

# WINDWARD PARK

## UP TO 500K SF OFFICE OPPORTUNITY

Building Can Deliver Within 16-20 Months of Lease Execution



ALPHARETTA, GA

**ETA**  
REAL ESTATE PARTNERS

**KDC**

**CBRE**

# INCREDIBLE LOCATION

Located at the Southeast corner of Windward Parkway and GA 400 in the prestigious North Fulton sub-market, Windward Park is the gateway to the city of Alpharetta. **With 50,000 cars traveling along GA 400 per day**, Windward Park offers excellent brand visibility with premier top-of-building signage. Immediately adjacent to MARTA's Windward Park and Ride and in close proximity to the new GA-400 express lane and dedicated BRT ramps, ingress and egress to the submarket has never been so convenient.



With planned residential, retail, hotel and dining on-site, as well as accessibility to the affluent residential neighborhoods of East Cobb, Roswell, Sandy Springs and Dunwoody, Windward Park is quickly becoming a 24/7 live, work, play environment.

# CAMPUS MASTER PLAN



BUILDING 1  
153K SF

ZONED FOR CONDOS

ZONED FOR CONDOS

BUILDING 3  
150K SF

EXISTING FULL SERVICE  
HILTON HOTEL

BUILDING 2  
145K SF

- 450K Total RSF +/-
- 3 Buildings
- Tilt Wall Construction

# BUILDING ONE - 153K SF








# THE NEXT LIVE-WORK-PLAY ENVIRONMENT IN THE HEART OF ALPHARETTA

**Up to 500K SF build-to-suit opportunity** in the Windward Park mixed-use development in the North Fulton sub-market.



## OFFICE HIGHLIGHTS

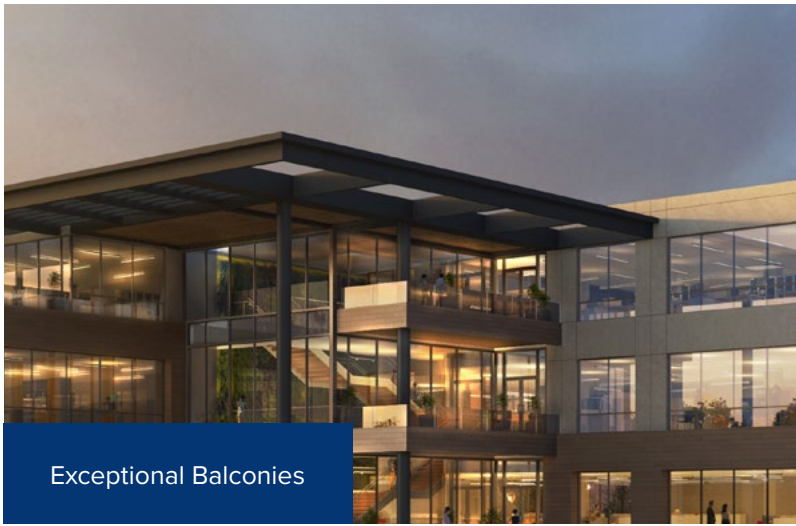
-  Planned 500,000 SF Class A Office by KDC
-  5.5 / 1,000 Covered Parking
-  Direct Access to MARTA Bus Rapid Transit
-  Fully Entitled and Pad Ready (Two Pads)
-  First On First Off GA-400 Access

## MIXED-USE HIGHLIGHTS

-  Completed 186 Townhomes by Lennar
-  Completed 249 Room Full-Service Hilton Hotel with 6,500 SF of Meeting Space & Harth Restaurant by Chartwell Hospitality
-  Planned 31,400 SF Retail Village
-  Planned 24 Live/Work Townhomes
-  Planned 200 Unit Condo Building



Open and Expansive Lobby



Exceptional Balconies



Modern Finishes



Expansive Park & Outdoor Areas

# THE SITE



# UNBEATABLE ACCESS TO HIGHWAYS AND TALENT

**Conveniently located** at the Southeast corner of Windward Parkway and GA 400 in Alpharetta, GA.



Contiguous to MARTA's  
Windward Park and Ride



Immediate Highway Access



Planned Direct Bus Rapid Transit  
access to the property makes for  
quick and convenient ingress and  
egress.



Tradewinds Pkwy Proposed Bridge  
[CLICK HERE TO VIEW](#)



[View SR-400 Express Lanes Video](#)



# OFFICE HIGHLIGHTS



Exceptional balconies and thoughtful common spaces



Design flexibility to meet unique requirements with efficient  $\pm 25,000$  or  $\pm 50,000$  RSF floorplates



Opportunity to incorporate key health and wellness initiatives including improved indoor air quality, ultraviolet disinfection, wide corridors and touchless restrooms





# AMENITY-RICH LOCATION

## SURROUNDED BY FORTUNE 500 COMPANIES IN A TECH & CORPORATE HOTBED

### AMENITIES WITHIN 3 MILES

#### Big Creek Greenway



#### Avalon



#### Halcyon



#### RETAIL / DINING

1. Windward Crossing
  - KnuckleUp Fitness
  - Little Tokyo Sushi
  - Nalan Indian Cuisine
  - Q'Paso Latin Grub
2. Avalon
  - 25 F&B Outlets
  - 75 Retail Outlets
3. Vinny's on Windward
4. Cabernet Steak House
5. Cracker Barrel
6. Subway
7. Zaxby's



#### HOTELS

1. Hilton
2. Atlanta Marriott
3. SpringHill Suites
4. Courtyard Atlanta
5. DoubleTree by Hilton
6. Residence Inn
7. Hyatt Place

