



33
SOUTH
MAIN

Downtown Alpharetta



NAI
Brannen
Goddard

UP TO 18,000 SF

Retail, restaurant, event and/or office space available

Located in the heart of thriving

ALPHARETTA CITY CENTER

ROOF TOP TERRACE

with best view of Downtown Alpharetta

CELLAR

4,504 RSF / Quoting \$25.00 NNN (\$7.00 Opex)

4TH FLOOR

6,207 RSF / Quoting \$40.00 NNN

5TH FLOOR

Rooftop heated area: 1,861 RSF

Rooftop unheated area: 3,542 RSF

Quoting \$45.00 NNN

AMAZING VIEWS OVERLOOKING DOWNTOWN'S ALPHARETTA CITY CENTER



DOWNTOWN ALPHARETTA

DEMOGRAPHICS

1 mile

3 mile

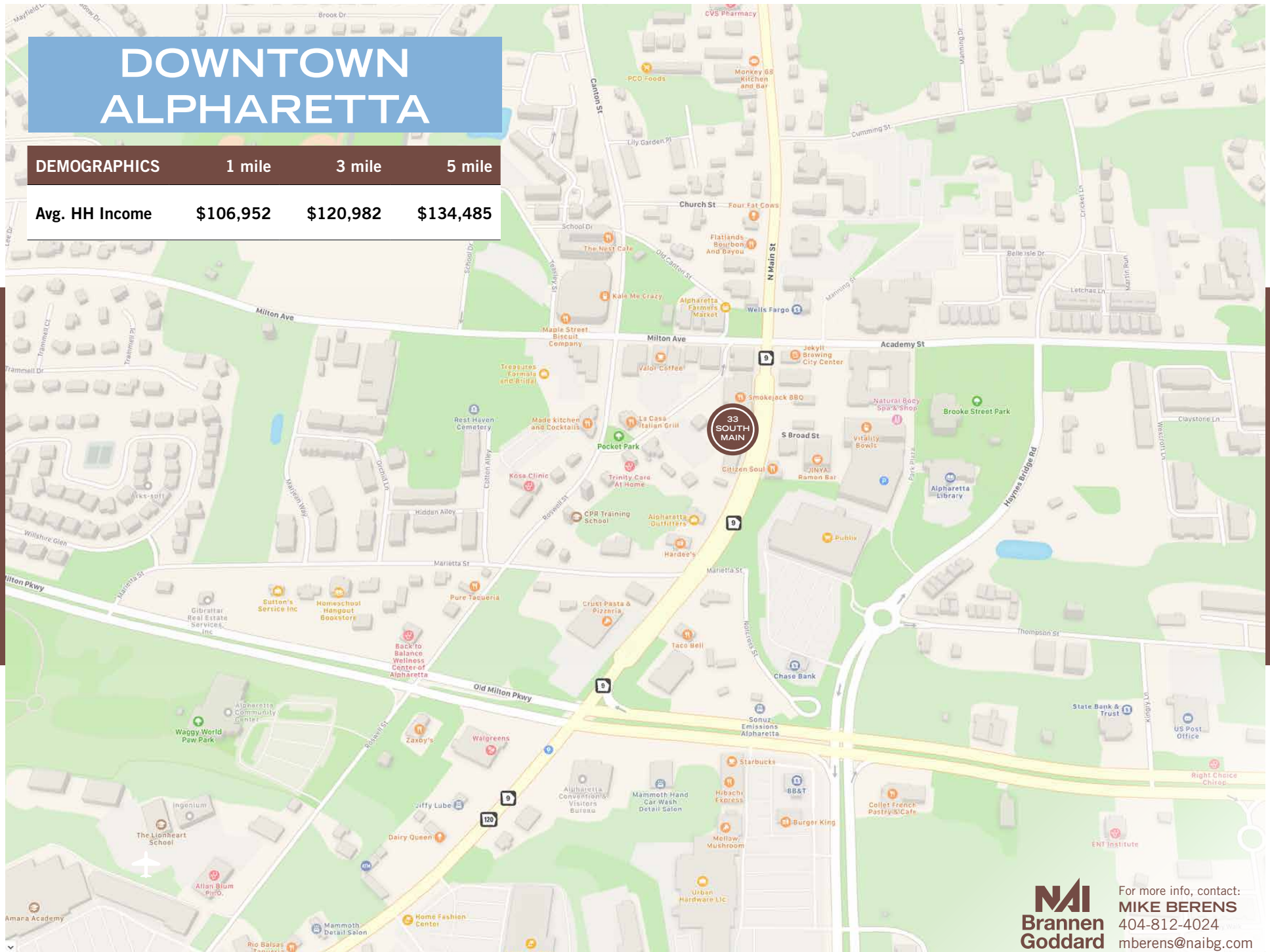
5 mile

Avg. HH Income

\$106,952

\$120,982

\$134,485



NAI
Brannen
Goddard

For more info, contact:
MIKE BERENS
404-812-4024
mberens@naibg.com

33
SOUTH
MAIN

ALPHARETTA HIGHLIGHTS

best small city to start
a business - *Entrepreneur.com*



700+
tech companies



25%

Top
technology
employers



4,700+
businesses

25.2
million

square feet of office

765

office buildings

14.5
million

square feet of retail

5 of Georgia's



top 15 high schools

7th

friendliest city in
the US - *Forbes*



6th

fastest growing
city in the US - *US Census*

Technology City of the South

\$100,487

median
income

#1

best city to relocate to

- *Forbes*

65%

bachelor's degree or higher



4,632
workers per
square mile



daytime population
122,000

#1 place where business
is thriving - *Entrepreneur*



best small city for
women entrepreneurs

- *GoodCall*



citywide
fiber optic
network

Sources: *GrowAlpharetta.com, Costar Group, US Census, Forbes, Entrepreneur, and Good Call*

