

LAKEVIEW

OVERALL MASTER DEVELOPMENT

Building setback 25' from property line along Lakeview and Morrison as part of tree preservation

New office tower built on existing surface parking area – 6 stories
+/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings (+/- 55' height)

Parking deck structures built into slope taking advantage of existing topography to allow only one level of deck to be visible from Lakeview Parkway - architectural treatment and screening of decks where visible from street

Existing office building - 6 stories with
154,400 sf

12' wide Alpha Loop path connecting
through development along lake frontage.

Civic space connecting development to lake with terraced amphitheater seating

Lake amenity to be activated
428,320 sf

Existing lake to be used for storm water-management

Improve existing lake side trail and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of Alpha Loop path

MORRISON PARKWAY
VARIABLE R.O.W.

FUTURE
CONNECTION TO
ALPHA LOOP

Lakeview trail connecting Alpha Loop path along frontage - existing greenspace between curb and sidewalk to be filled with pavers to widen sidewalk area and preserve existing tree canopy along Lakeview Parkway

For sale townhomes - 16 units

- Reconfigure driveway access to roundabout

ALPHA LOOP CONNECTION

FUTURE OFFICE
PARCEL

COLONIAL
PIPELINE
HEADQUARTERS

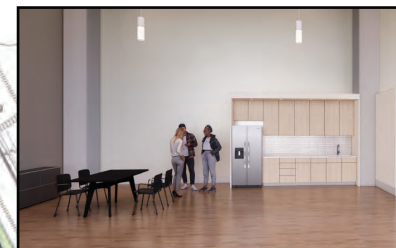
AMPITHEATER

ALPHA LOOP CONNECTION

ALPHA LOOP CONNECTION

GEORGIA 400 (US 197)
VARIABLE P.O.W.

INLINE ENLARGEMENT



Green space serving as central gathering area for community - surrounded by lifestyle retail, restaurants and townhomes

