

MANSELL
OVERLOOK

NEWMARK **PPF** Real Estate





◆ PROJECT HIGHLIGHTS

**FOUR CLASS A
Office Buildings**
TOTALING
652,000 SF

**67 ACRE
campus**
with
WALKING
paths

**NEW
outdoor**
soft
SEATING
area

**Conference Center WITH
AV & WIFI** - Training Room &
Executive Conference Room

**NEW
Fitness Center**
with showers
& lockers

◆ AVAILABILITIES



MANSELL OVERLOOK 100

Suite 101	1,990 RSF
Suite 200	20,449 RSF
Suite 250	6,809 RSF
Suite 300	28,837 RSF
Suite 550	4,873 RSF
Suite 610	6,316 RSF



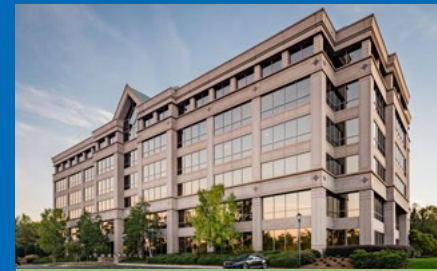
MANSELL OVERLOOK 200

Suite 115	5,531 RSF
Suite 200	15,155 RSF
Suite 225	7,539 RSF
Suite 250	3,938 RSF
Suite 325	5,379 RSF
Suite 340 - Spec Suite	2,205 RSF
Suite 450	10,099 RSF
Suite 500	24,446 RSF



MANSELL OVERLOOK 300

Suite 325	6,476 RSF
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MANSELL OVERLOOK 500

Suite 120	2,202 RSF
Suite 140	6,121 RSF
Suite 160	4,380 RSF
Suite 500	30,250 RSF
Suite 600 - Spec Suite	5,402 RSF
Suite 610 - Spec Suite	5,307 RSF
Suite 630 - Spec Suite	9,213 RSF



Spec Suite Flyer



MANSELL OVERLOOK

500^{BLD}

300^{BLD}

200^{BLD}

100^{BLD}

◆ AMENITIES

ON-SITE AMENITIES INCLUDE

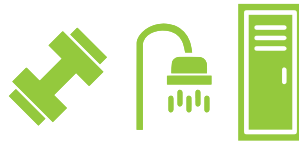


TENANT LOUNGE/CAFÉ



SEVENTH WAVE REFRESHMENTS
CRAFT COFFEE || PANTRY || MICROMARKETS

SEVENTH WAVE GRAB-N-GO



NEW FITNESS CENTER WITH
SHOWERS & LOCKERS



CONFERENCE CENTER
EQUIPPED WITH WIFI & AV,
DEDICATED EXECUTIVE
CONFERENCE CENTER

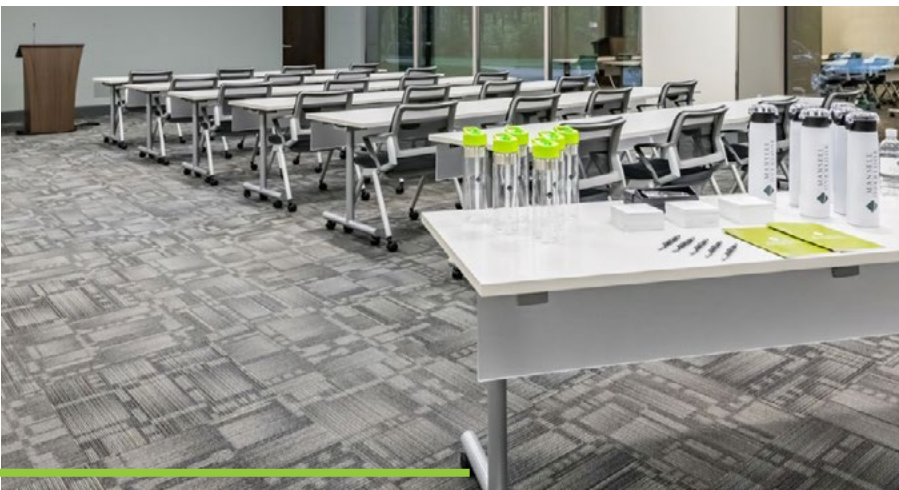


NEW OUTDOOR SOFT
SEATING AREA



56 EV CHARGING
STATIONS

IN ADDITION TO THE ON-SITE AMENITIES, MANSELL OVERLOOK OFFERS EASY ACCESS TO
HIGH-QUALITY RESTAURANTS, RETAIL, HOTELS & ENTERTAINMENT OPTIONS



