

*Parkway
400*

VELOCIS



Colliers
INTERNATIONAL

endless POSSIBILITIES



Parkway
400 is
comprised of
2 Class A office
buildings totaling
195,304 SF located directly
across Old Milton Parkway from
Avalon.



the opportunity

- Very efficient rectangular floor plates
- Full height glass
- 12 corner offices per floor
- 3.5/1,000 Parking
- Free onsite Fitness Center
- On-site security

DESTINATION for COMMUNITY direct proximity to Avalon



PARKWAY 400 + AVALON



Parkway
400

AVALON		
Retail Directory		
J. Jill	Free People	● sunglasses hut
Janie and Jack	Columbia	drybar
Brooks Brothers	BONOBOS	lululemon
LENSCRAFTERS	URBAN OUTFITTERS	athletica
Tommy Bahama	J.CREW	BANANA REPUBLIC
VAN MICHAEL BALON	KENDRA SCOTT	west elm
CLUB PILATES AVALON	PAPER SOURCE	pottery barn kids
GAP	GYMBOREE	pinkberry
		L'Occitane
		ORVIS
		ATHLETA

SUBURBAN *ease*

Parkway 400 has direct access to GA 400 and an East-West connection via Old Milton Pkwy. Direct connect to Westside Parkway.



+ walkable amenities

- Marriott Courtyard Hotel, The Hotel at Avalon, and Even Hotel all under construction
- Walkability to 22+ restaurants and 32+ shops
- Starbucks 300 steps away
- Whole Foods 400 steps away



building INTERIORS



BUILDING facts

11800 Amberpark Drive (Building One)

11720 Amberpark Drive (Building Two)

Property Address	11800 Amberpark Dr Alpharetta, GA 30004	11720 Amberpark Dr Alpharetta, GA 30004
Rentable Areas	50,900 RSF	144,404 RSF
Number of Floors	2	6
Parking	3.5/1,000 RSF	3.5/1,000 RSF
Year Built	2000	2001
Ceiling Heights	9'6"	9'6"
Elevator	One (1) Otis Hydraulic Passenger Elevator	Two (2) Otis Passenger & One (1) Freight Elevator
Utilities Providers	Electricity: GA Power Water: Fulton County Telecom and Fiber: Comcast Gigabit	Electricity: GA Power Water: Fulton County Telecom and Fiber: Comcast Gigabit
Lot Size	5.15 Acres	9.50 Acres
Electrical	480/277-volt, stepped down to 120/208-volt, three-phase, four-wire service. Main switchboard rated at 1,000 amps.	480/277-volt, stepped down to 120/208-volt, three-phase, four-wire service. Main switchboard rated at 2,500 amps.



Bantam + Biddy

Owned by:


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