



—5405—

WINDWARD





ABOUT THE PROPERTY

5405

Located on the corner of Windward Parkway and Westside Parkway, 5405 Windward provides open floor plates, best in class on-site amenities and direct access to Georgia 400, Avalon and all Alpharetta/ North Fulton amenities that have made this submarket highly desired.

Tenants can walk next-door to any of the Windward Parkway retail and dining options, or take a short two (2) minute drive to Avalon and Downtown Alpharetta. Halcyon, North Point Mall and surrounding shopping centers and several Big Creek Greenway access points all sit within a 10 minute drive from the property.

ACTIVATED LOBBY

The grand Atrium houses the main guest lobby and two additional lobby entrances sit at the center of both the South and West wings of the building.



ON-SITE

AMENITIES

Just outside the atrium lobby is the courtyard lounge, where tenants can bask in the sunshine, play cornhole or hold an outdoor event. The first floor also houses the state of the art fitness center, conference rooms, a full-service cafe and a large lounge space just off of the lobby with a 12-foot cylinder aquarium featured on Animal Planet's hit TV show "Tanked."



Tenant Lounge with Aquarium



Full Service Cafe



Outdoor Tenant Lounge



Fitness Center



Conference Center

WALKABLE AMENITIES



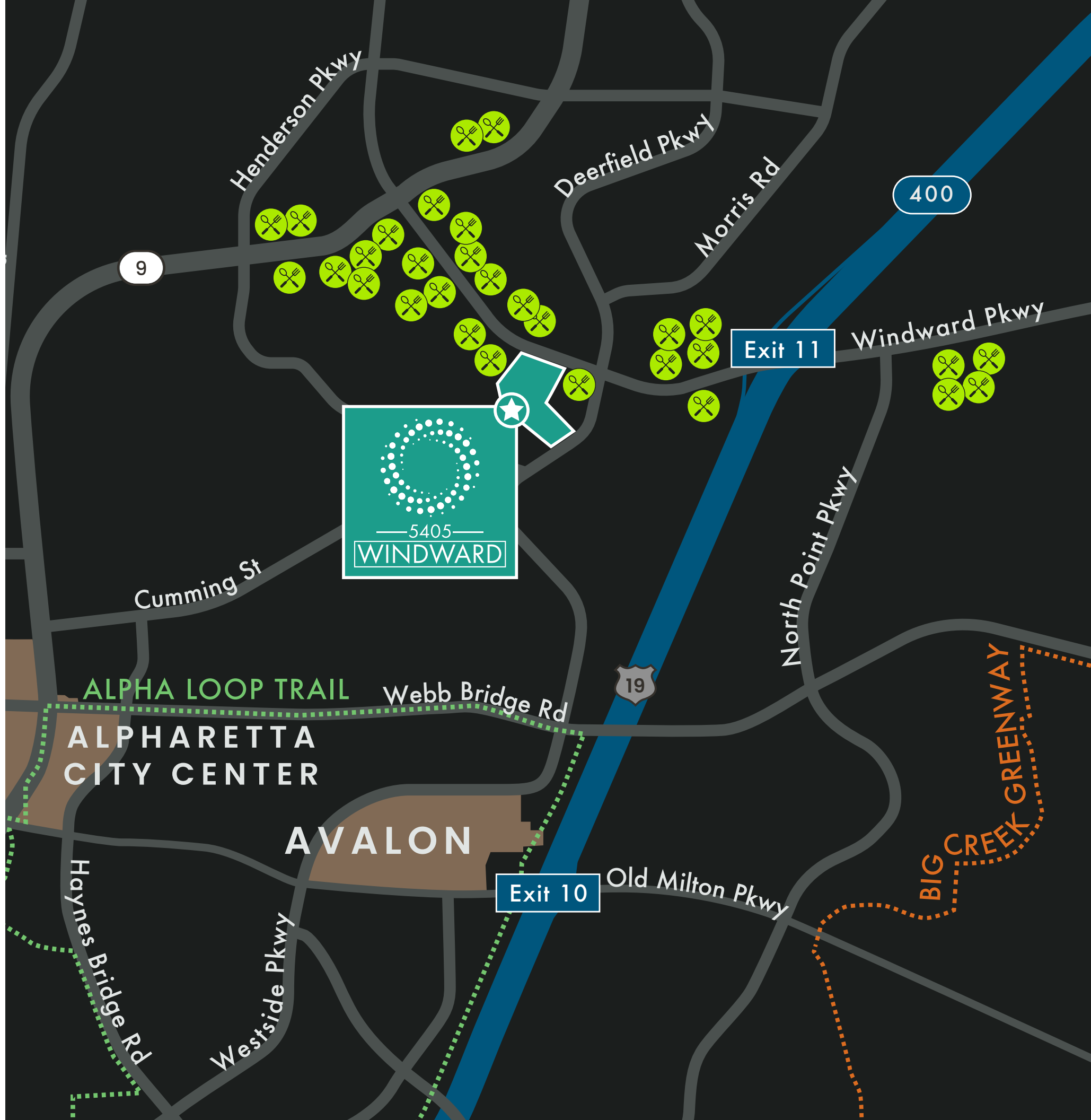
CABERNET



STARBUCKS



& MORE

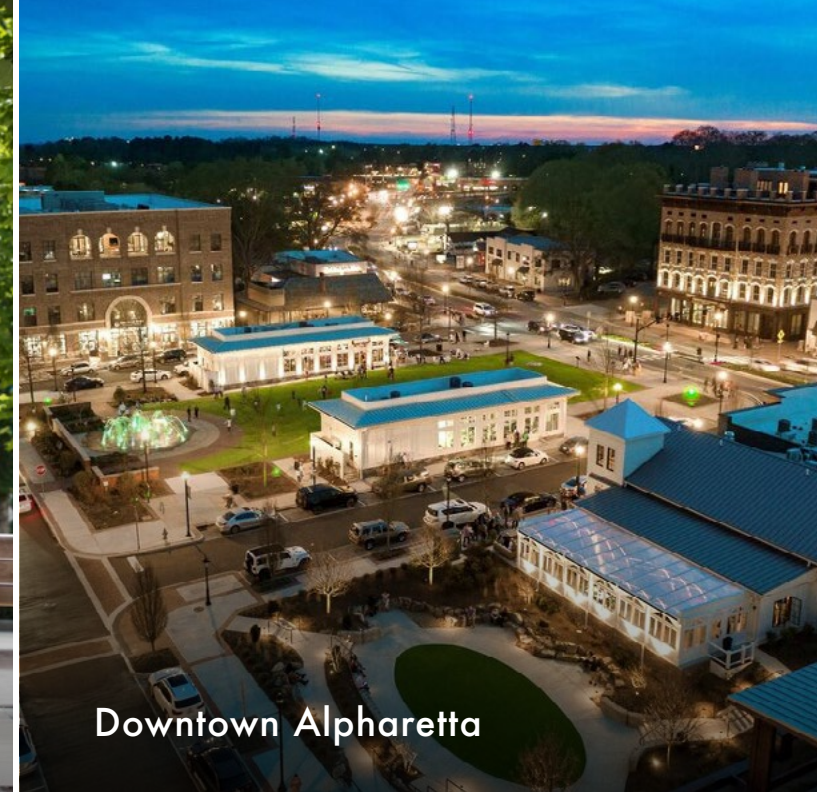


UNBEATABLE
ACCESS

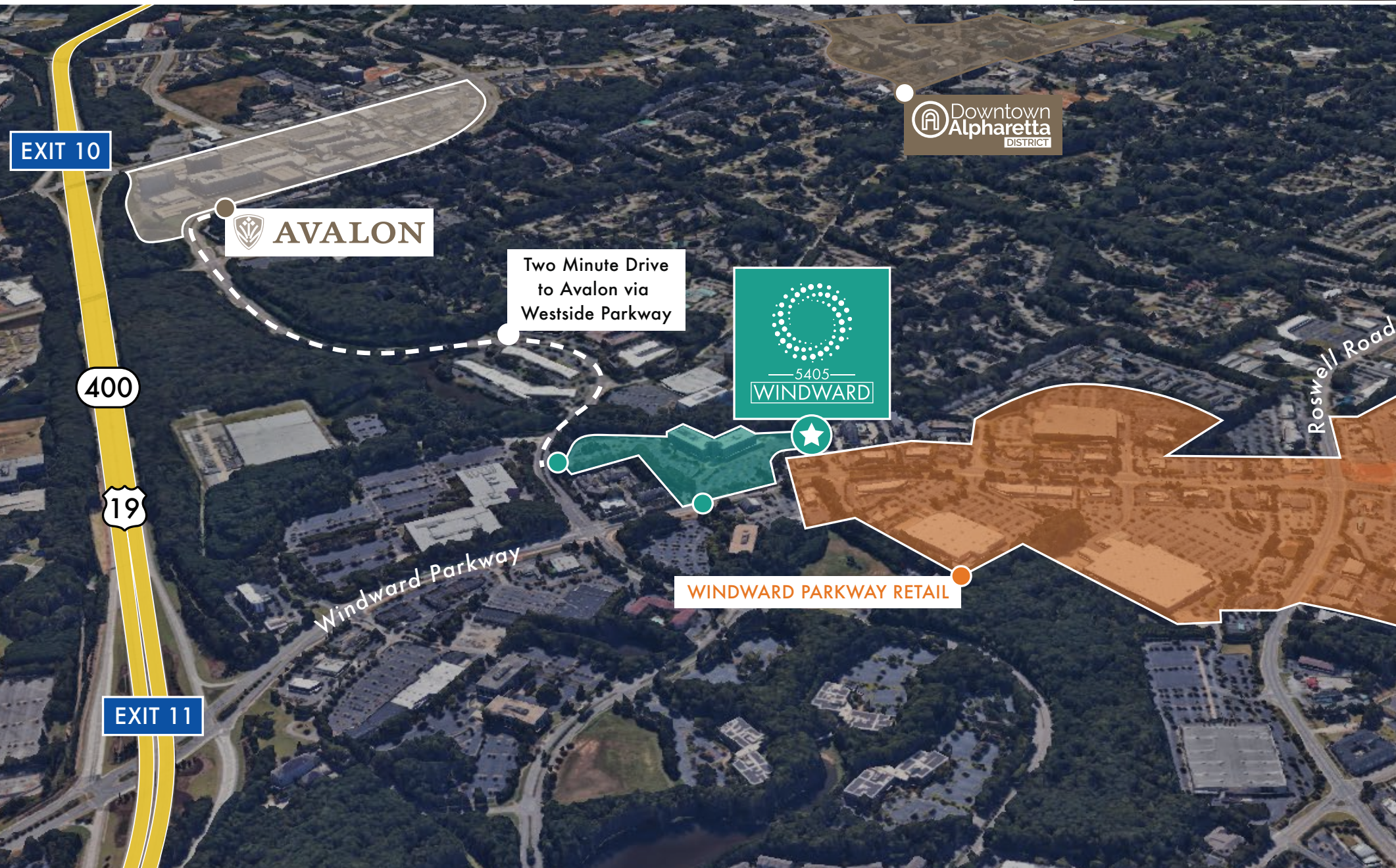
The close proximity to GA-400 and Roswell Road provides tenants and their guests unbeatable access to and from the property.



Avalon



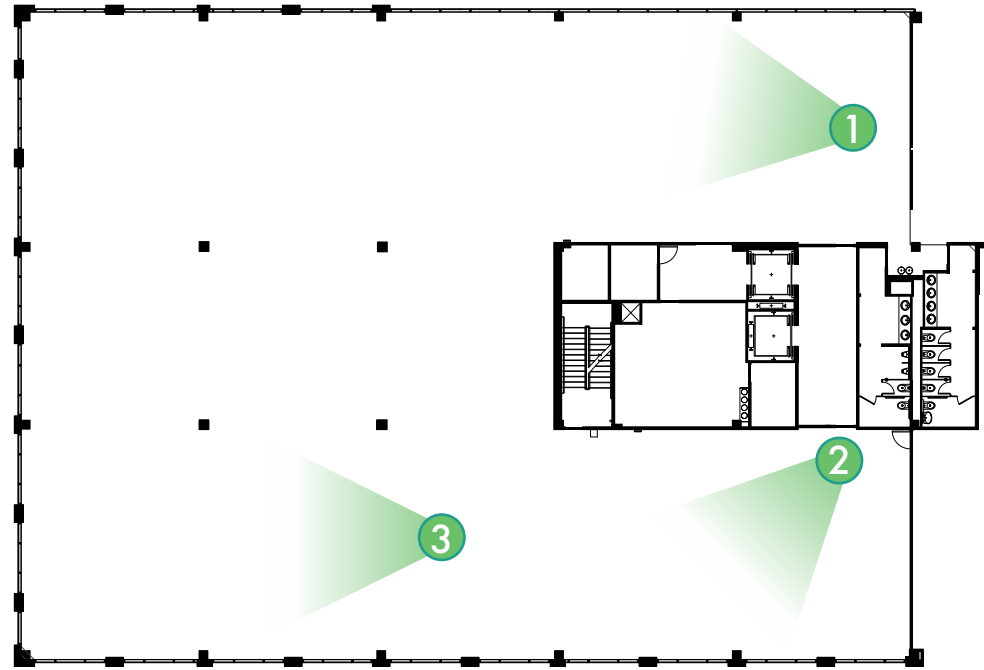
Downtown Alpharetta



AVALON

TRUE FOOD KITCHEN	Apple
Chick-fil-A	Ted's MONTANA GRILL
CRÚ FOOD & WINE BAR	
BOCADO	Colletta ITALIAN FOOD & WINE
Superica	OAK STEAKHOUSE
CHANEL	STARBUCKS
lululemon	Nike
	WHOLE FOODS MARKET

