



22,000-66,000 SF
FURNISHED
PLUG + PLAY OPPORTUNITY



5925 CABOT PARKWAY
ALPHARETTA, GA 30005

404.252.1200
www.skcr.com

Furman Wood
Jeb Gordon

5925 CABOT PARKWAY

PROPERTY INFORMATION



AVAILABLE SF

66,000
21,972 +/- expansion data center*
call for details

BUILDING SF

87,972 +/-

PARKING

3.2/1,000 SF parking ratio
283 spaces

YEAR BUILT

1999 (fully renovated in 2007)

ZONING

M1 in Forsyth County



UNIQUE FEATURES

- + Fully furnished plug and play opportunity
 - 48 private offices
 - Approximately 130 workstations
 - 11 conference rooms
 - 2 break/lounge areas
 - Full catering kitchen
 - Dedicated basketball court located in rear parking lot

SECURITY

- + 24/7 on-site security
 - Badge access exterior entry
 - Existing CCTV - interior/exterior

SUPPLEMENTAL/BACK-UP POWER

- + Solar panel roof system
 - Secured stair access to observation deck
 - Generates approximately 27,000 KW/year
 - Projected \$0.25/SF cost savings
- +2 back up generators
 - 1,500 KW Caterpillar
 - 7,000 gallon capacity
 - Estimated 4-day run time

LOADING

- + Rear load
 - 1 dock high
 - 1 ramped drive in
 - 1 trash compactor

ROOF

1-60 rating, with a single-ply membrane top roof
(2010 with a 20-year warranty)



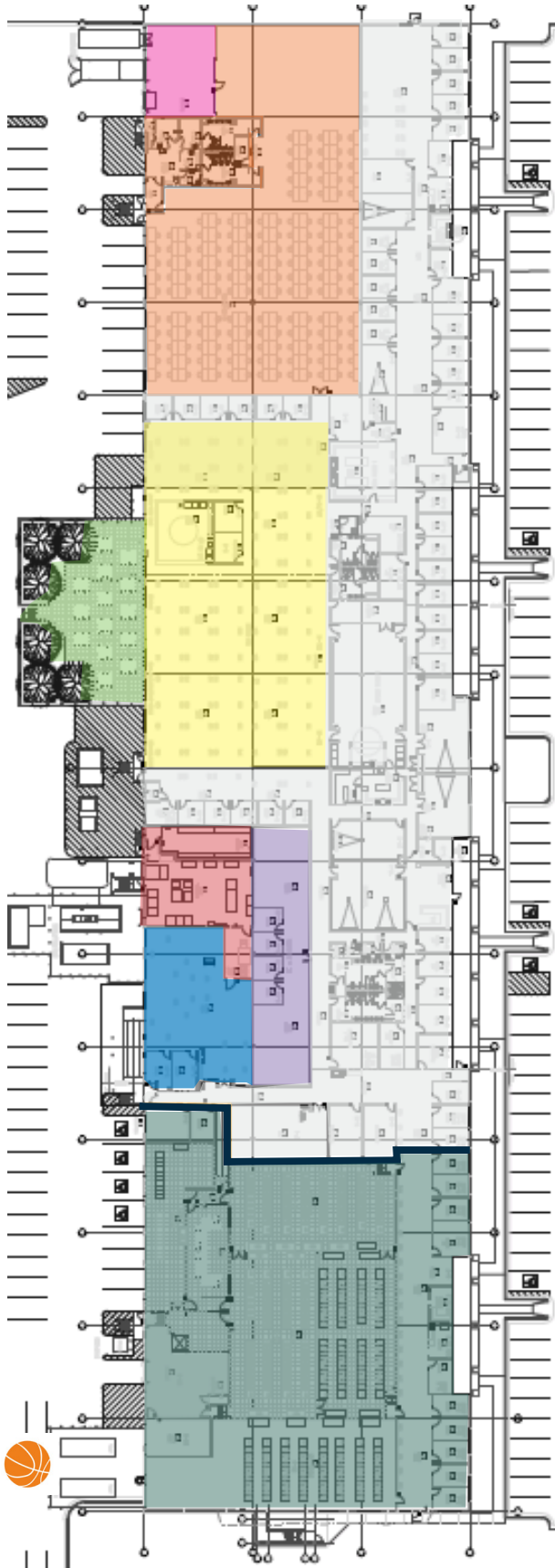
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SITE + FLOOR PLAN



FEATURES

- Shipping/Receiving/Trash
- General Office / Conditioned Flex Space
 - 12,000 SF +/-
- General Office
 - 48 private offices
- General Office / Call Center
 - 15,000 SF
- Patio
 - 2,500 SF
- Building Systems
- Fitness Center
 - 1,500 SF fitness room
 - 1,00 SF aerobics room
- Innovation Center
 - 2,000 SF
- Data Center
 - (call for details)
- Demising Wall