AROUND TOWN

RESTAURANTS

1. Miller's Ale House
2. Brookwood Grill
3. Miller's Ale House
4. Olive Garden Italian Restaurant
5. South Main Kitchen
6. Express Burger & Mediterranean Grill
7. Flatlands Bourbon and Bayou
8. On the Border Mexican Grill & Cantina
9. El Porton Mexican Restaurant
10. Carson Kitchen
11. Brimstone Restaurant & Tavern
12. Altobeli's Restaurant and Piano Bar
13. Buca di Beppo Italian Restaurant
14. American Pasta Factory
15. Colletta
16. Southern Classic Foods
17. Monterrey Mexican Restaurant
18. El Potrillo Mexican Restaurant
19. Asian Kitchen
20. Taqueria Tsunami
21. Rays at Killer Creek
22. Thai Thai Restaurant
23. Bad Daddy's Burger Bar
24. DQ Grill & Chill Restaurant
25. Chilli's Grill & Bar
26. Ted's Montana Grill
27. Restaurant Holmes
28. Jaffa Restaurant Atl
29. Chick-Fil-A
30. Santino's Italian Restaurant & Pizzeria
31. Athens Greek Restaurant
32. China Garden Restaurant
33. Anna Lee's
34. P.F. Chang's
35. Tanaka Japanese Restaurant
36. Chef Wu
37. Taco Takeout
38. Ceviche Taqueria & Margarita Bar
39. Rio Balsas Taqueria
40. Rickshaw Thai Street Food
41. The Melting Pot
42. The Cheesecake Factory
43. Market Cocina
44. Pappadeaux Seafood Kitchen
45. Red Lobster
46. Senor Patron
47. Stoney River Steakhouse and Grill

HOTELS

1. Hampton Inn & Suites
2. Home2 Suites by Hilton
3. The Hamilton Alpharetta
4. EVEN Hotel Alpharetta
5. The Collection at Avalon
6. DoubleTree by Hilton
7. SpringHill Suites
8. Best Western Plus
9. ALOFT Alpharetta
10. La Quinta Inn & Suites
11. Fairfield Inn & Suites
12. Holiday Inn Atlanta
13. Hyatt Place Atlanta
14. Sonesta ES Suites Atlanta
15. Homewood Suites by Hilton

ENTERTAINMENT

1. Downtown Alpharetta
2. Ameris Bank Amphitheatre
3. Sky Zone Trampoline Park
4. Topgolf
5. Avalon
6. Rock Mill Park
7. Dino Safari Atlanta
8. Urban Escape Games
9. Main Event
10. Walk of Memories
11. Alpharetta Arts Center
12. Alpharetta Convention & Visitors Bureau
13. Northpoint Mall



