



**ROYAL
CENTRE**
THREE • FOUR

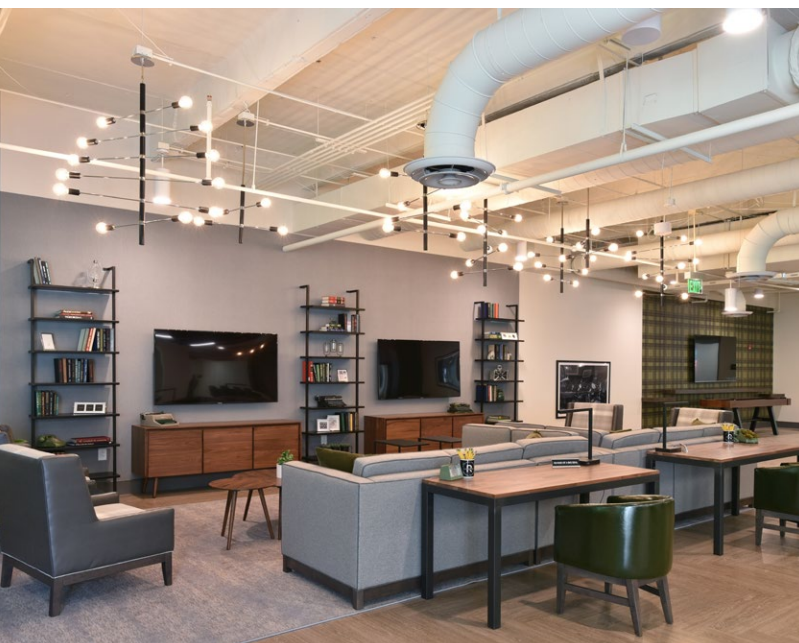
**BRIDGE
COMMERCIAL
REAL ESTATE**



NORTH FULTON

ROYAL CENTRE 11475, 11700 Great Oaks Way, Alpharetta, GA 30022

**REIMAGINED TENANT LOUNGE
COVERED PARKING | MOVE-IN READY SUITES**

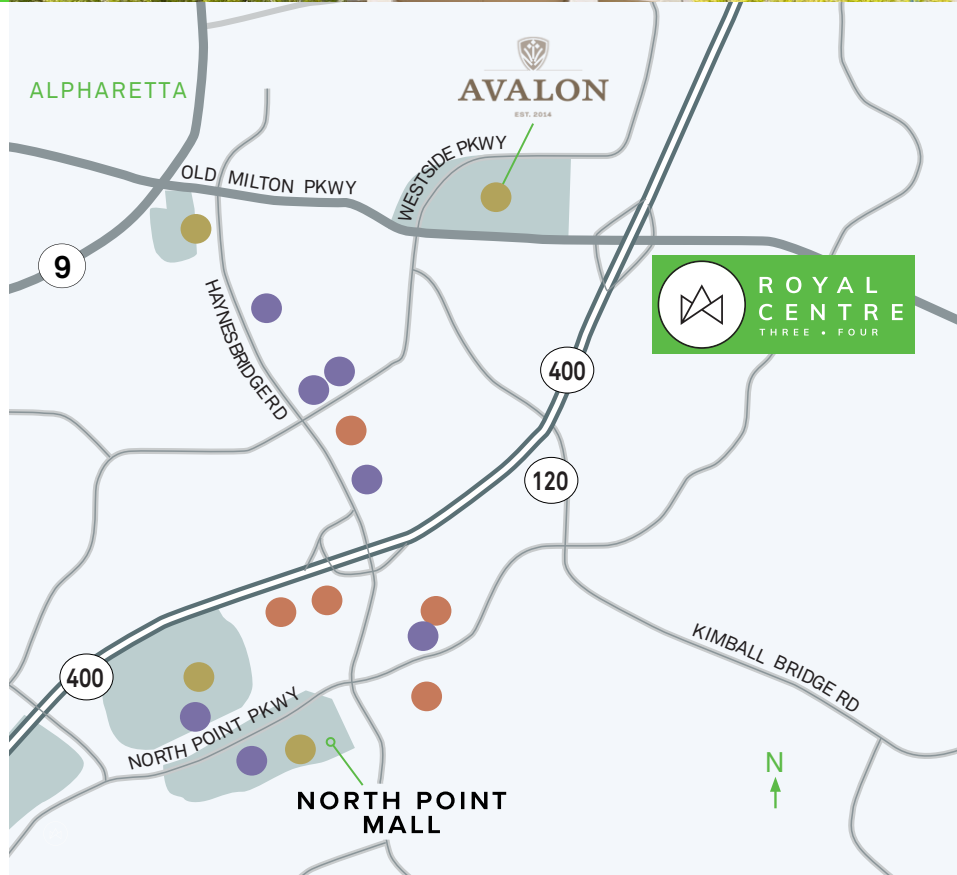


1,000 -
73,000 RSF
(CONTIGUOUS) AVAILABLE



ROYAL CENTRE FEATURES

- Capital improvements including tenant lounge and collaboration space
- Amenities include café, grab-n-go option and fitness center
- Access to nature trail
- Covered parking – 5:1000 ratio
- Exterior patio
- EV charging stations
- Flexible growth opportunities: short-term, move-in ready suites
- Direct access to GA 400 and Avalon



AMENITIES

RESTAURANTS

15+ restaurants - from fast casual to full-service dining

HOTELS

Multiple quality accommodations

RETAIL

Anchored by Avalon with numerous shopping complexes in surrounding area, including North Point Mall

FOR LEASING INFORMATION, PLEASE CONTACT:

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