

FOR LEASE

Rubicon at Windward
1005 Alderman Drive
Buildings 100-200
Alpharetta, GA 30005



PROPERTY INFORMATION

- **2,750 - 3,910 SF flex/warehouse suites available**
- Aggressive rental rates
- 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
- Located approximately 1.5 miles from GA 400 via Windward Parkway
- Immediate access to restaurants, banks and other amenities



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

Matt Nelsen
404-431-0971
matt@hughes-cre.com

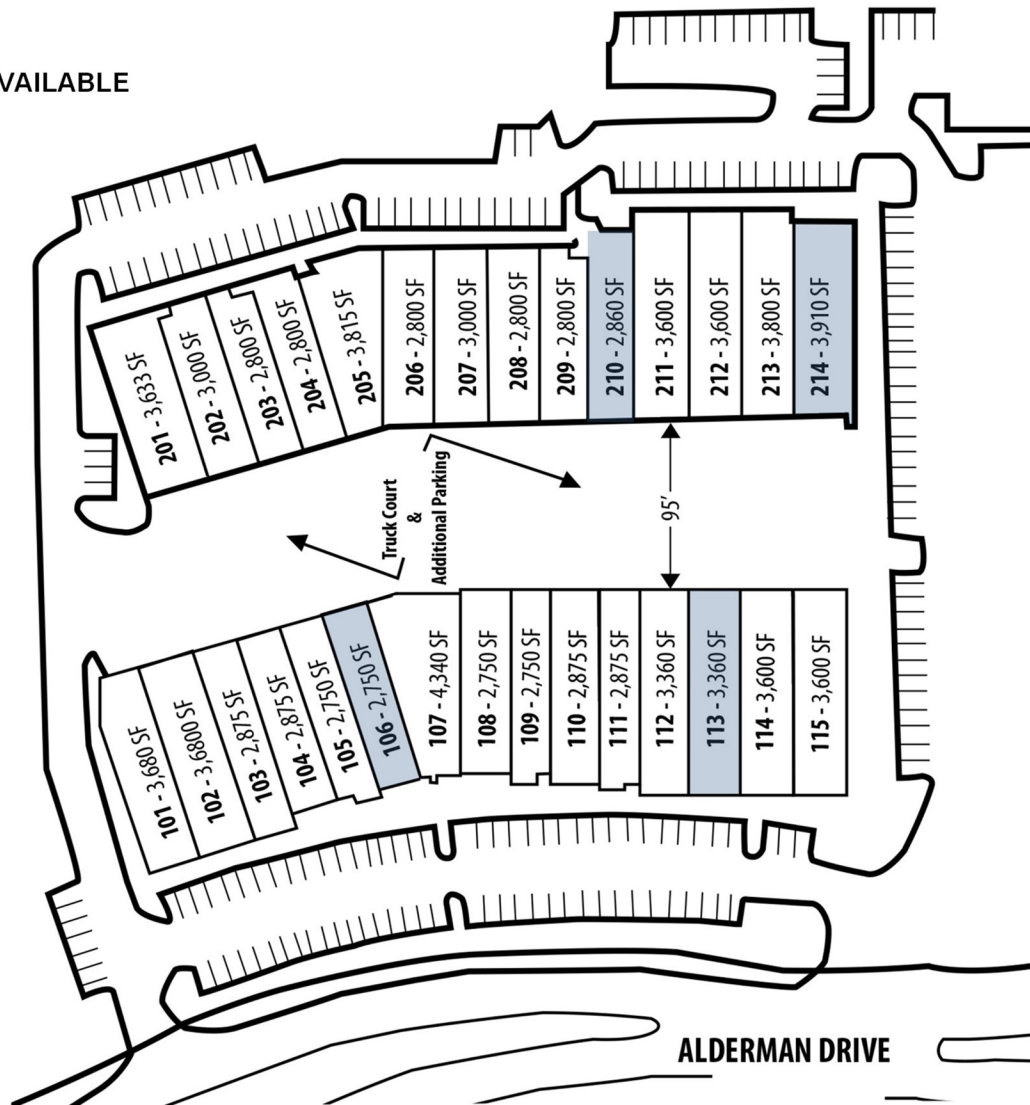
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CURRENT AVAILABILITIES

Suite	Available SF	Office SF	Warehouse SF	Clear Height	Dock Doors
Suite 106	2,750	1,845	905	18'	1 DH
Suite 113	3,360	1,200	2,160	18'	1 DH
Suite 210	2,860	1,638	1,222	18'	1 DH
Suite 214	3,910	1,115	2,795	18'	2 DH

