

Bluegrass Promenade

For Sale or Lease

Bluegrass Promenade

1200 Bluegrass Lakes Parkway, Alpharetta, Georgia 30004



Property Overview

The entire Bluegrass Promenade project consists of a 93,963-square-foot building on 11.2 acres of land in unincorporated Forsyth County, Georgia adjacent to GA 400. The property features 9' x 5' full-height glass on all sides of the building.

Regent Partners developed the office park known as Bluegrass Business Center in 2001 and the building at 1200 Bluegrass Lakes Parkway is first generation space. Located just off McFarland Road, the property is immediately accessible to GA 400, which connects with I-75 and I-85 via I-285.

Excellent Investment

This property provides a company with the opportunity to purchase its own facility with high visibility and immediate access to GA 400. It also features lower property taxes when compared to buildings in neighboring markets.

Property Features

Tenant-controlled HVAC system with 24/7 operation
Separate tenant-controlled entrances
Favorable Forsyth County taxes at \$0.35/SF less than Alpharetta

Building Specifications

Total Size One-Story, 93,963 SF
Acreage 11.20
Year Built 2001
Use Office
Parking 5 Spaces per 1,000 RSF
Utilities Forsyth County Water & Sewer
Construction Architectural Brick
Foundation Concrete Slab with Vapor Barrier



