4800 NORTH POINT PARKWAY

CONFIDENTIAL OFFERING MEMORANDUM

ALPHARETTA, GA

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

OFFERING

4800 N Point Pkwy is being offered for sale to qualified investors only, on an "as is" basis subject to limiting conditions set forth in this offering memorandum. The digital Offering Memorandum and ARGUS Enterprise are available on the virtual due diligence center.

Investors are encouraged to schedule a time to meet with the CBRE marketing team to discuss the offering and tour the asset.

If you have any questions regarding the process or would like to schedule a meeting to tour and review merits of the 4800 North Point offering, please contact a member of the CBRE marketing team listed below:

Tony Swann
Senior Vice President
+1 404 504 5920
Tony.swann@cbre.com

Michael MacDonald
Vice President
+1 404 358 0684
Michael.macdonald1@cbre.com

You are solely responsible for independently verifying the information in this Memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

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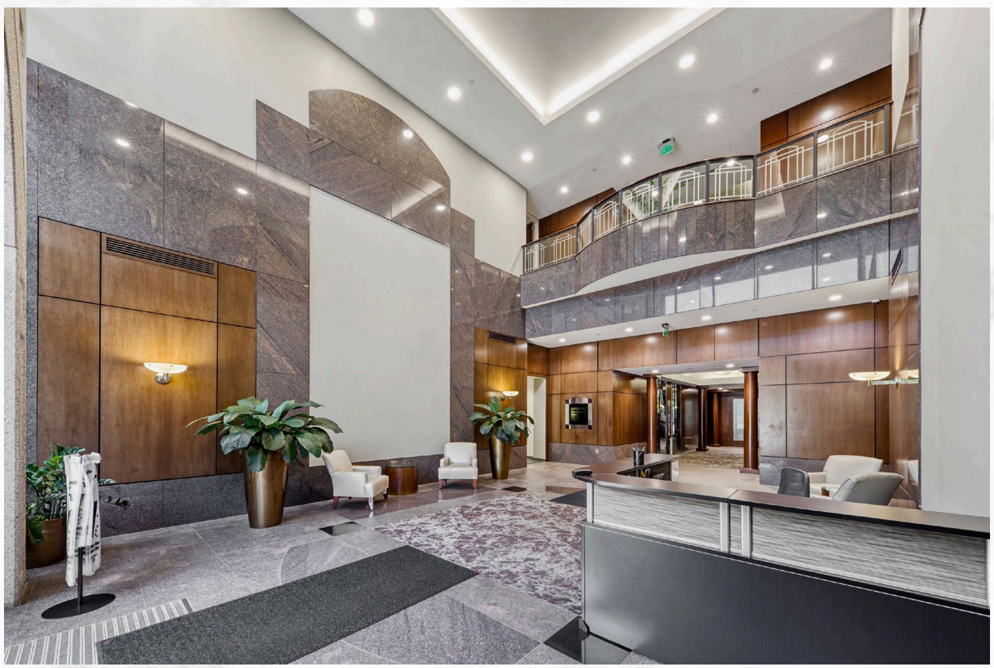
4800
NORTH POINT PKWY