 AVAILABLE



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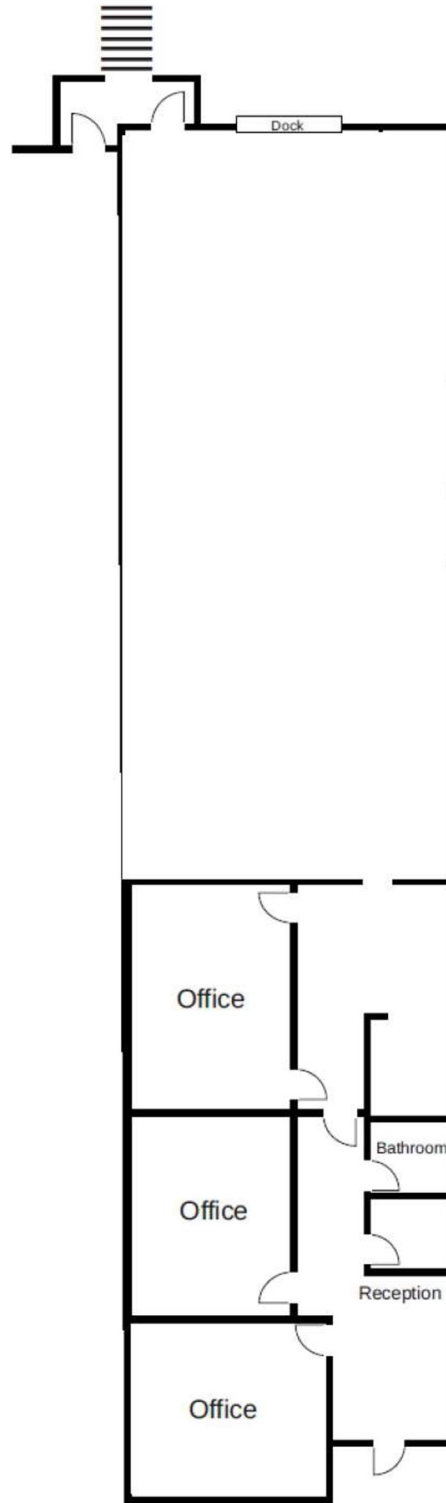
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FLOOR PLAN | 1005 Alderman Drive | SUITE 106 | 2,750 SF

SUITE INFORMATION

2,750 SF Available
1,845 SF Office
905 SF Warehouse
One (1) Dock-High Doors



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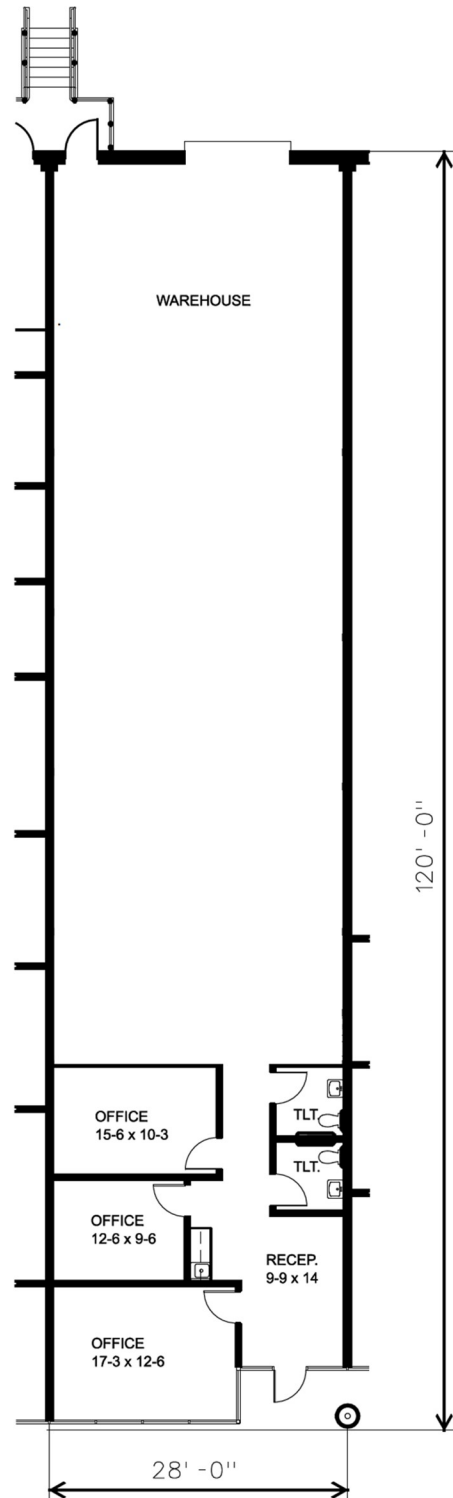
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FLOOR PLAN | 1005 Alderman Drive | SUITE 113 | 3,360 SF

