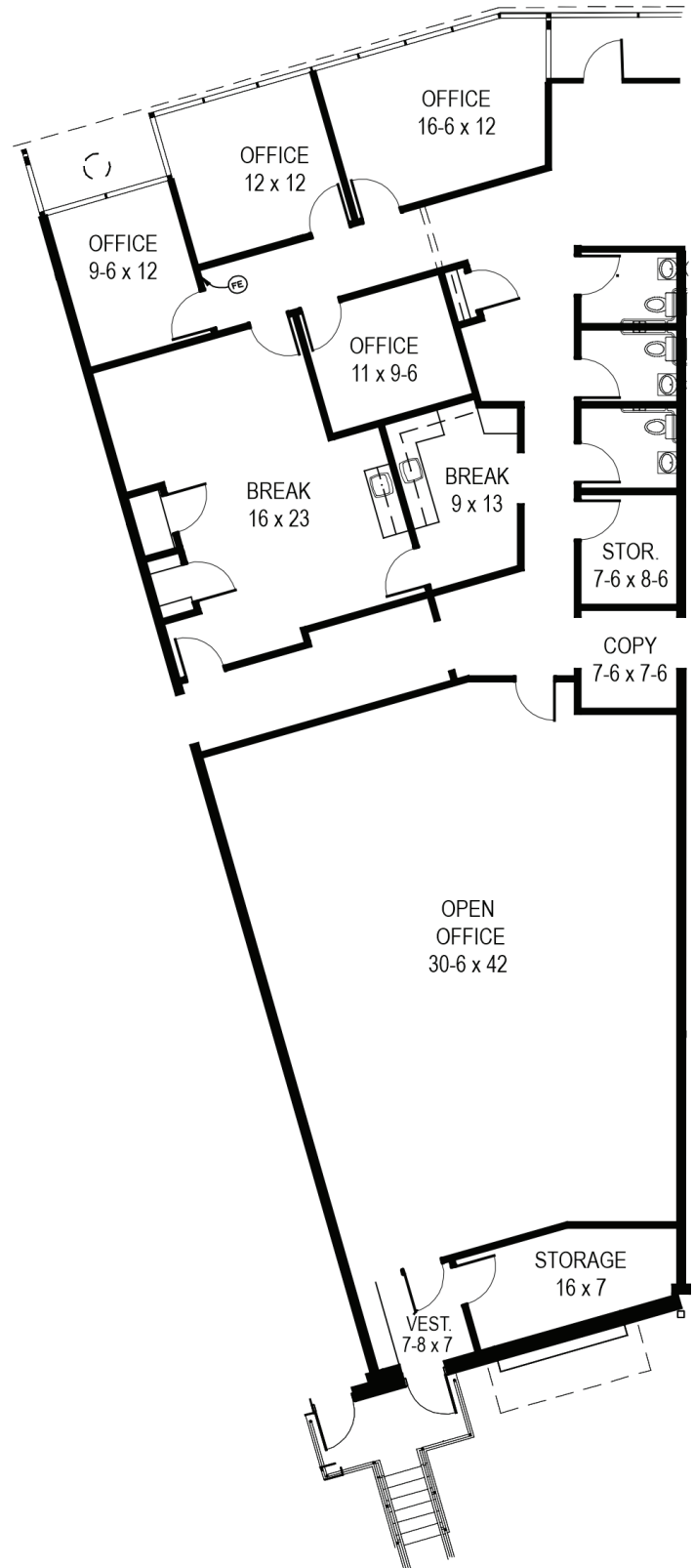
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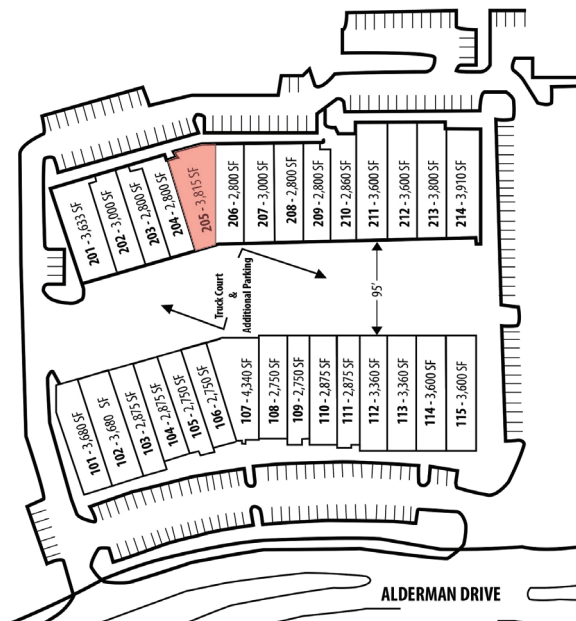
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SUITE 205 FLOOR PLAN