- Retail and active uses on ground level of residential building along edges

—4 story luxury multi-family residential overlooking Village green and Alpha

— Alpha Loop connection to Haynes Bridge
Road frontage

Explain

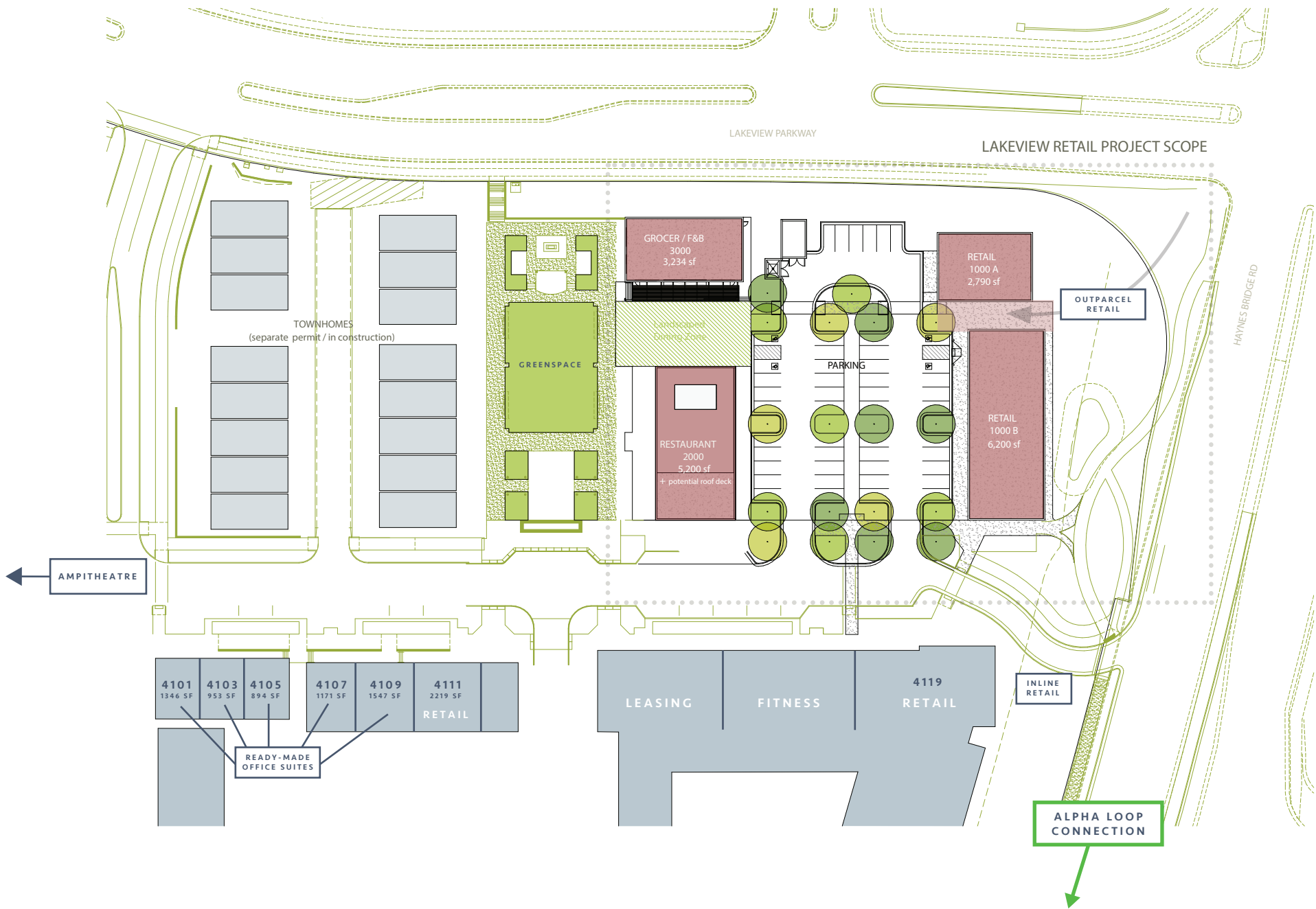


OUTPARCEL ENLARGEMENT



LAKEVIEW RETAIL

SITE PLAN



OUTPARCEL

- 16,500 SF of retail & restaurant space available.
- Connected to Alpha Loop - a multi-use path looping through Alpharetta and tying to amenities like the Big Creek Greenway, Downtown Alpharetta, Avalon, and more.
- Adjacent to green space serving as a central gathering area for community.
- Ample Parking.
- 360,000 SF of office within the Lakeview development.
- Existing lake connected to civic space connecting with terraced amphitheater seating.
- Adjacent to Eden at Lakeview; 255 luxury apartment units.

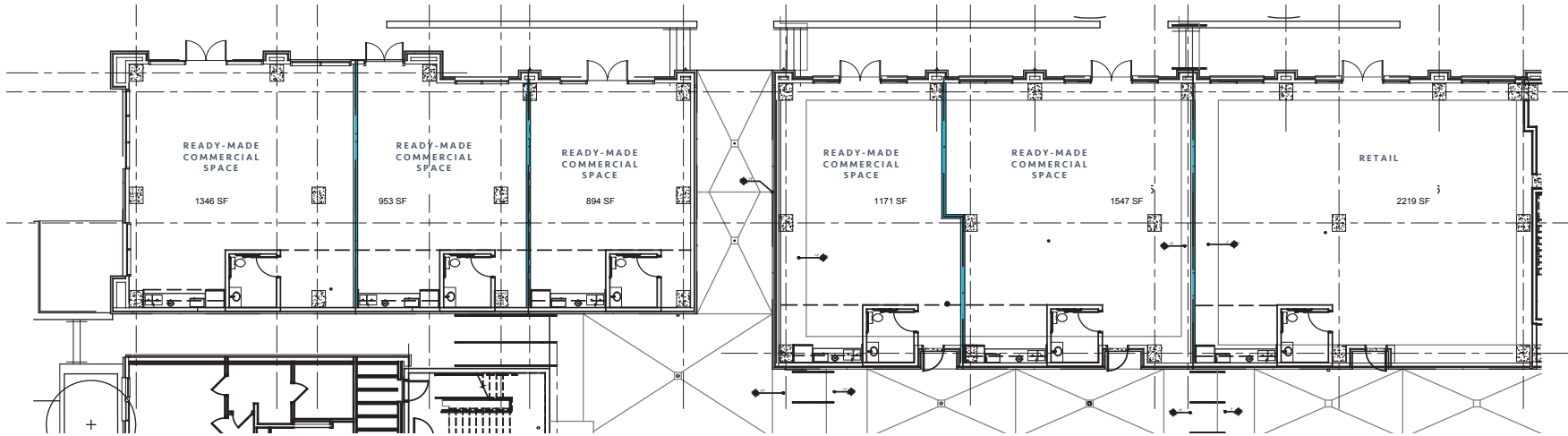
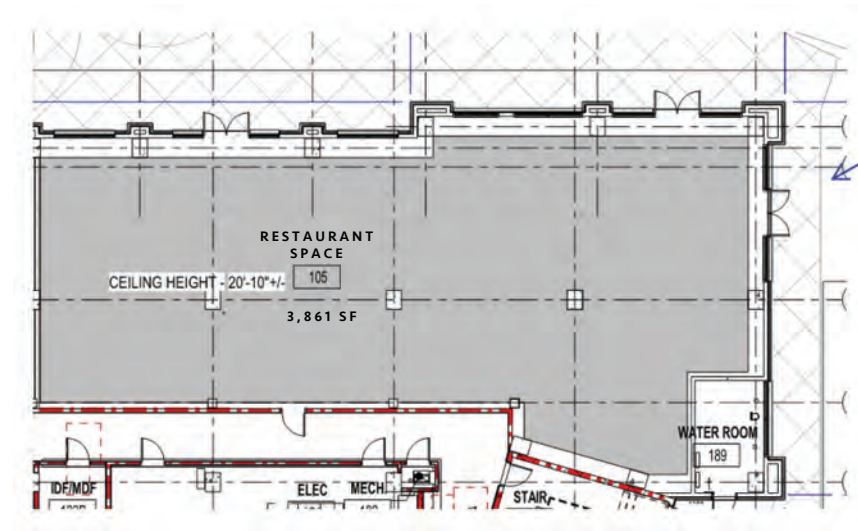