SUITE INFORMATION

3,360 SF Available
850 SF Office
2,510 SF Warehouse
One (1) Dock-High Door



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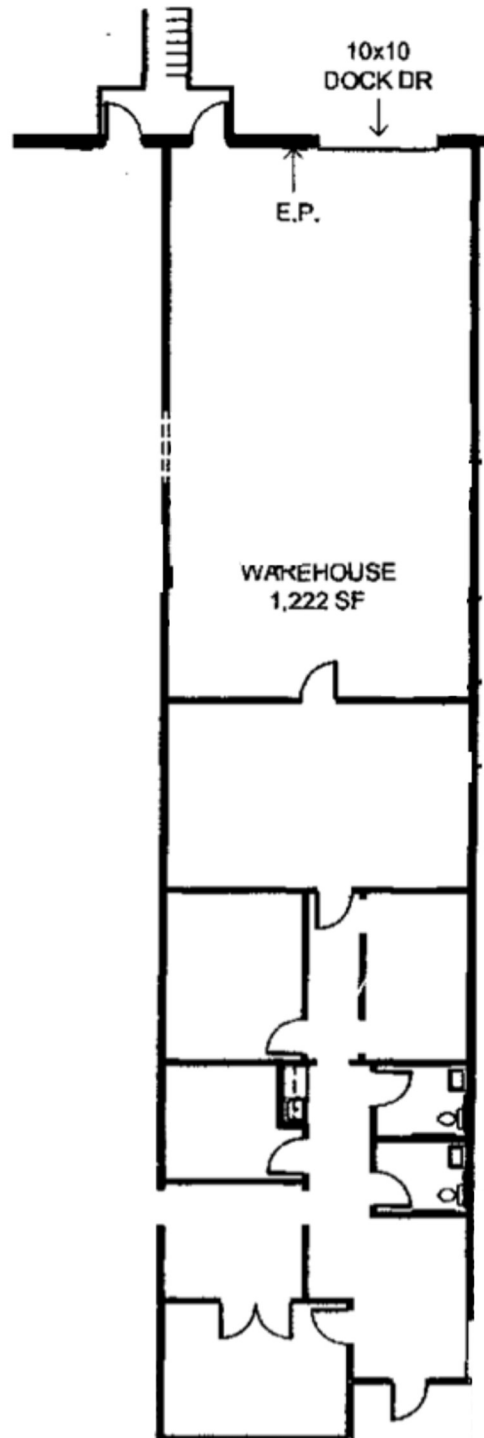
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FLOOR PLAN | 1005 Alderman Drive | SUITE 210 | 2,860 SF

SUITE INFORMATION

2,860 SF Available
1,638 SF Office
1,222 SF Warehouse
One (1) Dock-High Door
18' Clear Height



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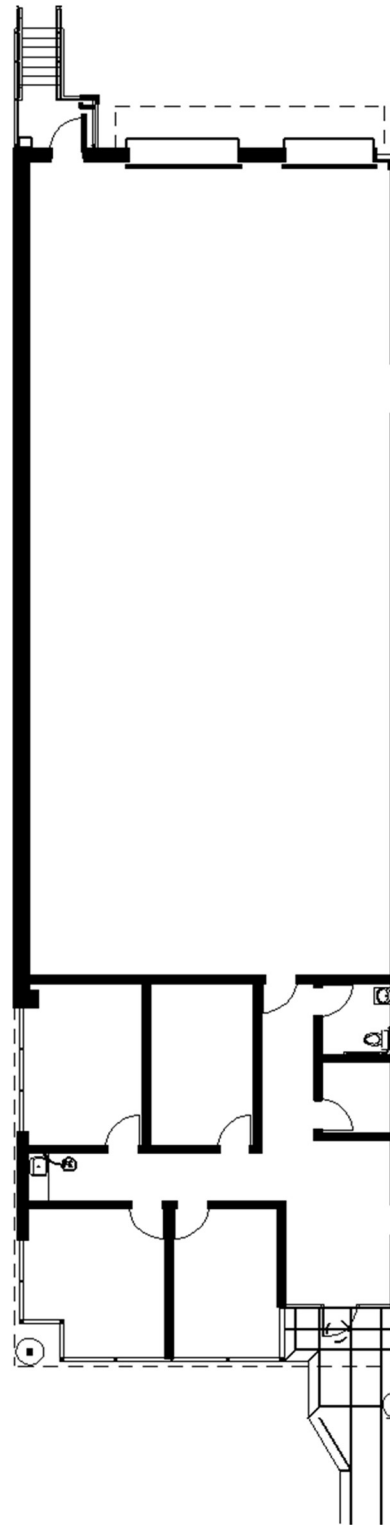
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Alpharetta, GA 30005

FLOOR PLAN | 1005 Alderman Drive | SUITE 214 | 3,910 SF

SUITE INFORMATION

3,910 SF Available
1,115 SF Office
2,795 SF Warehouse
Two (2) Dock-High Doors
18' Clear Height



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