NAI
Brannen
Goddard

For more info, contact:
MIKE BERENS
404-812-4024
mberens@naibg.com



33

HAWAY

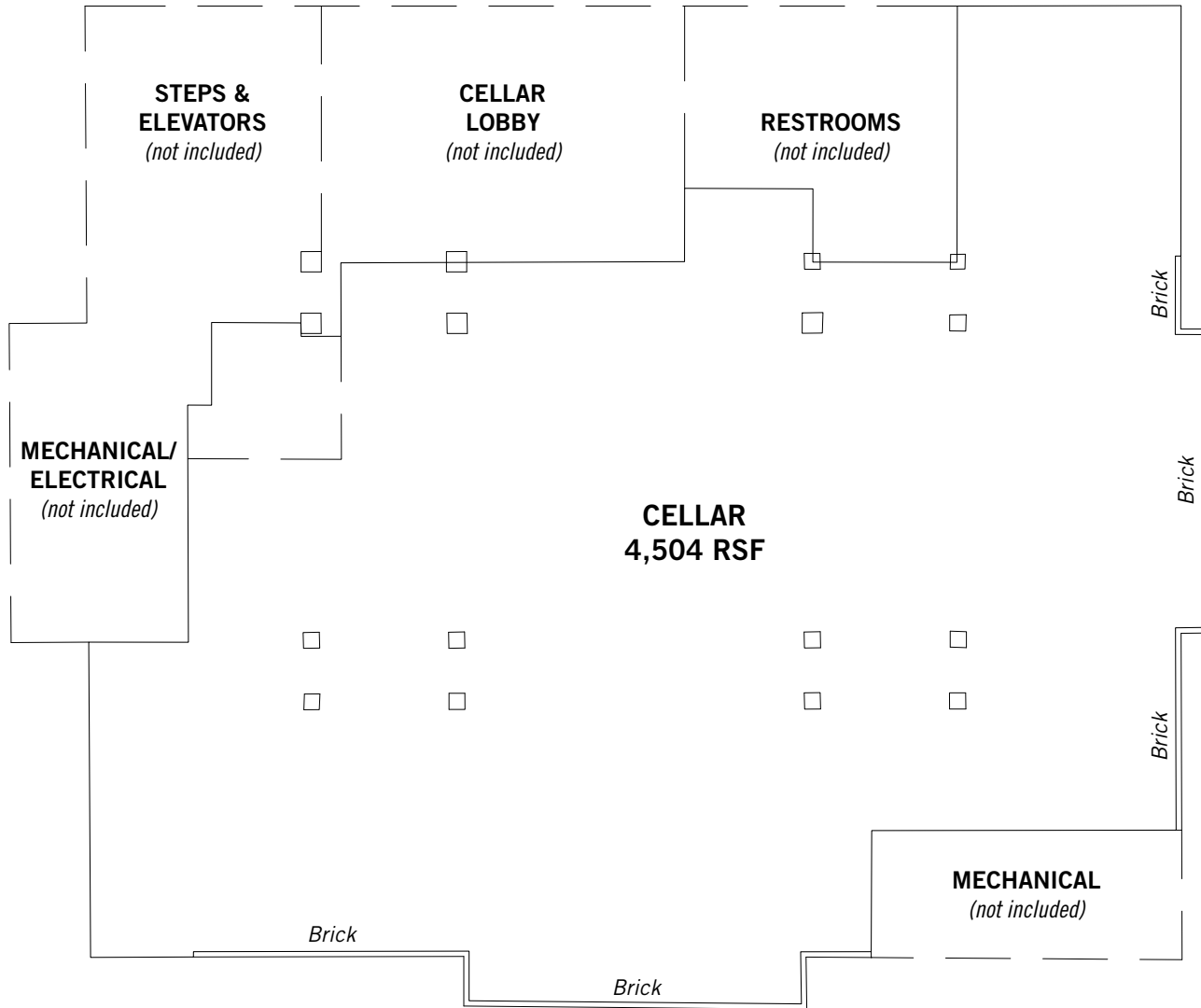
Georgia
Properties

TOP SECRET



CELLAR FLOOR PLAN

4,504 RSF

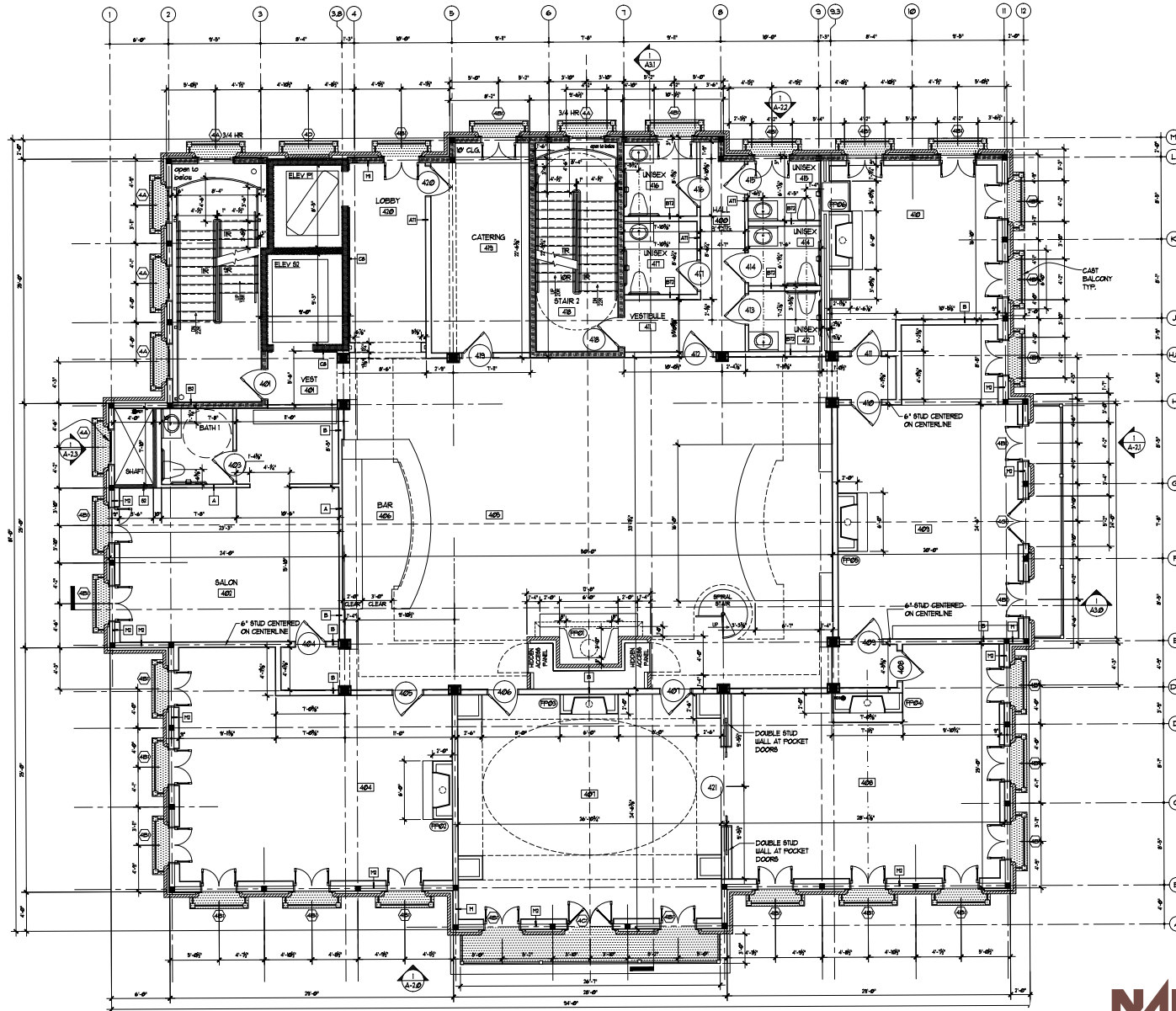


