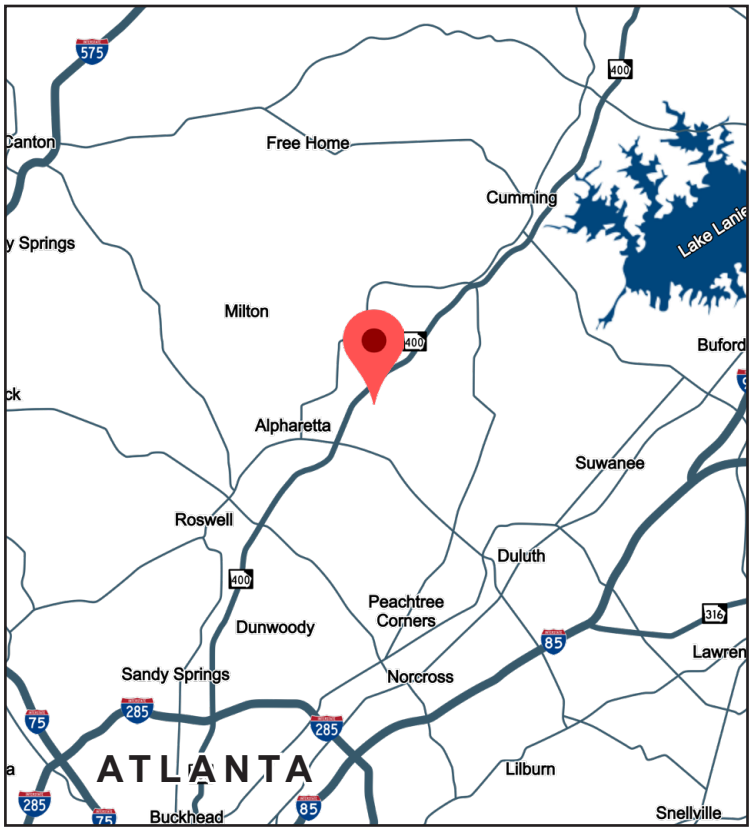
FOR LEASE

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



PROPERTY INFORMATION

- **2,750 - 8,500 SF Flex/Warehouse Space Available:**
  - Suite 103-105: 8,500 SF with 4,307 SF Office, 3 DH
  - 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: 3,633 SF with 2,195 SF Office, 2 DH
  - Suite 202-203: 5,600 SF with 4,300 SF Office, 2 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 11)
- Immediate access to restaurants, banks & other amenities



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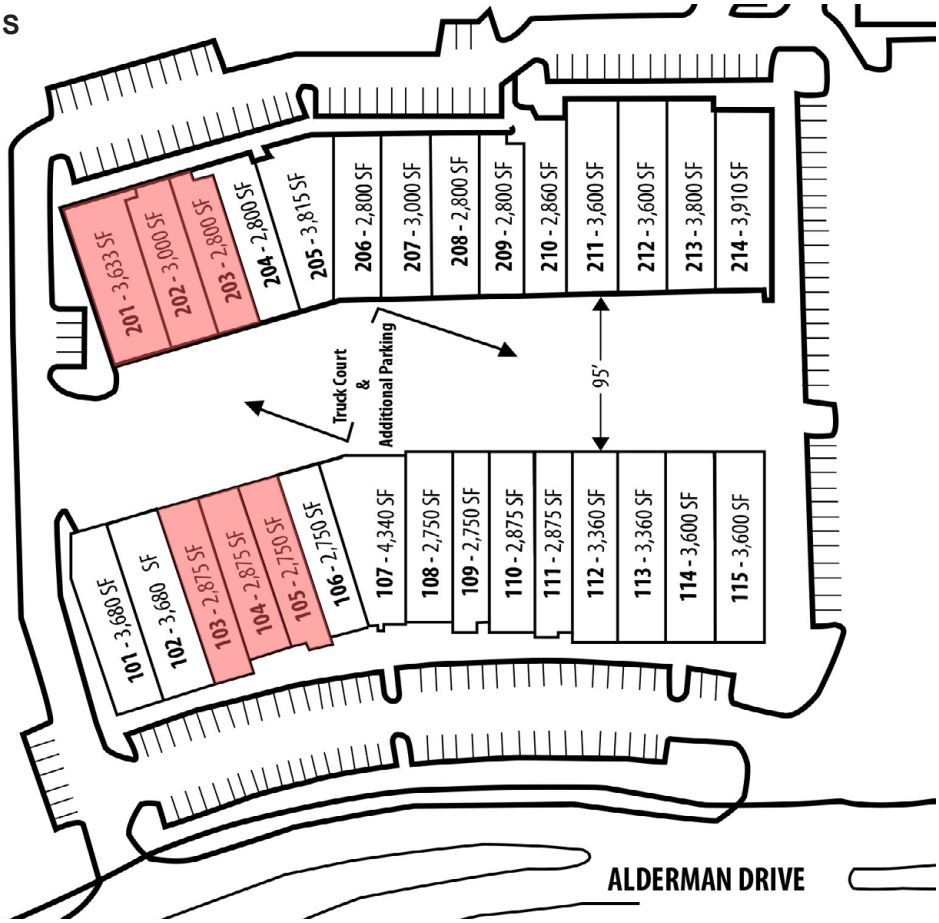
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ALPHARETTA, GA 30005