1 INVESTMENT SUMMARY


4800
NORTH POINT
PARKWAY



Offering at a Glance

$9,850,000 / $135/SF
Price

75,304 SF
Office Area

68.72%
Currently Occupied

BEST IN CLASS ASSET

Owner-User Opportunity

$ 647,897
Net Operating Income

4.09 years
Weighted Average Lease Term

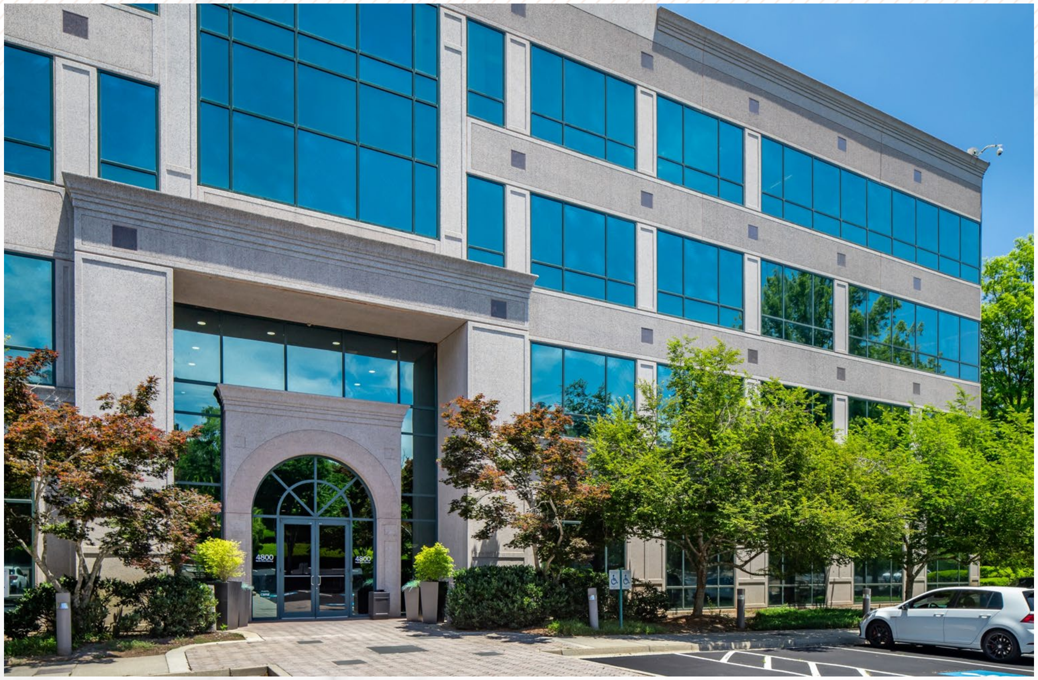
INVESTMENT SUMMARY

CBRE, Inc.is pleased to offer for sale 4800 North Point Parkway situated along of one of North Fulton's main north-south arteries providing convenient access to North Point Mall and Avalon with its multitude of amenities. 4800 North Point Parkway is a 69% occupied, four (4) story, Class "A" office building totaling 75,304 square feet providing an ideal ownership opportunity for a corporate headquarters and/or value-add investors. With the entire 19,458 square foot third floor available, 4800 North Point offers a large user a strategic location, an opportunity to control its growth all while benefiting from the in-place cashflow of the existing tenant base. Current tenants include Siemens (23,038/SF), Hotel Equities (15,386/SF), and The Industrial Company 13,327/SF). Additionally, 4800 North Point offers a generous 4.25 per thousand parking ratio in a in a stunning lake side setting.

INVESTMENT HIGHLIGHTS

- Mid-rise office located in North Fulton Submarket
- Generous 4.25/1,000 parking ratio, with free surface parking throughout
- Attractive lake setting with abundant greenspace
- $647,000 of in-place NOI
- 4800 North Point Parkway features impressive glass front and refined lobby
- Efficient floor plates
- Ideal opportunity for users or investors
- Third floor of 19,458 square feet available