For more info, contact:
MIKE BERENS
404-812-4024
mberens@naibg.com

33
SOUTH
MAIN

4TH FLOOR PLAN

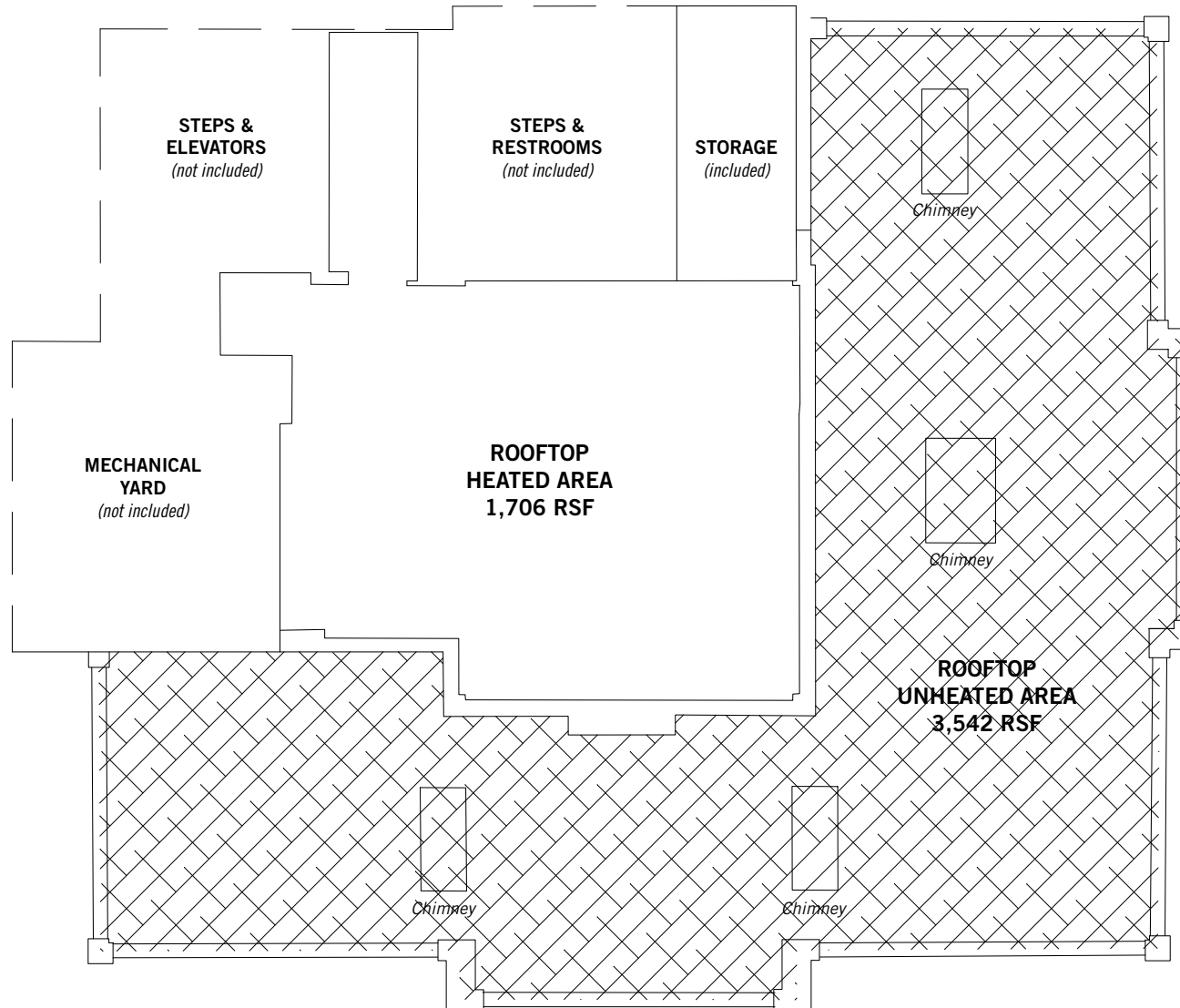
6,207 RSF





5TH FLOOR PLAN

1,861 RSF heated / 3,542 RSF unheated

