

Deerfield Point

12725 & 12735 MORRIS ROAD | ALPHARETTA, GA 30004

OFFICEATDEERFIELD.COM

 **TRANSWESTERN**



Located within immediate proximity of Georgia 400 in the heart of Deerfield Park, Deerfield Point offers the accessibility, presence and an unbeatable walk-to amenity base that North Fulton tenants have come to expect. Set back slightly from Woodward Parkway, Deerfield Point provides a secure, park-like atmosphere in the heart of prime in-town access.

With a desirable balance of luxury, comfort and convenience that is scarce among suburban office developments, Deerfield Point maintains high-quality, contemporary finishes throughout all common areas and premium spec suites that cater to the professionalism of North Fulton tenants.

TWO

Four-story Class "A" office buildings totaling 208,659 RSF

4.0 SPACES PER 1,000 SF

Access can be achieved from Woodward Parkway, Morris Road, and Old Morris Road

0.4 MILES

to GA 400 in Deerfield Park and 2.2 miles to Avalon via Westside Parkway

For leasing information, please contact:

Greg Frankum
greg.frankum@transwestern.com
404.842.6565

Ansley Chenault
ansley.chenault@transwestern.com
404.266.4952

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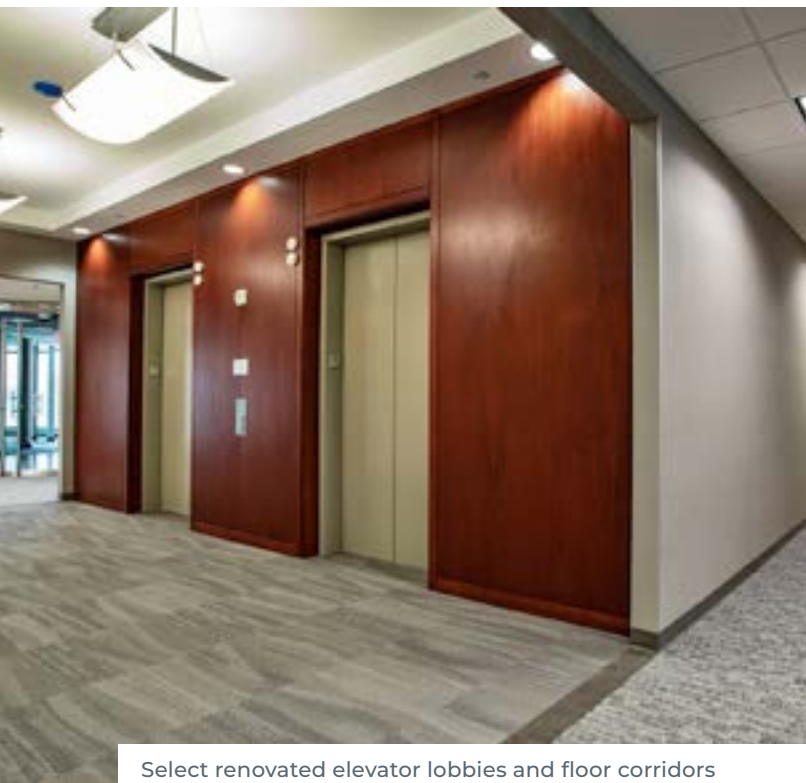
PROJECT OVERVIEW



Bright and welcoming lobby



Cardio-focused communal fitness center



Select renovated elevator lobbies and floor corridors



Directly behind Windward Plaza, offering convenient walkability to fast-casual dining and services

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SPEC SUITE OVERVIEW



Premium entries and stand out first impressions



Open break rooms for space and gathering



Range of contemporary finishes and lighting fixtures



Range of spatial build-outs

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RESTAURANTS

- The Original Pancake House
- Sushi Nami
- Chipotle Mexican
- BurgerFi
- TacoMac
- Campania
- South City Kitchen Avalon
- Superica
- Bocado Burger
- Kona Grill

LODGING

- Atlanta Marriott
- Hampton Inn & Suites
- Courtyard by Marriott
- Residence Inn by Marriott
- Springhill Suites by Marriott
- Doubletree by Hilton
- Home2 Suites by Hilton
- The Hotel at Avalon

BANKS

- PNC Bank
- Chase Bank
- Ameris Bank
- Fifth Third Bank

GROCERY

- Kroger
- Target
- Publix
- Whole Foods

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