PHOTO GALLERY



2 PROPERTY DESCRIPTION


AVALON
4800
NORTH POINT
PARKWAY

BUILDING & SITE PROFILE

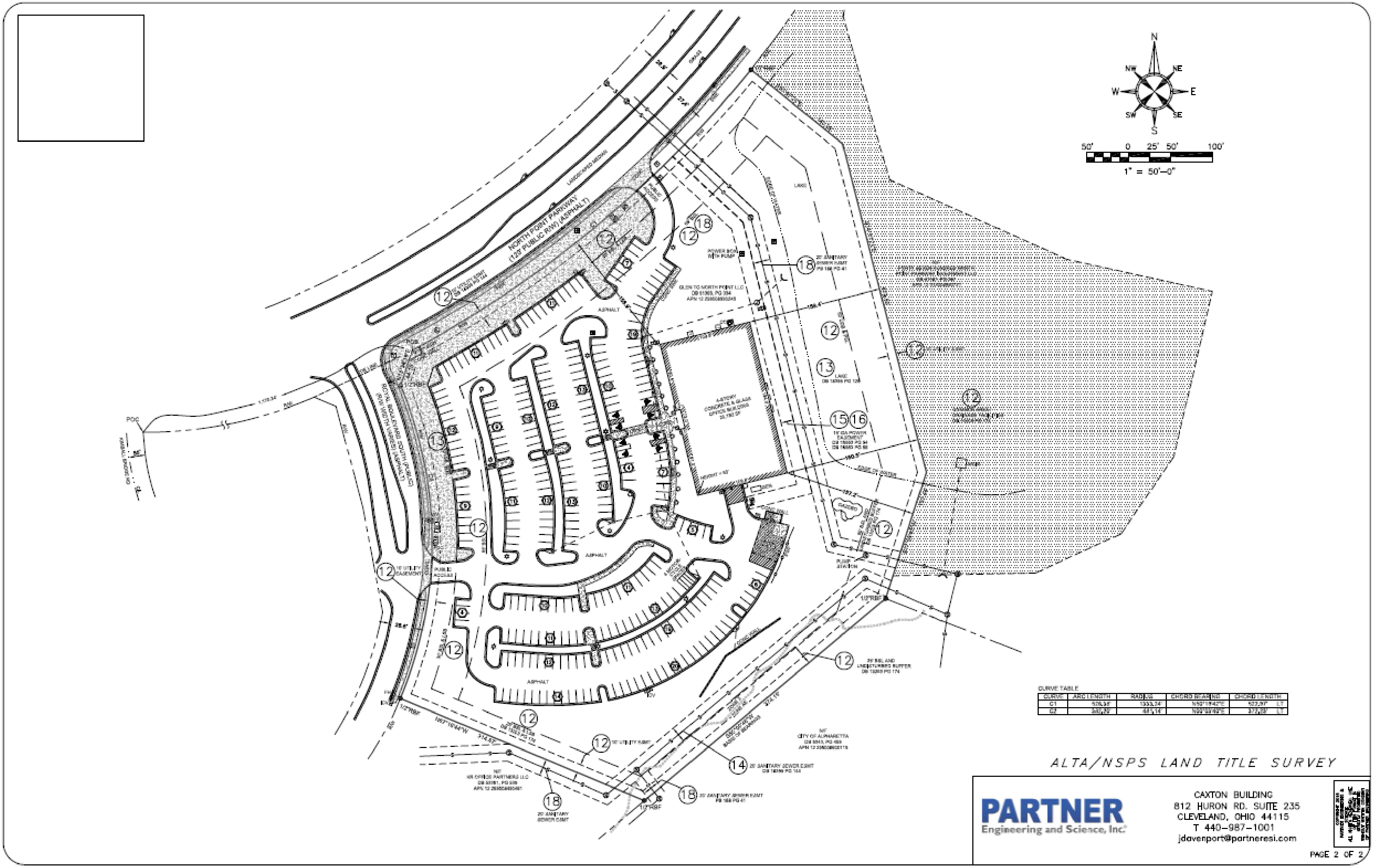
4800 NORTH POINT PKWY	
Address	4800 North Point Pkwy, Alpharetta, GA 30022
Year Completed	1996
Project Leased	69%
Total Size	75,304 SF
Site Acreage	8.09 acres
No. of Floors	Four (4)
Typical Floor Size	19,000 SF
Zoning	O&I (City of Alpharetta)
Total ID/Parcel UD Number	12-2990-0859-024-5
Parking Spaces	317
Parking Ratio	4.25/1,000

UTILITIES	
Electricity	Georgia Power
Water & Sewer	City of Alpharetta / Fulton County
Telephone & Fiber	AT&T / Comcast
Fire & Police	City of Alpharetta

DESIGN & CONSTRUCTION	
Constructions Components	Concrete slab on grade, steel frame and metal deck
Roof	Single-ply thermoset membrane installed in 5/2019 Under warranty through 5/2039
Exterior	Precast colored concrete and ribbon window glazing
Electrical	Service is rated at 1,200 AMP, 480/277-volt, three phase, four-wire service level
Generator	Spectrum 230 Detroit Diesel – powered generator rated at 225KW for emergency services

BUILDING SYSTEMS	
HVAC Systems	Two Teledyne 900 fire boilers (1994), EVAPCO 300-ton cooling tower (1994) and 12 twenty-ton air handling units (1994)
Elevators	Two Montgomery 2500 lb. traction passenger elevators
Life Safety & Fire Protection	Wet pipe fire protection system Fire-lite fire alarm panel