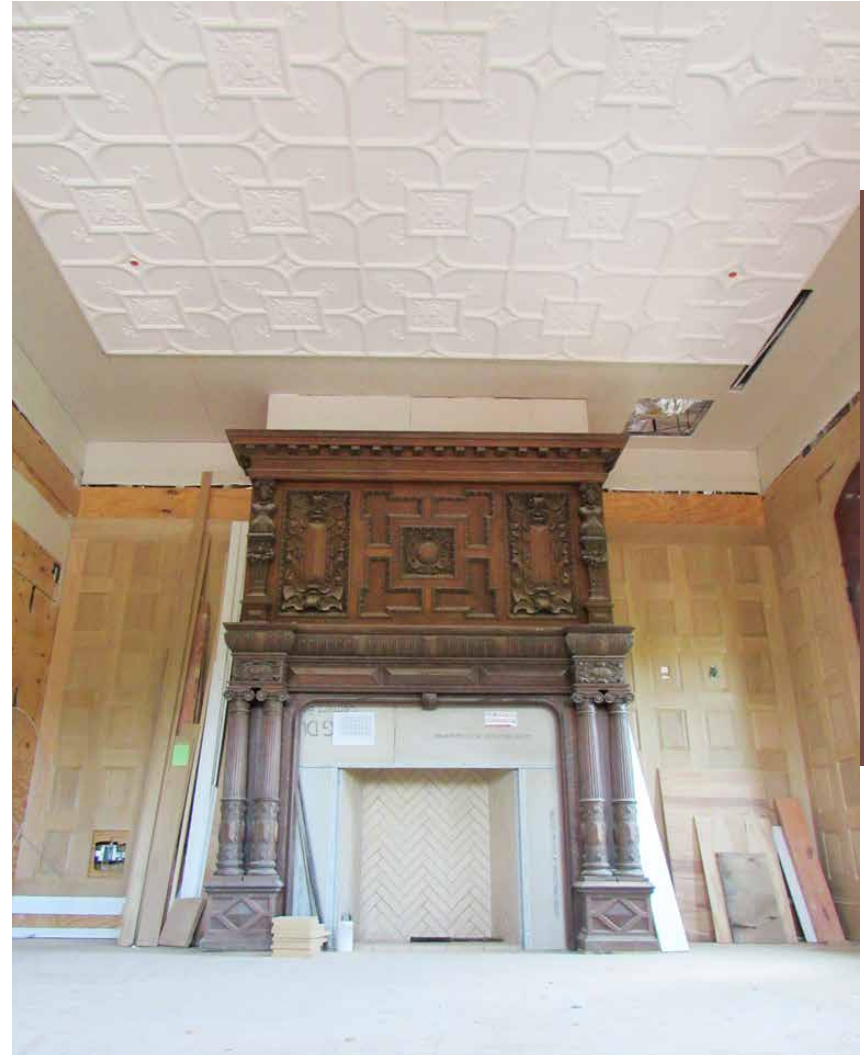


For more info, contact:
MIKE BERENS
404-812-4024
mberens@naibg.com



33
SOUTH
MAIN

PHOTOS



NAI
Brannen
Goddard

For more info, contact:
MIKE BERENS
404-812-4024
mberens@naibg.com


33
SOUTH
MAIN

PHOTOS



NAI
Brannen
Goddard

For more info, contact:
MIKE BERENS
404-812-4024
mberens@naibg.com



**33
SOUTH
MAIN**

Downtown Alpharetta

NAI
**Brannen
Goddard**

For more info, contact:
MIKE BERENS
404-812-4024
mberens@naibg.com