50+
RESTAURANTS



14+
HOTELS



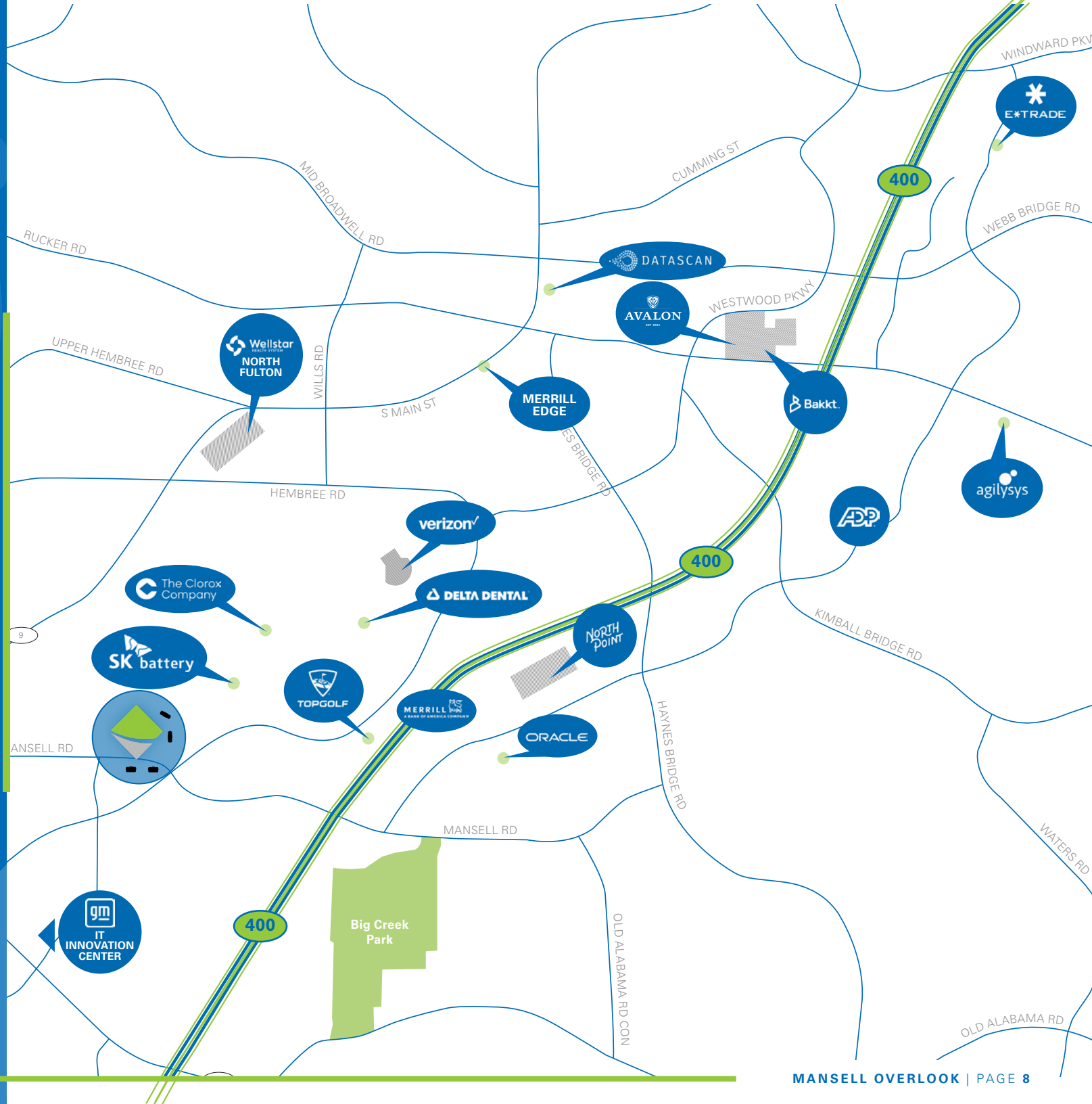
12+
ENTERTAINMENT
ESTABLISHMENTS

Mansell Overlook is conveniently located in the heart of the most heavily developed corridor within the North Fulton submarket. Tenant's are surrounded by high-end restaurants, retail, entertainment and lodging.

This corridor provides easy access to GA 400 and the affluent residential communities.

◆ DRIVE TIMES

- **GA400**
1.2 miles
- **Avalon**
3.5 miles
- **Ameris Bank Amphitheater**
2 miles
- **North Point Mall**
1.8 miles
- **Top Golf**
1.5 miles
- **Downtown Alpharetta**
3 miles
- **Downtown Roswell**
2.5 miles





MANSELL OVERLOOK

CONTACT

Craig Kalinowski

Executive Managing Director
Craig.Kalinowski@nmrk.com
650-533-5257

Stewart Thrash

Senior Managing Director
Stewart.Thrash@nmrk.com
678-322-6772

Lindsay Kalski

Associate Director
Lindsay.Kalski@nmrk.com
414-897-2811

NEWMARK