Site Plan


NORTH POINT PARKWAY
(120' PUBLIC R/W) (ASPHALT)
N
NE
E
SE
S
SW
W
NW
1" = 50'-0"
ASPHALT
LAKE
ALTA/NSPS LAND TITLE SURVEY
PARTNER
Engineering and Science, Inc.
CAXTON BUILDING
812 HURON RD. SUITE 235
CLEVELAND, OHIO 44115
T 440-987-1001
jdavenport@partneresi.com
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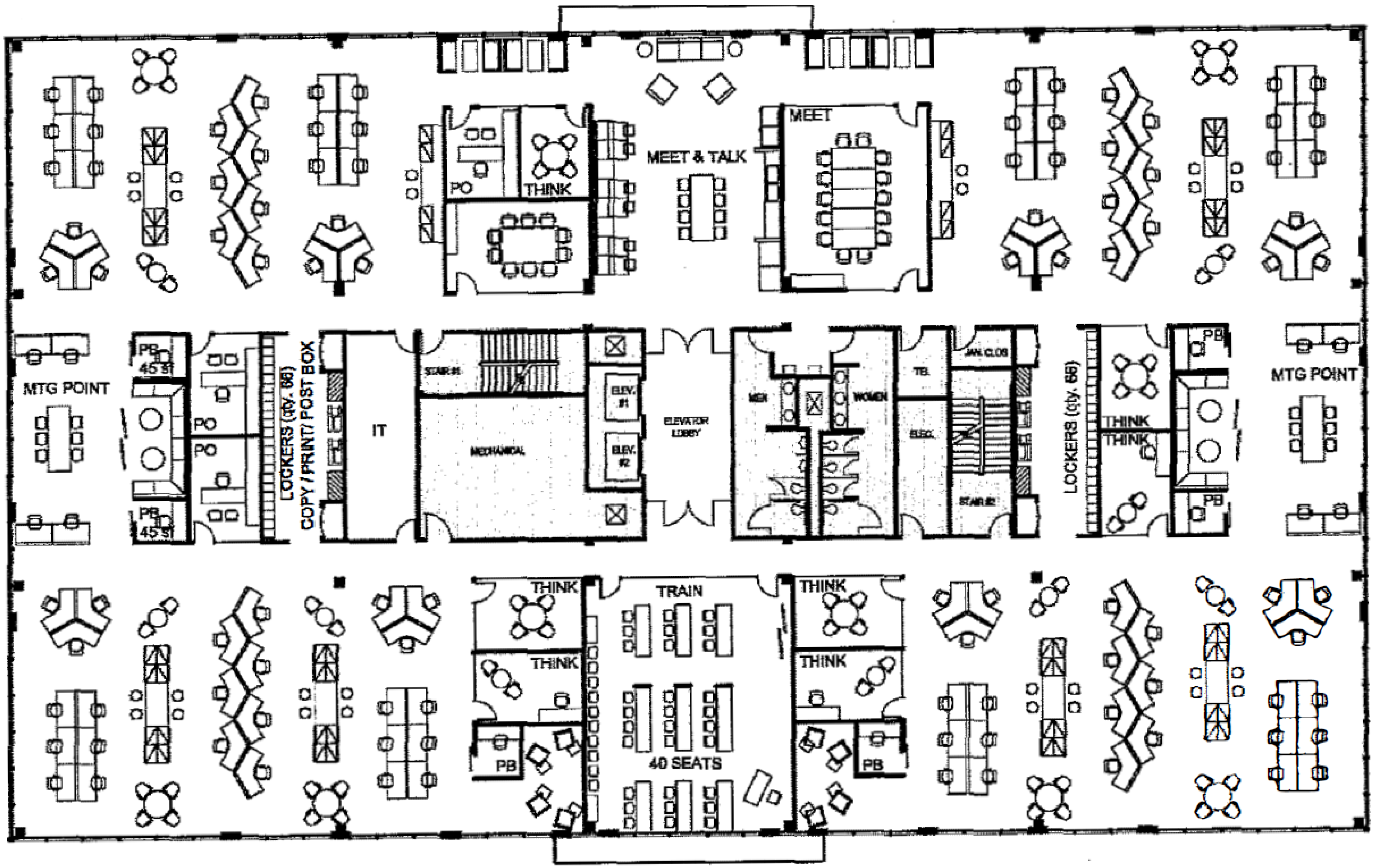
Floor Plans
Third Floor