3,815 SF Suite
3,815 SF Office
0 SF Warehouse
One (1) Dock-High Door
Building 200



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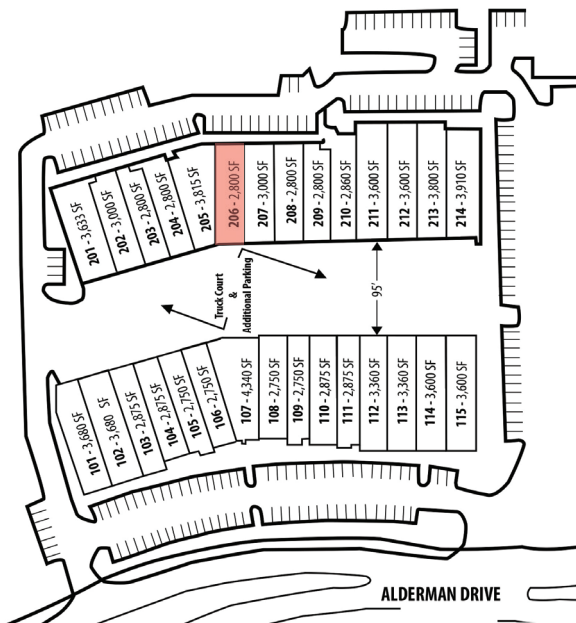
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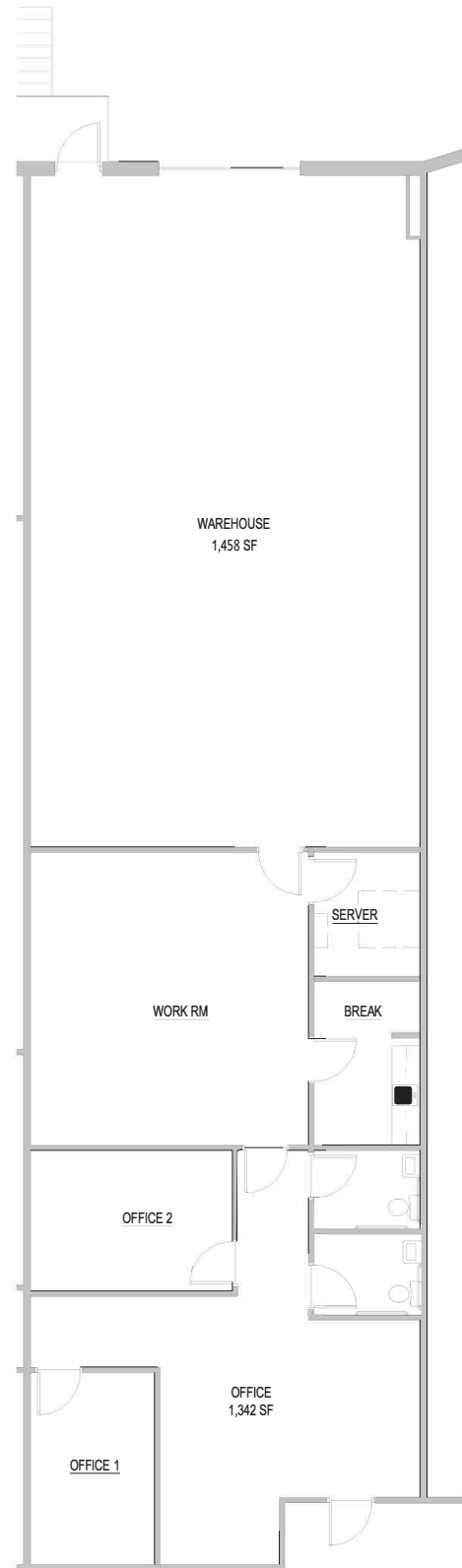
SUITE 206 FLOOR PLAN

2,800 SF Suite
1,342 SF Office
1,458 SF Warehouse
One (1) Dock-High Door
Building 200

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