



SOUTHERN POST.

Now Leasing—Only 6,484 RSF Left

1037 ALPHARETTA STREET | ROSWELL, GEORGIA 30075



Experience the Evolution

SOUTHERN POST is infusing new energy into the heart of Roswell's historic district with an innovative and dynamic approach.

As the area's first Class-A, mixed-use community, this groundbreaking development offers 95,000 square feet of modern offices, 137 upscale residences and a vibrant mix of walkable amenities—delivering an unparalleled tenant experience unlike anything else in Metro Atlanta.



OPPORTUNITY HIGHLIGHTS

- Approximately 6,484 RSF of available loft-style office space
- Flexible 15,000 SF floor plates
- Floor to ceiling windows
- 3:1,000 parking ratio & free covered parking
- Signage opportunity for anchor tenants
- Controlled access
- Unique built-in environment with walkable amenities

Make Your Workday Epic

SOUTHERN POST is designed to transcend the traditional office experience. Set within a walkable, 4-acre, open-air district, just two blocks from Roswell's iconic Canton Street, tenants are surrounded by chef-driven restaurants, curated retail and dynamic entertainment that keeps the energy going from sunrise to sunset.

40,000 SF

of walkable lifestyle amenities at Southern Post

30+

restaurants and boutique shops nearby

2 BLOCKS

away from Canton Street — Roswell's hot spot for shopping, dining and local festivals



7:00 am

BODYROK

Feel the burn with a high-energy pilates reformer class

8:00 am

BELUX COFFEE

Grab a handcrafted latte on your way into the office

12:00 pm

GRANA

Join your team for some savory Italian cuisine.

6:00 pm

SWEATHOUZ

Recharge your body and mind with a post-work contrast therapy session

7:00 pm

BEY MEDITERRANEAN

Gather your crew for happy hour tapas and cocktails.

Rated one of Metro Atlanta's 10 Favorite Restaurants – AJC Dining



The Master Plan

Spanning over 4 acres, Southern Post offers a fully integrated live-work-play environment unlike anywhere else in Metro Atlanta.

128
MULTIFAMILY UNITS

9
TOWNHOMES

42,000+ SF
OF RETAIL SPACE

95,000+ SF
OF OFFICE SPACE

Retail

OVER 40,000 SF of high-end dining, retail and outdoor activation space.



Stand Out Location

Located 20 miles north of Downtown Atlanta and with direct access to Alpharetta Highway, Southern Post provides seamless connectivity to some of Metro Atlanta’s most sought-after neighborhoods.

Drive Times

- BUCKHEAD 27 min
- BROOKHAVEN 25 min
- SANDY SPRINGS 22 min
- ALPHARETTA 15 min
- JOHNS CREEK 35 min

Roswell Demographics

	ONE MILE	THREE MILES
POPULATION	8,249	68,873
DAYTIME POPULATION	12,924	88,093
AVERAGE HOUSEHOLD INCOME	\$190,214	\$154,386
TOTAL EMPLOYMENT	4,363	38,254
WHITE COLLAR JOBS	80.2%	76.5%



“Southern Post is a true mixed-use ecosystem on an intimate scale that brings together the synergies of the urban lifestyle and a close-knit community. It’s a place where people gather, and it’s a place where memories are made.”