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MARKET SNAPSHOT

Market Snapshot

The North Fulton / Alpharetta submarket is one of Metro Atlanta's most established suburban office corridors, anchored by a strong corporate presence and highly educated workforce. The area continues to attract a diverse mix of technology, engineering, and professional services tenants drawn to its accessibility, quality housing, and proximity to executive housing and amenities. Leasing activity in the submarket has remained steady, with demand primarily driven by small to mid-sized users seeking efficient, well-located office space. Tenants continue to favor functional floor plates, ample parking, and suburban environments that offer convenience and cost advantages relative to intown locations. Overall, the North Point submarket is characterized by stable fundamentals and long-term tenant demand, supported by strong demographics and continued corporate investment in the area. This positions assets within the corridor to benefit from gradual absorption and rent growth as leasing conditions improve.

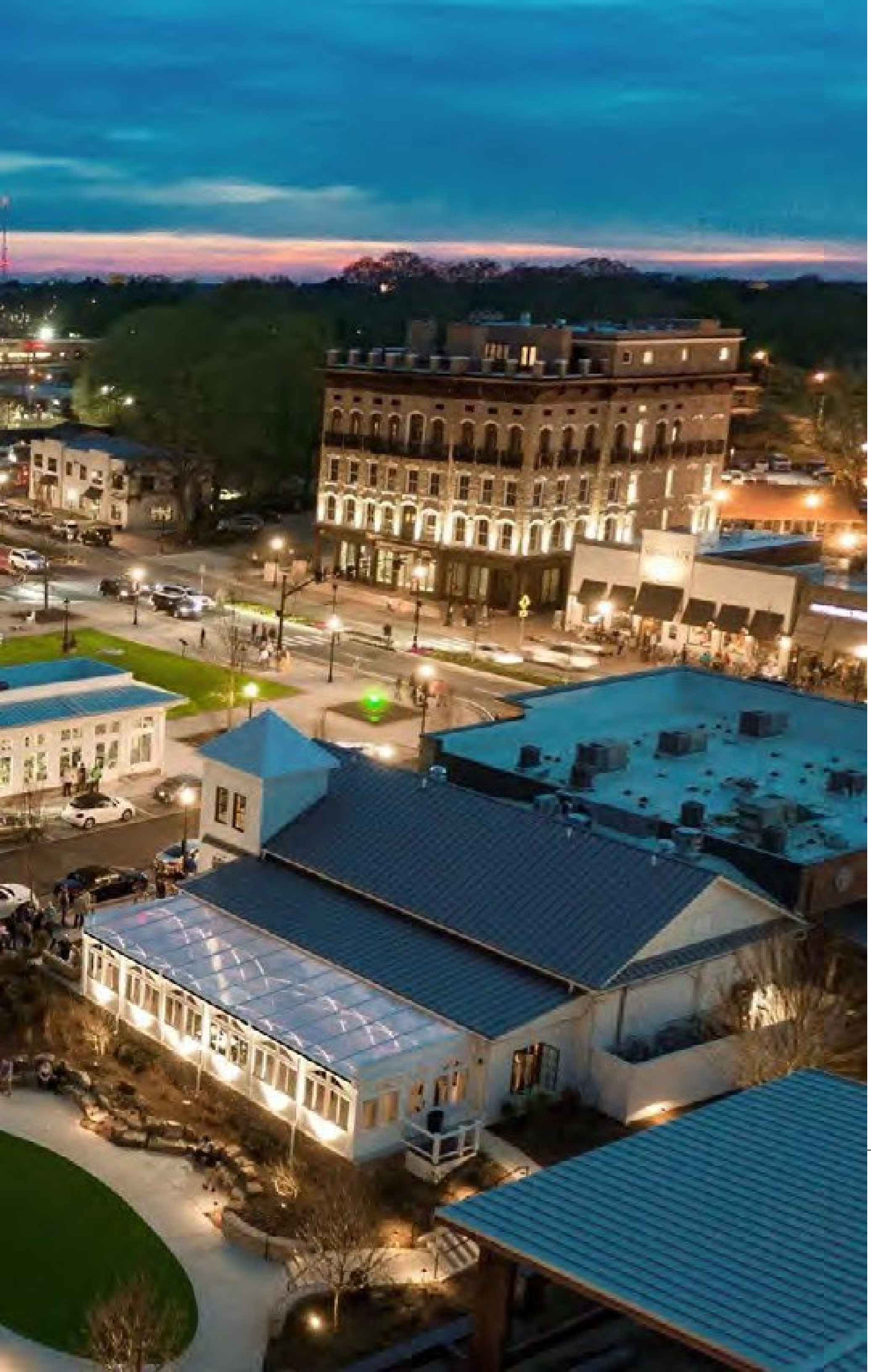
Market Snapshot

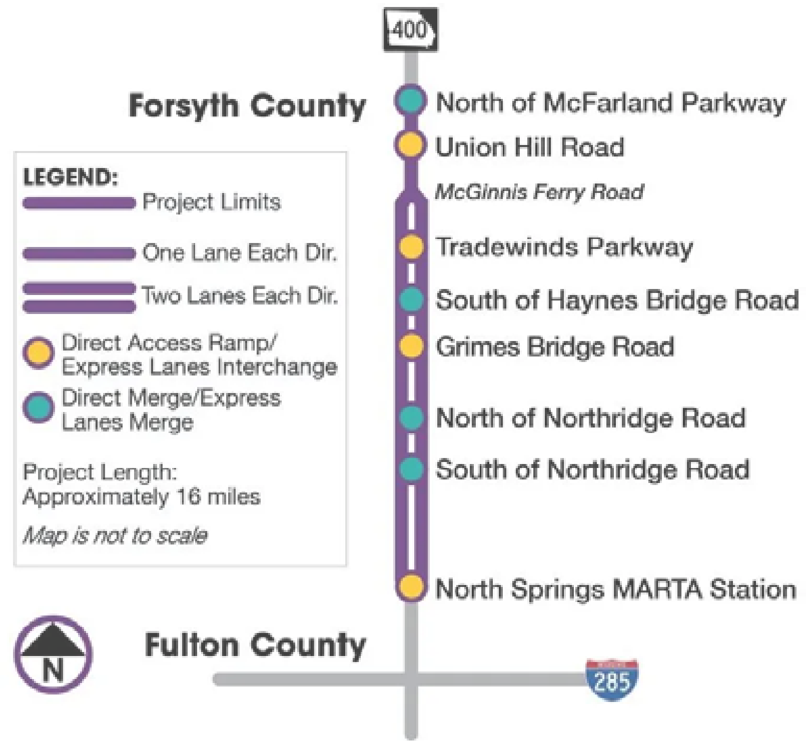
Minutes away from Avalon,

Downtown Alpharetta, North Point Mall, and numerous other neighborhood destinations

GDOT Infrastructure Improvements