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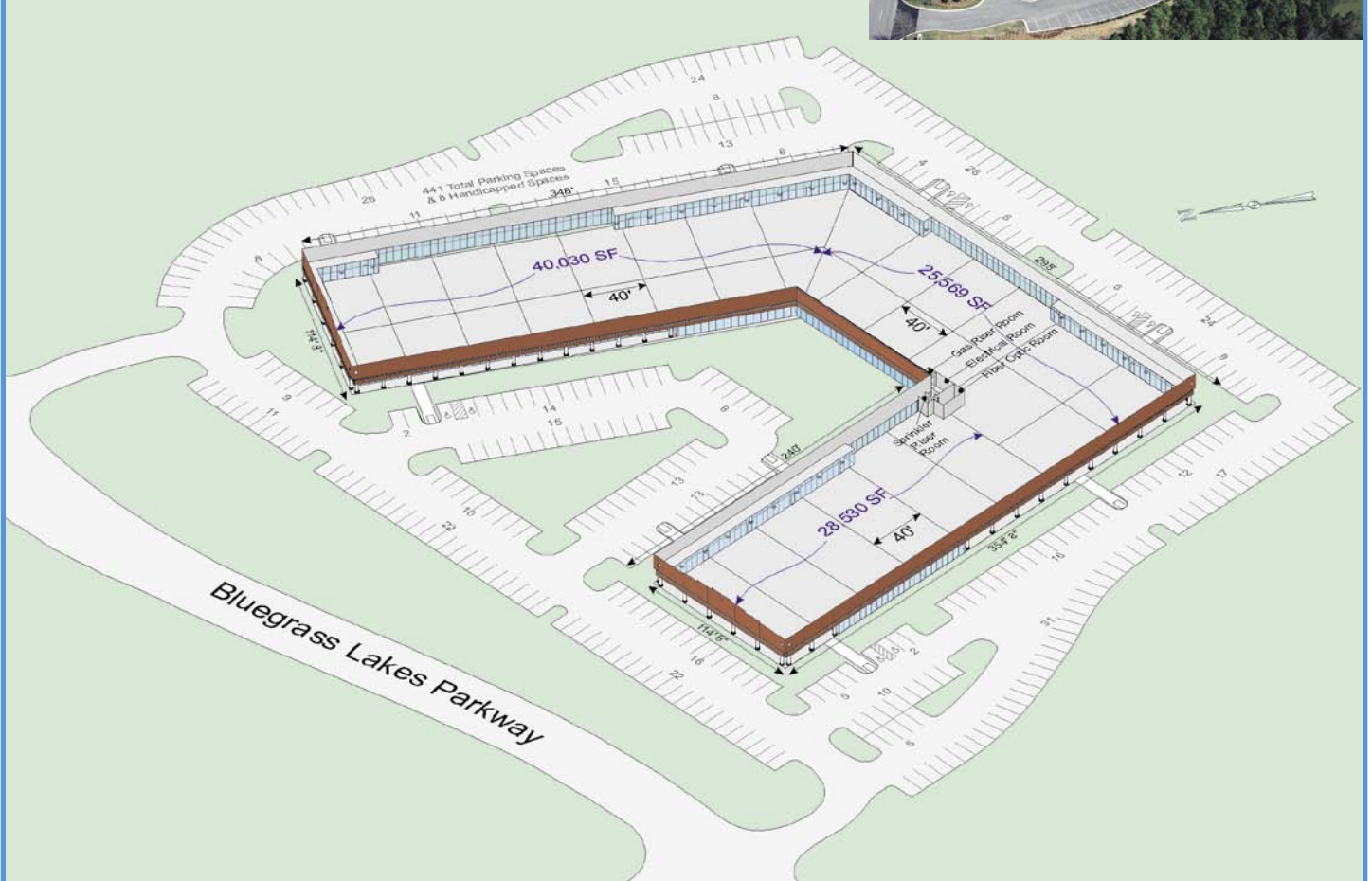
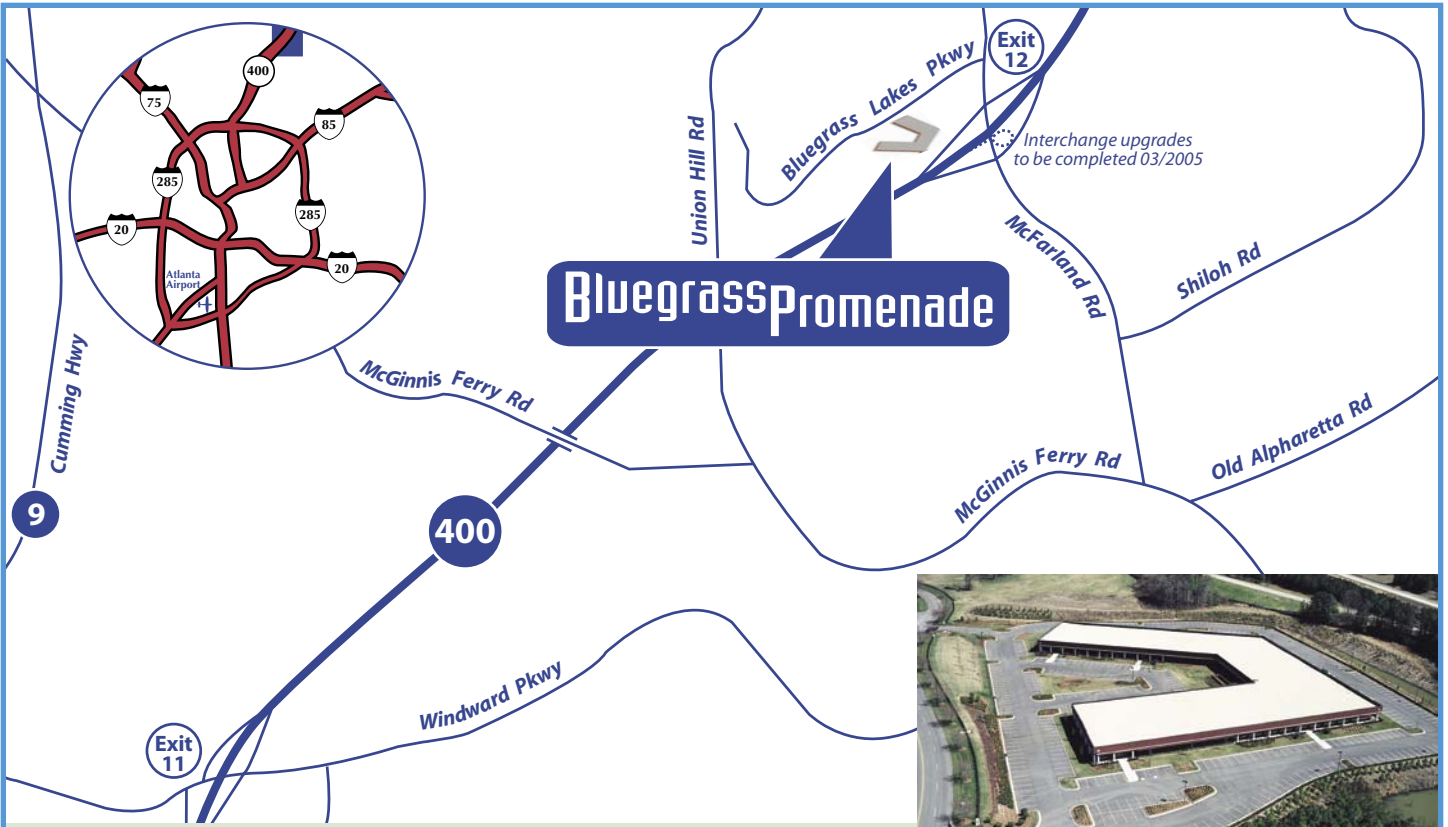
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