CURRENT AVAILABILITIES

Suite(s)	Size SF	Office SF	Warehouse SF	Clear Height	Doors
103-105	**8,500**	4,307	4,193	18’	3 DH
103	**2,875**	1,187	1,688	18’	1 DH
104	**2,875**	1,503	1,372	18’	1 DH
105	**2,750**	1,617	1,133	18’	1 DH
201	**3,633**	2,195	1,438	18’	2 DH
202-203	**5,600**	4,300	1,300	18’	2 DH

AVAILABILITIES



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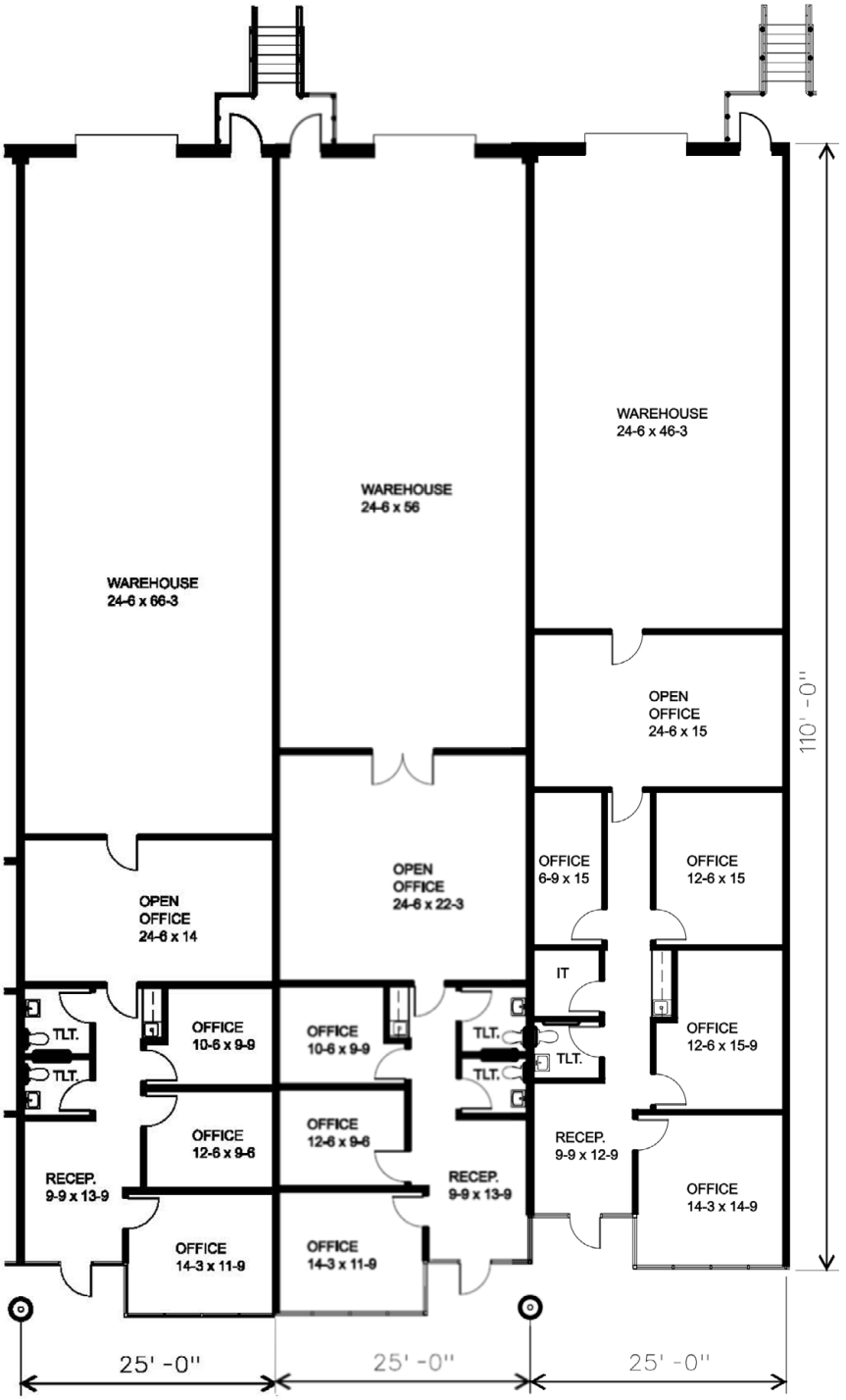
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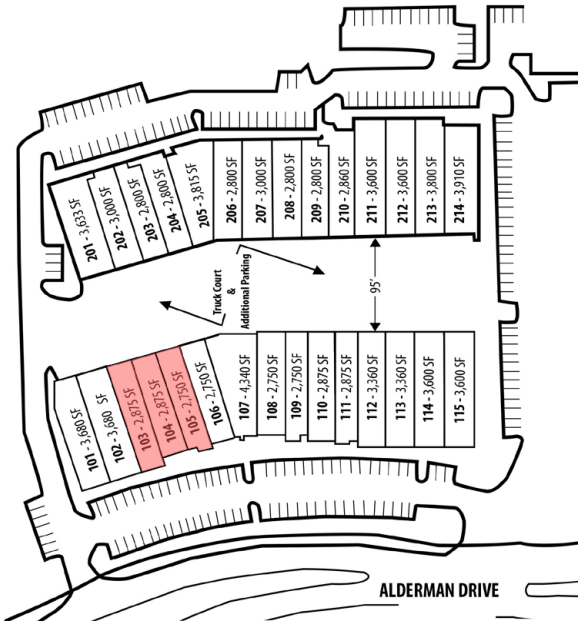
RUBICON AT WINDWARD
1005 ALDERMAN DRIVE
BUILDINGS 100-200
ALPHARETTA, GA 30005

SUITE 103-105 FLOOR PLAN

8,500 SF Suite
4,193 SF Warehouse
4,307 SF Office
Three (3) Dock-High Door
Building 100