New, optional express lanes from the North Springs Marta Station to McFarland Parkway; as proposed, the project would add two buffer-separated lanes in each direction between the North Springs MARTA Station and McGinnis Ferry Road and a single buffer-separated express lane in each direction from McGinnis Ferry to McFarland Parkway





Proposed renderings

Planned MARTA Bus Rapid Transit (BRT) Station will offer direct access to Hartsfield Jackson Atlanta International Airport)

GEORGIA

ALPHARETTA

#6

Top Corporate Headquarters Market

(Business Facilities, Jul/Aug 2025)

5 of GA's

Top High Schools

(U.S. News & World Report, 2025-2026)

$716K

Average Home Value

(Zillow)

#2 Best

Places to Live in Georgia

(U.S. News & World Report, 2025-2026)

$194K

Average Household Income

(ESRI, 2025)

71%

of Population has Bachelor's Degree or Higher

(ESRI, 2025)

Minutes away from 200+ dining destinations, 10+ MSF of retail, 8.9K multi-family units, and numerous entertainment options with some of the submarket's most popular mixed-use developments

200+

Dining Destinations

10+

MSF of Retail

8.9K

Multi-Family Units

Only Minutes Away from Numerous Community Amenities

AVALON

EST. 2014

- 86 acres
- 570,000 SF Retail
- 330-Room Full-Service Marriott
- 750,000 SF Class A Office
- Luxury Apartments, Townhomes, Single-Family Options
- Georgia's First Gigabit Community

ALPHARETTA
CITY CENTER

- Award Winning 26-acre mixed-use destination
- 74,000 SF of Retailers and Restaurants
- 36,000 SF of Office Space
- 168 Luxury Apartments
- 5-acre Brook Street Park
- 1-acre Town Green
- Numerous Community Events Year Round