INLINE READY-MADE COMMERCIAL

- 5,869 SF of ready-made commercial suites & 6,026 SF of retail/restaurant space available located below 4-story luxury multi-family residential.
- Connected to Alpha Loop - a multi-use path looping through Alpharetta and tying to amenities like the Big Creek Greenway, Downtown Alpharetta & Avalon.
- Adjacent to green space serving as a central gathering area for community.
- 360,000 SF of office within the Lakeview development.
- Existing lake connected to civic space connecting with terraced amphitheater seating.

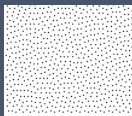
INLINE SITE PLAN



INTERIOR MATERIALS



LIGHT FIXTURE
METEOR LIGHTING



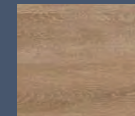
PAINT 1 - BACK WALL
RESTROOM



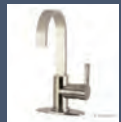
PAINT 2 - SIDE WALLS



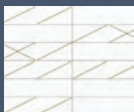
PAINT 3 - CONCRETE COLUMNS



LVT FLOOR



KITCHEN FAUCET



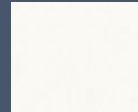
CERAMIC TECHNICS



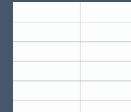
SOLID SURFACE COUNTER



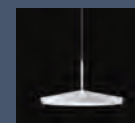
PLASTIC LAMINATE CABINET



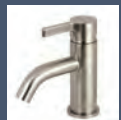
PLASTIC LAMINATE ACCENT



RESTROOM TILE WETWALL
CERAMIC TECHNICS



LIGHT FIXTURE
OCL LIGHTING



RESTROOM FAUCET



DEMOGRAPHICS

VPD
Haynes Bridge
24,076
GA 400
150,849

<u>2022 POPULATION</u>		<u>2027 POPULATION</u>		<u>AVERAGE HOUSEHOLD INCOME</u>		<u>2022 HOUSEHOLDS</u>	
2 MILES	28,188	2 MILES	30,716	2 MILES	\$136,357	2 MILE	12,308
5 MILES	204,157	5 MILES	220,157	5 MILES	\$141,172	5 MILES	79,654
10 MILES	685,530	10 MILES	741,206	10 MILES	\$140,785	10 MILES	259,103

*SOURCE : COSTAR

TRADE AREA MAP

DOWNTOWN
ALPHARETTA

ALPHARETTA CROSSING

SHAKE SHACK KID & KID

Urban Hardware

UPS VIVA CHICKEN Sals

AVALON

Superica Colletta

WILLIAMS SONOMA

NIKE BOCADO HIGH COUNTRY CUTTERS

REGAL jen's SPLENDID ICE CREAMS

POTTERY BARN

THE MAXWELL

PONKO BODYBAR FAIRWAY SOCIAL

LAKEVIEW
PARK

AMERIS BANK
AMPHITHEATRE

ALPHA LOOP
CONNECTION

VPD

Haynes Bridge

24,076

GA 400

150,849

NORTH POINT MALL

SEPHORA Dillard's H&M macys

amo THEATRES

Cheesecake Factory

MANSELL CROSSING

TJ-maxx REI coop Ross DRESS FOR LESS Michaels

ESTD 2020

BRIDGER
PROPERTIES



ADDITIONAL RENDERINGS



ADDITIONAL RENDERINGS





LEASING INFORMATION

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