BUILDING KEY



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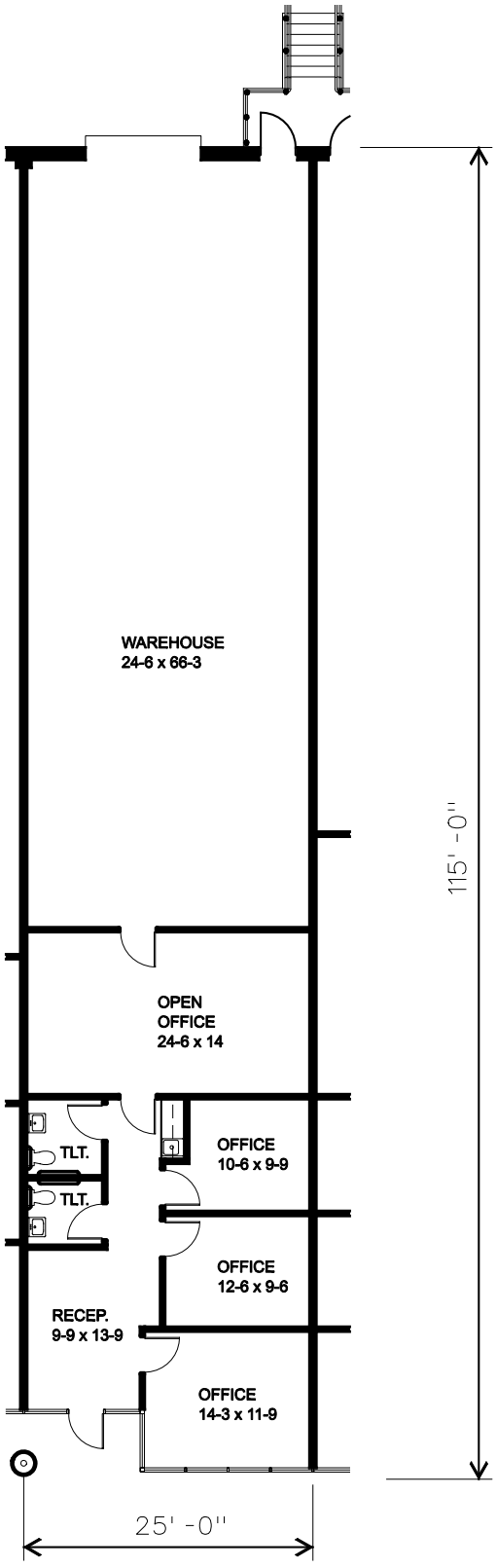
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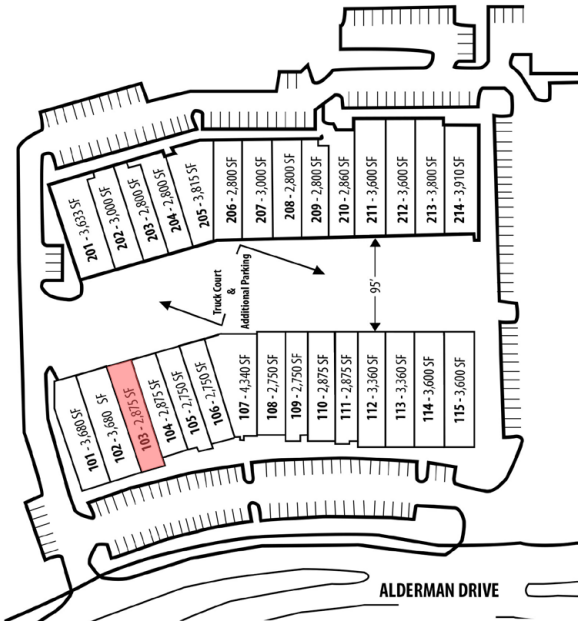
RUBICON AT WINDWARD
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ALPHARETTA, GA 30005