Downtown Alpharetta

BIG CREEK GREENWAY

- 13.5-mile multimodal path
- Wooded path following the banks of Big Creek protected by perpetual forest
- North Fulton CID is in the planning and design for The Alpha Loop, a path network connecting the Big Creek Greenway to the North Point Mall and Downtown Alpharetta

ALPHA LOOP

- 8-mile multi use path underway
- Connects the Core Activity Centers of Alpharetta: Downtown, Avalon, and North Point Mall
- Provides direct access to Big Creek Greenway and Encore Pedestrian Path

CORPORATE RELOCATIONS AND EXPANSIONS

EQUIFAX

Equifax has significantly expanded its corporate headquarters presence in Alpharetta, reinforcing the submarket's ability to attract and retain major corporate users. The company recently announced an expansion that will add new jobs and further strengthen its long-term commitment to the North Fulton corridor, positioning Alpharetta as a key hub for fintech and data-driven business operations.

HISENSE USA

Hisense relocated its U.S. headquarters to Alpharetta, leasing over 50,000 square feet of office space along the Windward Parkway corridor. The move underscores continued demand from global corporations seeking modern suburban office environments with access to a strong labor pool and high-quality infrastructure.

FIRST QUALITY BABY PRODUCTS

Boehringer Ingelheim signed a major lease in Johns Creek within the North Fulton submarket, establishing a large regional presence. The relocation highlights ongoing demand from corporate users prioritizing high-quality suburban office product and access to talent outside of urban core markets.

UPS

UPS completed a long-term leaseback of its North Fulton office campus, demonstrating continued commitment to the submarket. The transaction reflects institutional confidence in the area and its ability to support large-scale corporate occupancy over the long term.

PRIME METALS / KLOECKNER METALS

Industrial and supply chain-focused users such as Prime Metals and Kloeckner Metals have executed leases in the North Fulton submarket, reinforcing demand from industrial tech and distribution-related office users seeking proximity to major transportation corridors and workforce hubs.

EY (ERNST & YOUNG)

EY completed a renewal within the Alpharetta submarket, further validating the area's ability to retain professional services firms. Continued renewals by corporate tenants highlight the stickiness of the location and strong tenant satisfaction within the corridor.

RECENT USER SALES

N FULTON / FORSYTH COUNTY

11340 Lakefield Dr

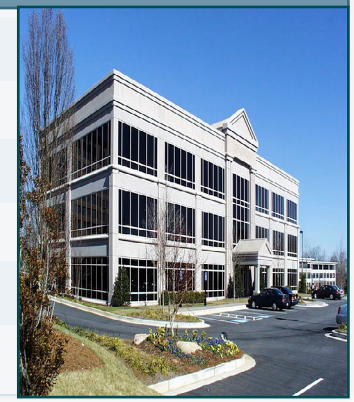
Covenant Building II · Duluth, GA 30097

SALE DATE	Apr 2026
SALE PRICE	$8.5M ($138/SF)
BUYER	Peach State Truck Centers
SELLER	Woodside Capital Partners
RBA	61,594 SF
YEAR BUILT	2001

5780 Windward Pkwy

Windward 400 · Alpharetta, GA 30005

SALE DATE	Feb 2026
SALE PRICE	$5.1M ($183/SF)
BUYER	Arrow Exterminators, Inc.
SELLER	RG Real Estate
RBA	27,800 SF
YEAR BUILT	2000



11330 Lakefield Dr

Covenant Building I · Duluth, GA 30097

SALE DATE	Jul 2025
SALE PRICE	$7.0M ($141/SF)
BUYER	Peach State Truck Centers
SELLER	Woodside Capital Partners
RBA	49,618 SF
YEAR BUILT	1997

70 Mansell Ct E

Bldg 70 · Roswell, GA 30076

SALE DATE	Mar 2026
SALE PRICE	$4.3M ($131/SF)
BUYER	Northstar Technologies
SELLER	Grover & Corlew, LLC
RBA	32,464 SF
YEAR BUILT	1987 (Renov 2008)

4800
NORTH POINT PKWY

CONTACT US

Tony Swann
Senior Vice President
+1 404 504 5920
Tony.swann@cbre.com

Michael MacDonald
Vice President
+1 404 358 0684
Michael.macdonald1@cbre.com

CBRE, Inc.
www.cbre.com

CBRE