

KIMBALL ROYAL

3050 Royal Blvd S, Alpharetta, GA 30005



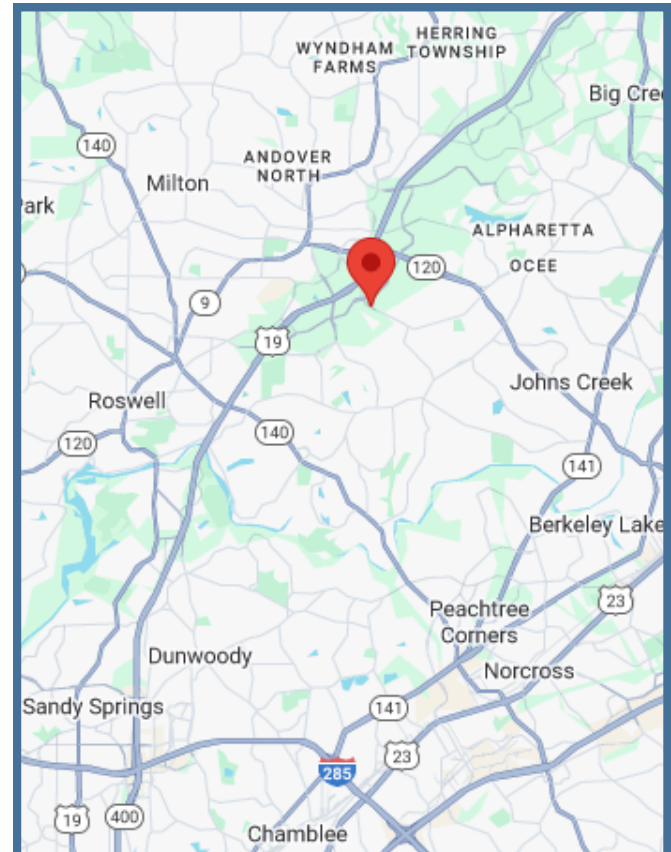
NOW LEASING | OFFICE SPACE | 1,209 SF



Kimball Royal offers a professional, convenient office setting in the heart of Alpharetta. Tenants have private entrances, front-door parking, and direct access to GA-400 and Old Milton Parkway. The property backs up to the Big Creek Greenway & is minutes from Avalon, giving businesses a rare mix of accessibility and natural surroundings.

PROPERTY HIGHLIGHTS

- 1,209 SF Available
- Parking Ratio: 4.4 spaces per 1,000 SF
- Excellent access to GA 400, North Point Parkway, Haynes Bridge and Old Milton Parkway
- Convenient parking directly in front of the suite
- Kimball Royal offers hard to find smaller floor plans in a Class B+ Building
- Convenient to the restaurants, shops and hotels in Avalon
- Property is adjacent to Rock Mill Park and 8.3 miles of running and biking trails along the Big Creek Greenway



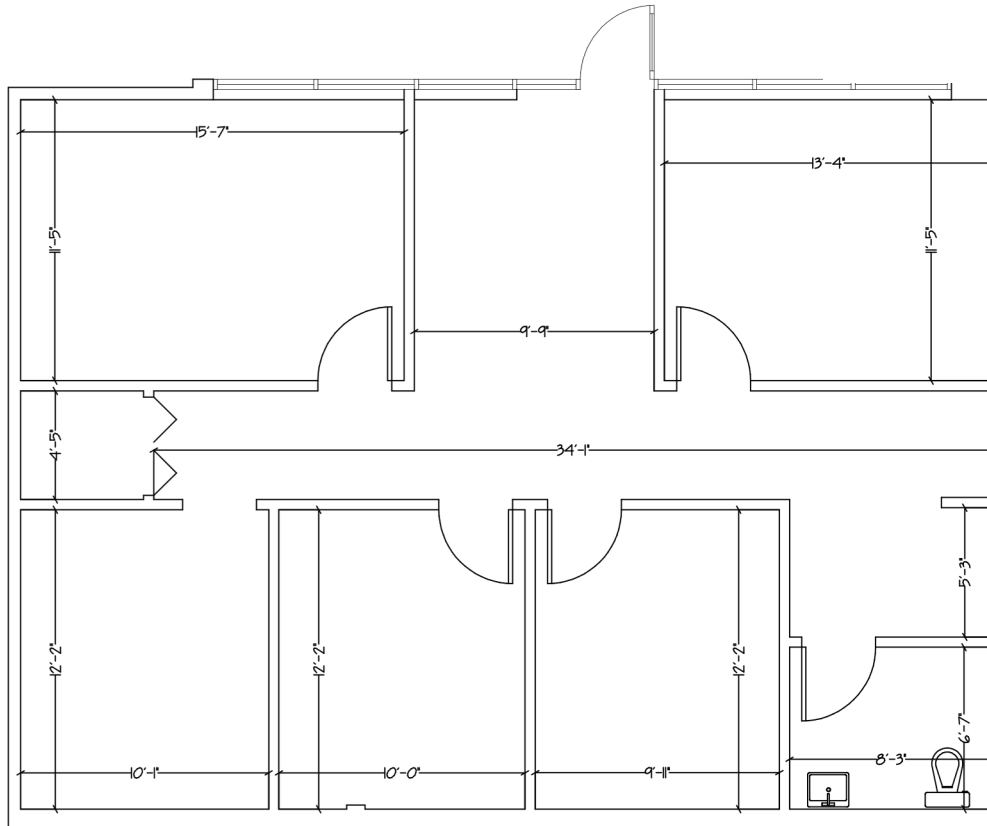
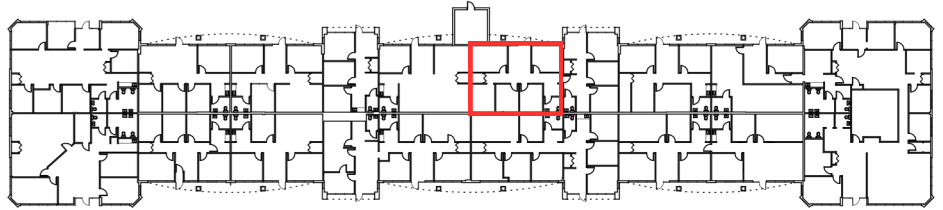
JOHN SIMPSON
Managing Broker
770-409-9700
JohnS@sugaroak.com

KIMBALL ROYAL

3050 Royal Blvd S, Alpharetta, GA 30005



FLOOR PLAN | SUITE 170 | 1,209 SF



JOHN SIMPSON
Managing Broker
770-409-9700
JohnS@sugaroak.com