**CLICK FOR LINK TO
FULL SIZE SITE +
FLOOR PLAN**

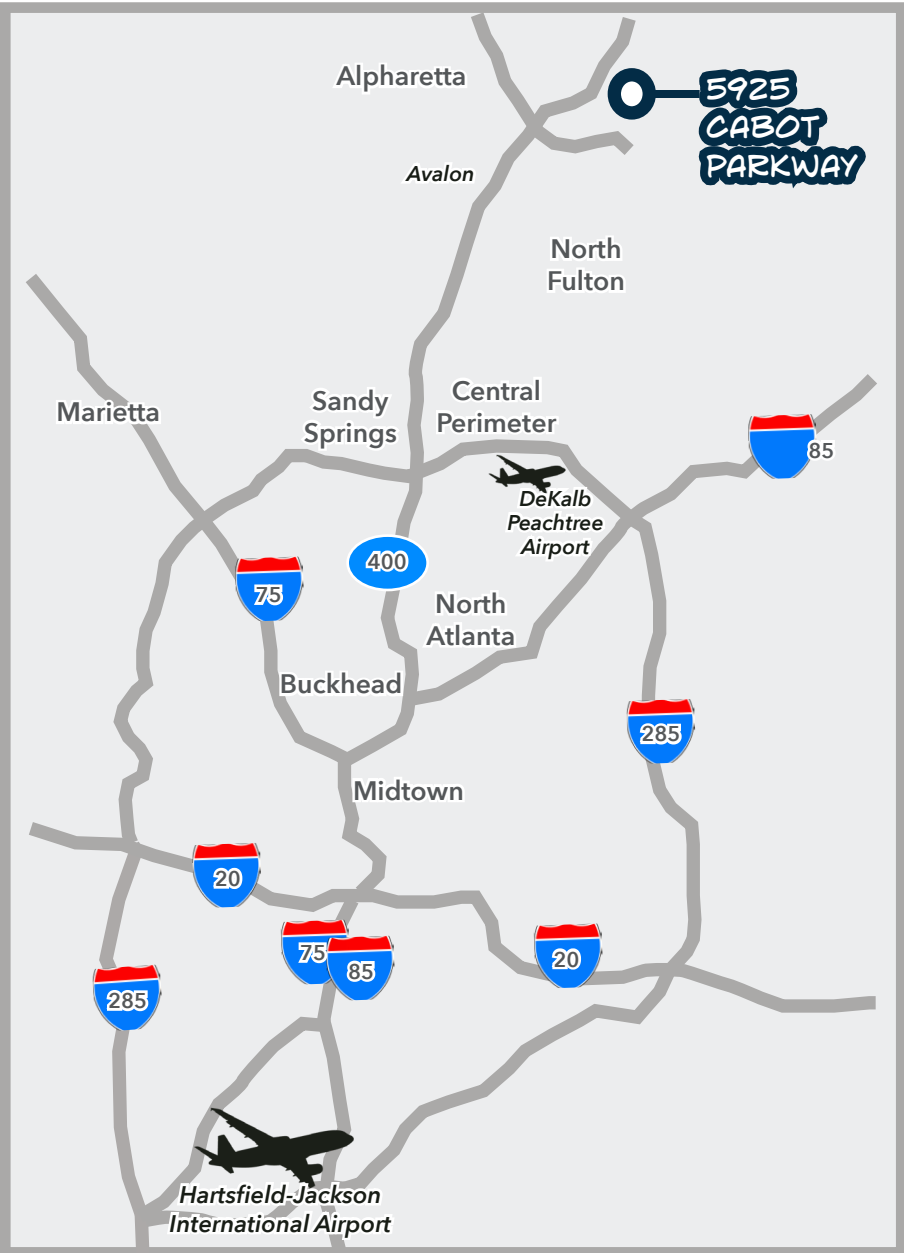


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ALPHARETTA HIGHLIGHTS



TECHNOLOGY

- 700 Tech Companies
- 15+ Enterprise and Co-Location Data Centers
- 1/4+ Metro Atlanta's Top 25 Tech Employers
- 22 Data Centers and Virtual Hosting Companies
- 105 Software Development Companies

BUSINESS CLIMATE

- Access to Largest US Airport
- Competitive electric rates (1/3 -1/2 the cost of rates in NYC or San Francisco)

INFRASTRUCTURE

- Citywide Fiber Network
- 60% Above U.S. Average Download Speeds
- Consistently Ranked as one of the Fastest-Growing Cities

WORKFORCE

- 4,632 Workers per sq. mile
- 122K+ Daytime Population
- Over 1 Million Workers within 30 Minute Drive
- 2/3 of Population Carries a Bachelor's Degree or Higher
- 35% above National Average
- 36: Average Age of Workforce
- \$100,487: Median Household Income