SUITE 103 FLOOR PLAN

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



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SUITE 104 FLOOR PLAN

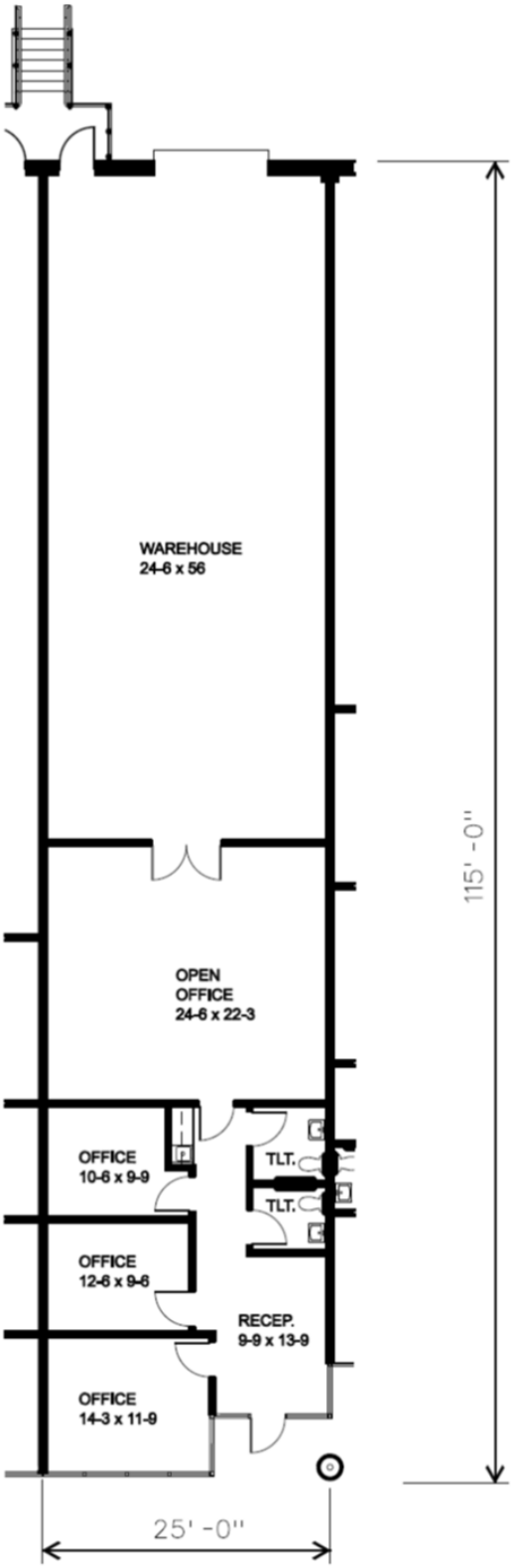
2,875 SF Suite

1,372 SF Warehouse

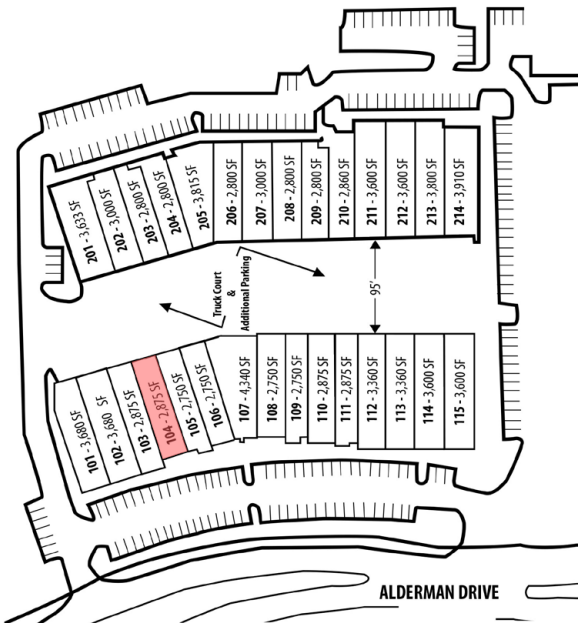
1,503 SF Office