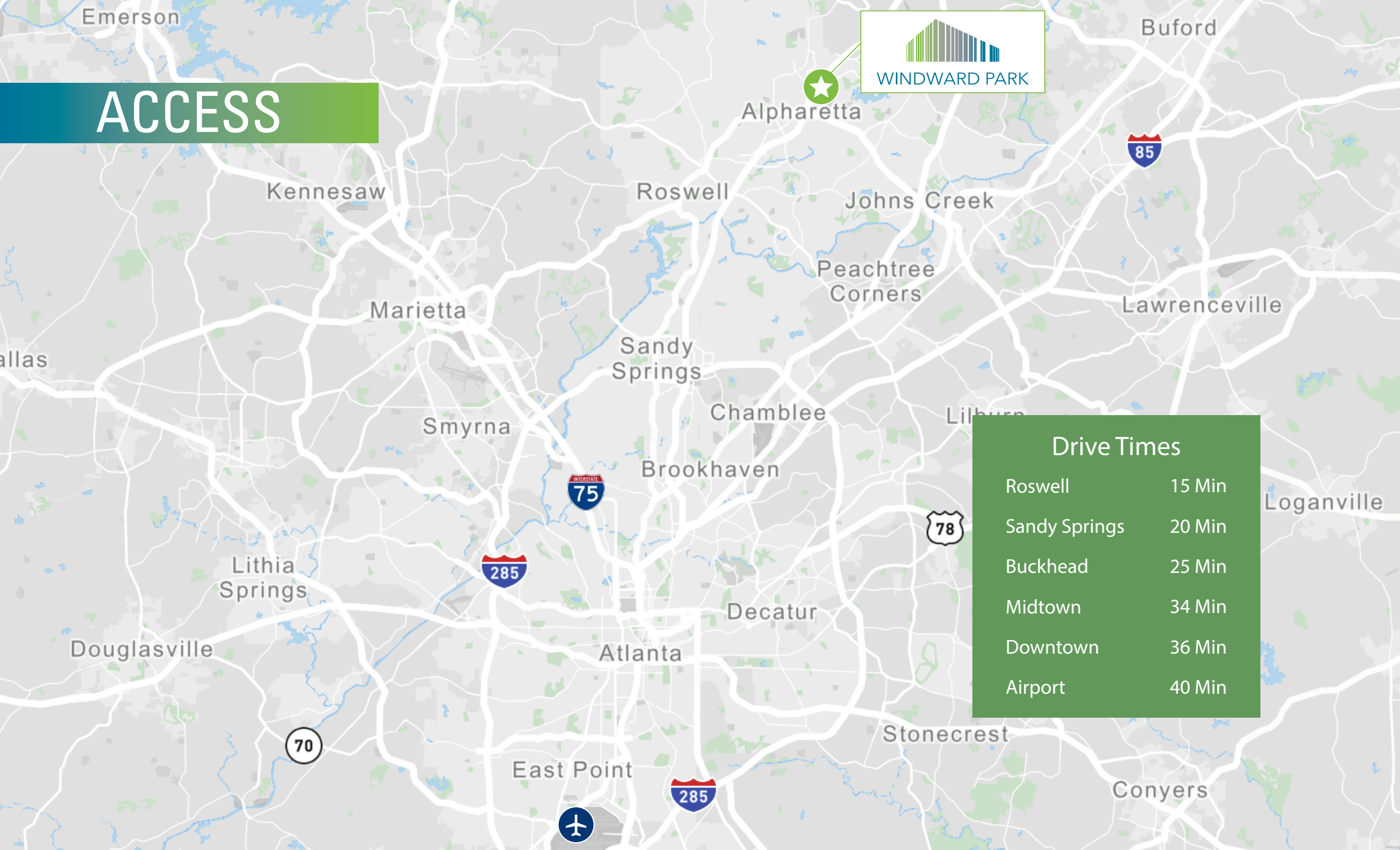


#### OTHER

1. Metropolitan Club
2. Lifetime Fitness



#### FORTUNE 500 COMPANIES



# ACCESS

Drive Times	
Roswell	15 Min
Sandy Springs	20 Min
Buckhead	25 Min
Midtown	34 Min
Downtown	36 Min
Airport	40 Min

# BIG CREEK GREENWAY



20 mile path connecting Alpharetta, Roswell and Cumming

Ideal setting for walking, jogging, and biking

Future connection to the Alpha Loop

Access to Big Creek Greenway from Windward Park is located off of Marconi Drive (3 Min Drive, 20 Min Walk)



# ALPHARETTA, GA

## The Technology City of The South



700+ Technology Companies



65% of residents have a Bachelor's Degree or higher, which is over twice the national average



Home to over 2,590 of Metro Atlanta's Top 25 Tech Employers



Forbes named Alpharetta the "Most Wired City" in the US, with over 30 data centers providing fiber infrastructure for the East Coast



Labor draw area over 1.7M potential workers



Diverse mix of industries, including payment processing, healthcare, finance, and telecommunications.

Alpharetta is an established commercial hub for top corporations including:



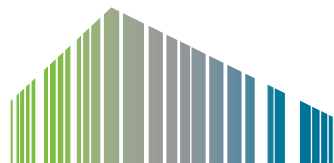


KDC is a leading national real estate development and investment company focused on office build-to-suit facilities for companies looking to attract and retain top talent around the country.

[KDC.com](https://www.kdc.com)

#### A Look at KDC's Last Five Years





## WINDWARD PARK

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ALPHARETTA, GA

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