DRIVE TIME MAP FROM FACILITY

1. Halcyon
4 minutes
2. GA-400, Exit 12 (McFarland Pkwy)
5-7 minutes
3. Avalon, Exit 10
3-15 minutes
4. DeKalb Peachtree Airport
30 minutes
5. Exit 9 (Haynes Bridge)
15-20 minutes
6. Downtown Atlanta
40-45 minutes
7. Hartsfield-Jackson International Airport
50-55 minutes



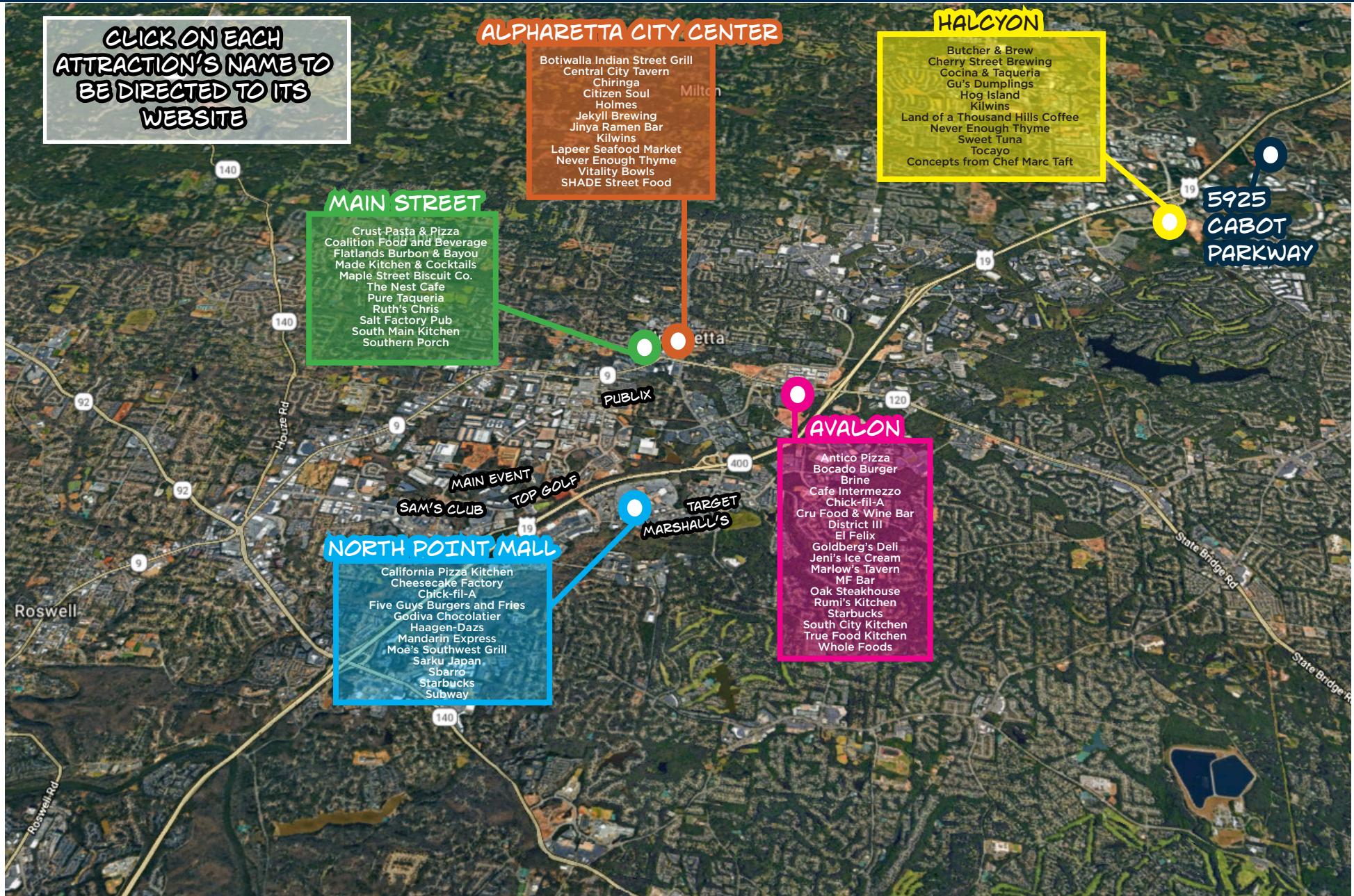
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ALPHARETTA MAP



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PHOTOS



BREAK ROOM + KITCHEN



OFFICE ON GLASS



INTERIOR CONFERENCE ROOM



MAIL ROOM



WORKSTATION SPACE



CREATIVE OFFICE



INNOVATION CENTER



FITNESS CENTER



SHIPPING/RECEIVING/TRASH



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