One (1) Dock-High Door

Building 100



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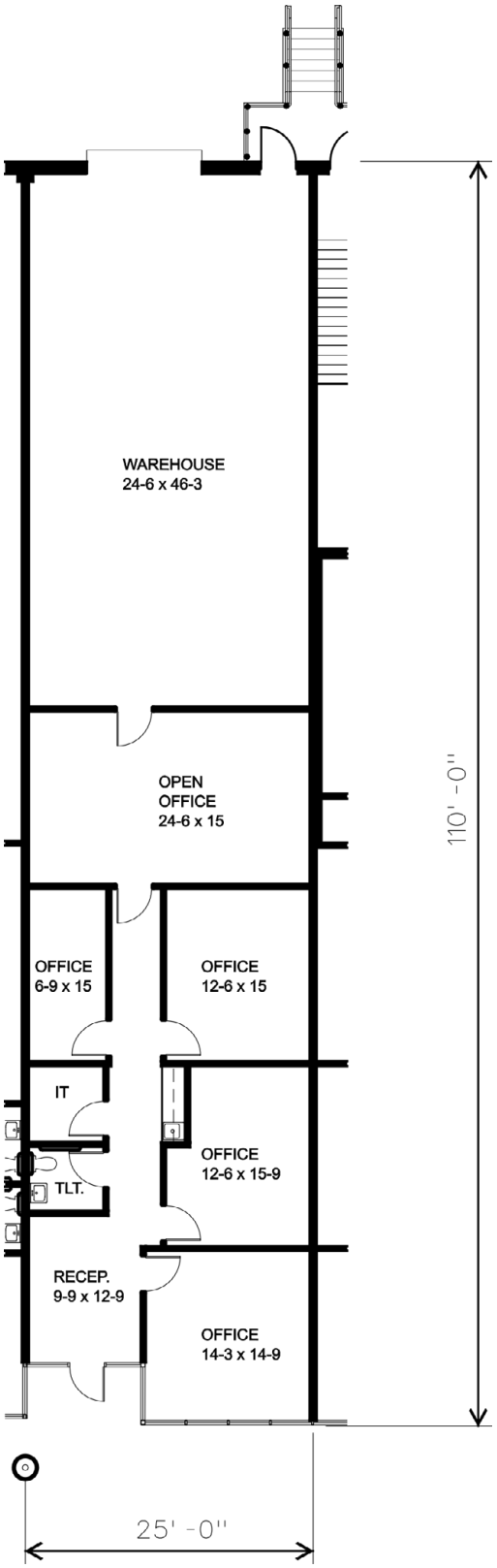
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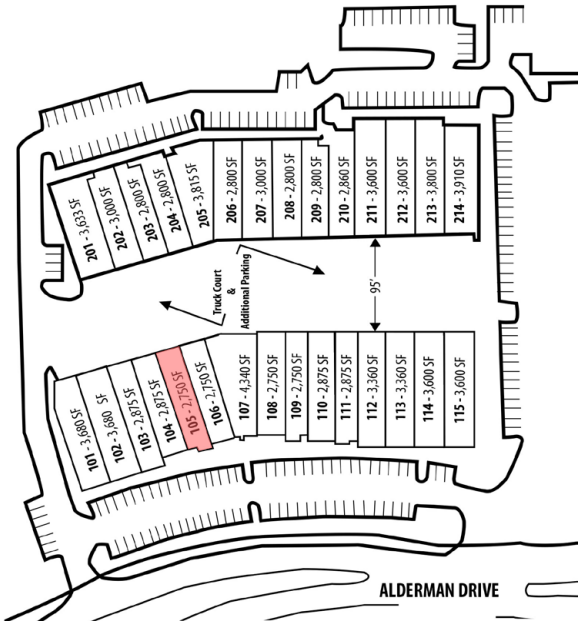
RUBICON AT WINDWARD
1005 ALDERMAN DRIVE
BUILDINGS 100-200
ALPHARETTA, GA 30005