SUITE
300W
16,865 RSF





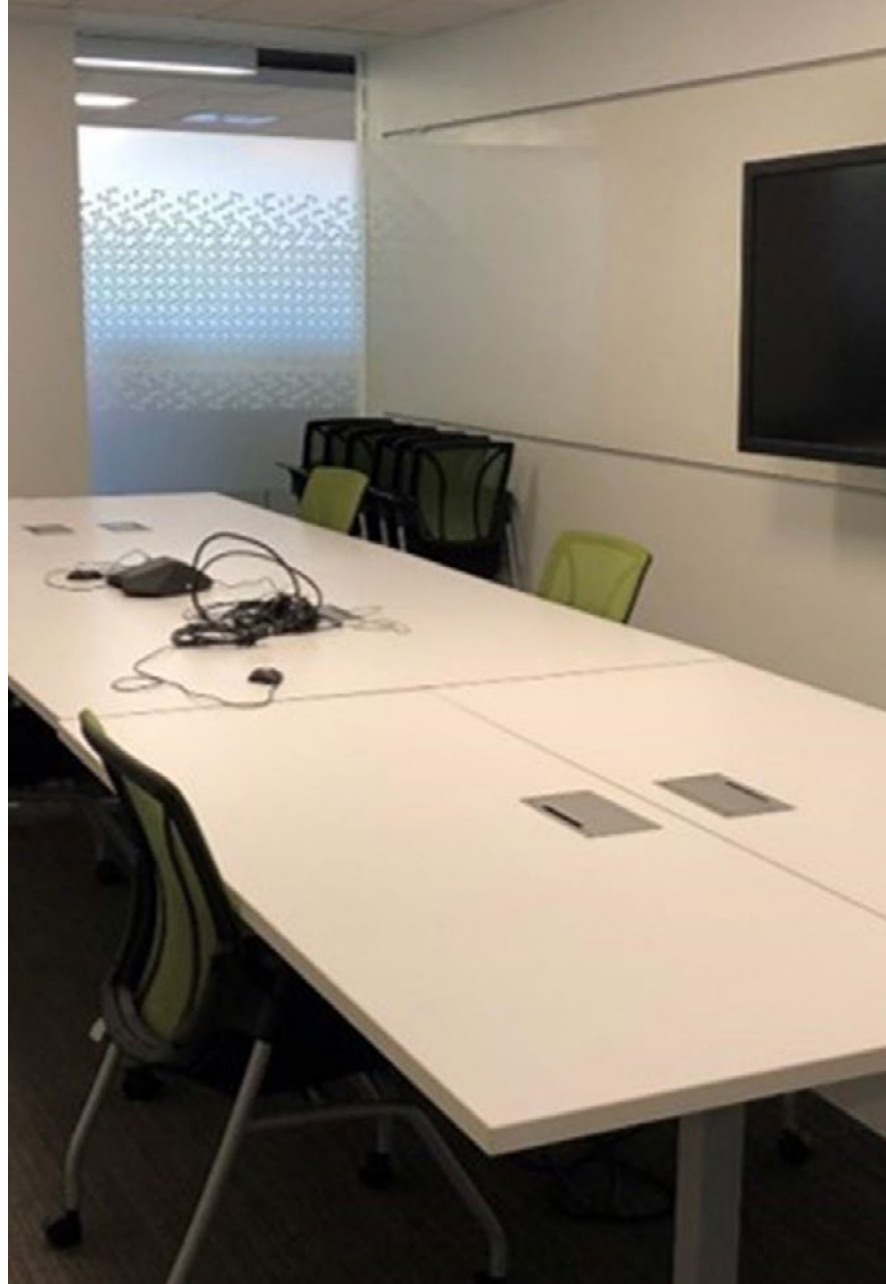
SUITE 300W
16,865 RSF

AVAILABLE SUBLEASE SUITE

300S

45,553 RSF

62,418 RSF CONTIGUOUS OPPORTUNITY





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RUBENSTEIN
PARTNERS

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