- SHAWN TIBBETTS
CEO & PRESIDENT OF AH REALTY TRUST

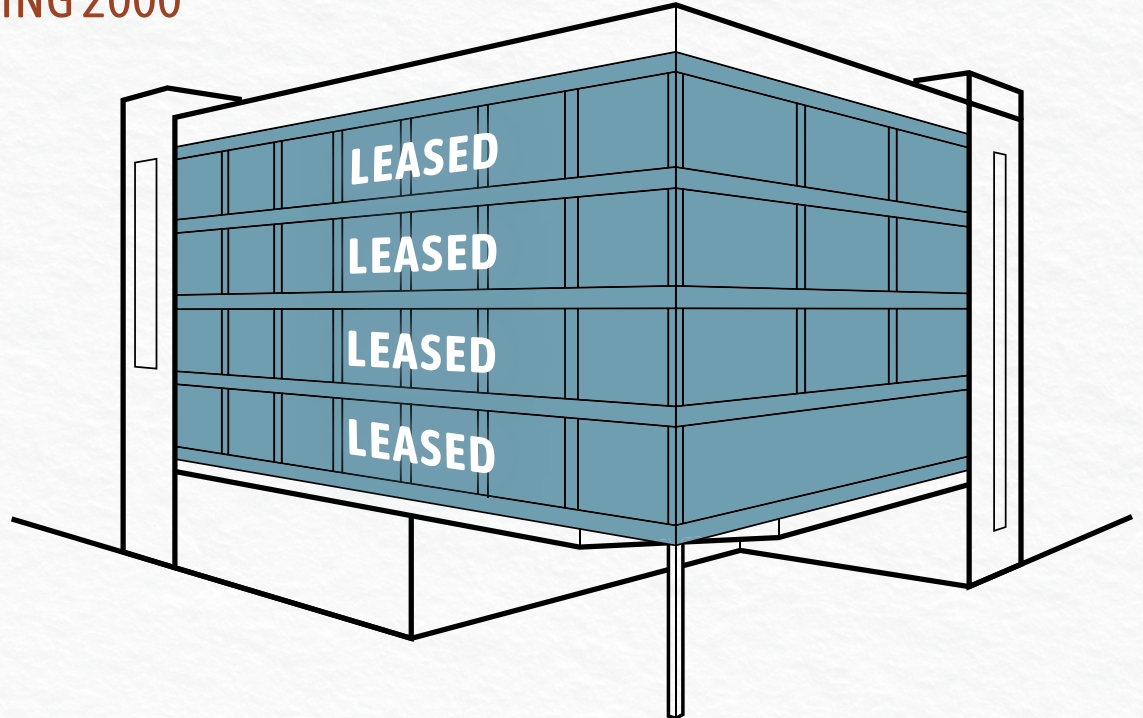


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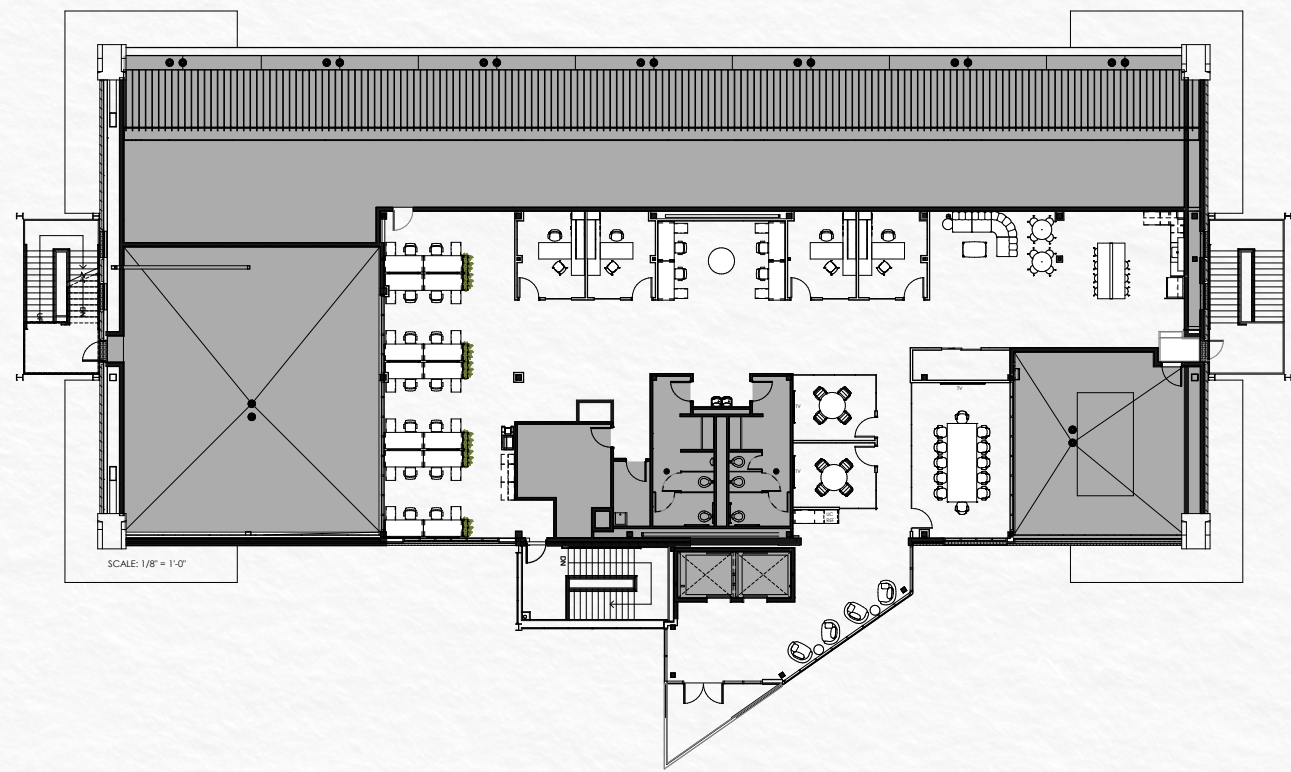
BUILDING 1000



BUILDING 2000



SUITE 5000 | 6,484 RSF





SOUTHERN · POST ·

With over four decades of experience developing, building, acquiring, and managing high-quality properties in the Mid-Atlantic and Southeastern United States, AH Realty Trust prides itself on creating with vision, building on trust, and leading with experience.



AH REALTY TRUST

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