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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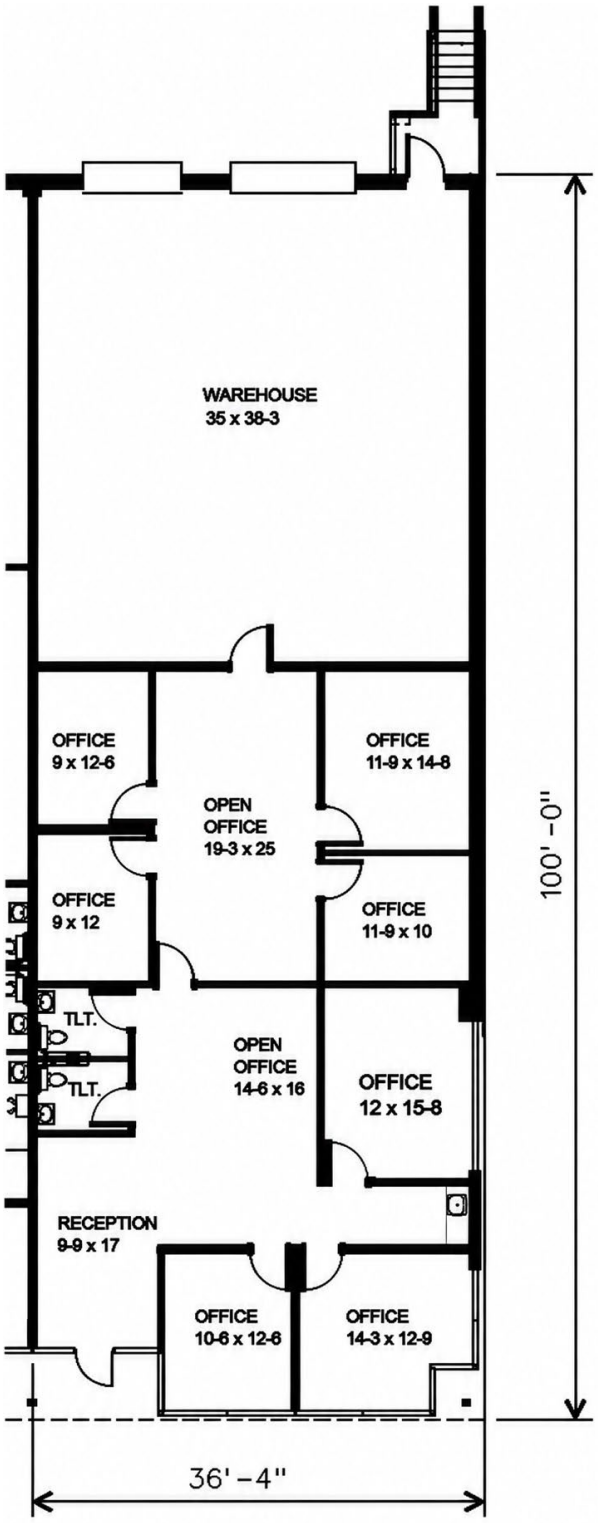
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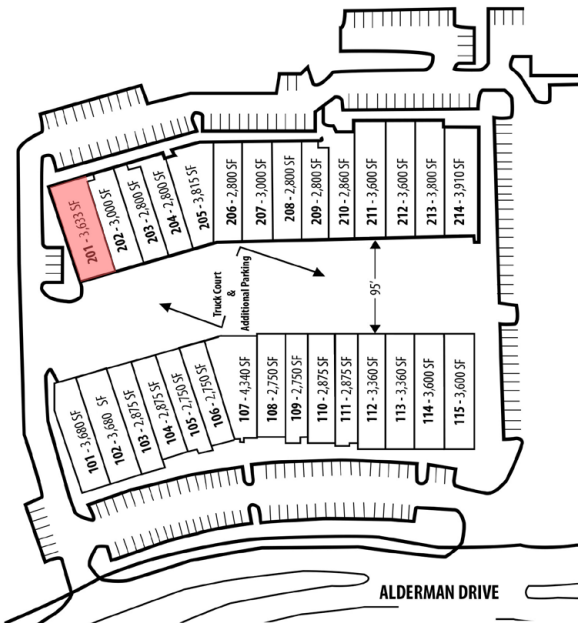
SUITE 201 FLOOR PLAN

3,633 SF Suite
1,438 SF Warehouse
2,195 SF Office
Two (2) Dock-High Doors
Building 200
End Cap Suite



*Floor plan image not drawn to scale.

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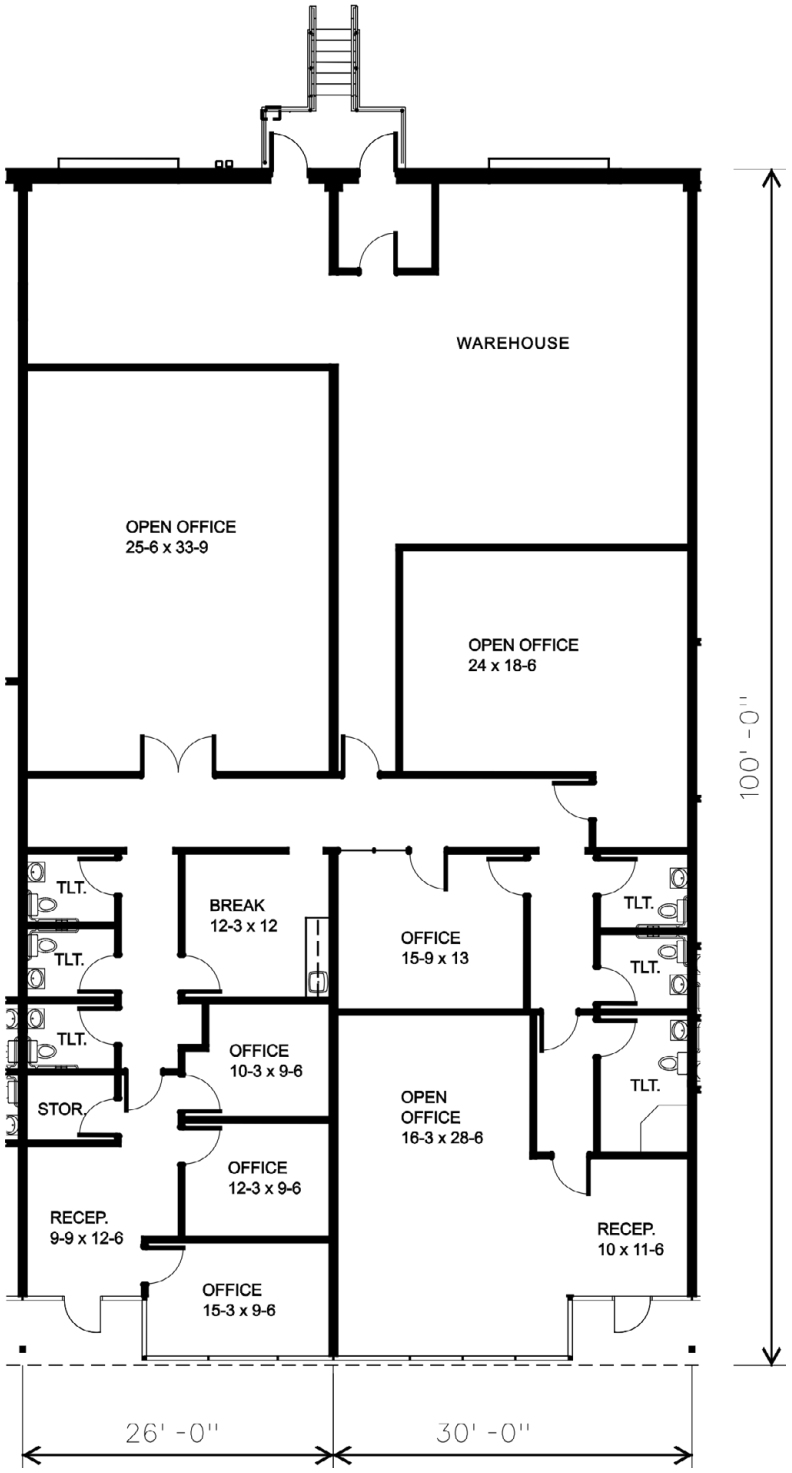
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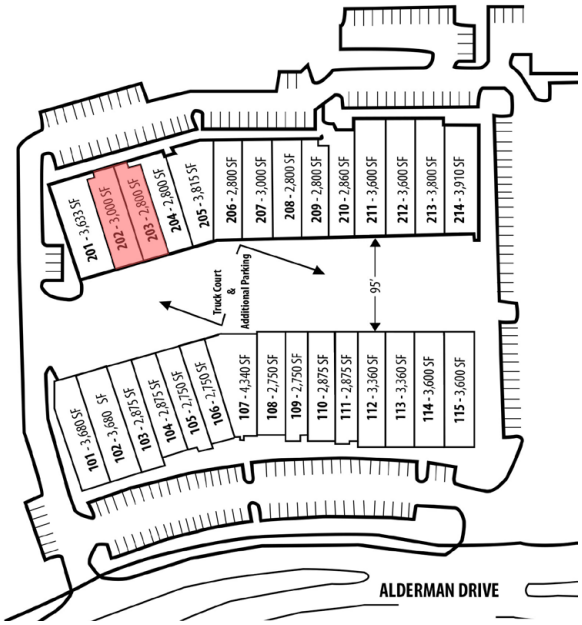
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SUITE 202-203 FLOOR PLAN

5,600 SF Suite
1,300 SF Warehouse
4,300 SF Office
Two (2) Dock-High Doors
Building 200



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