

# FOR LEASE

3,238 SF & 3,208 SF  
OFFICE SUITES

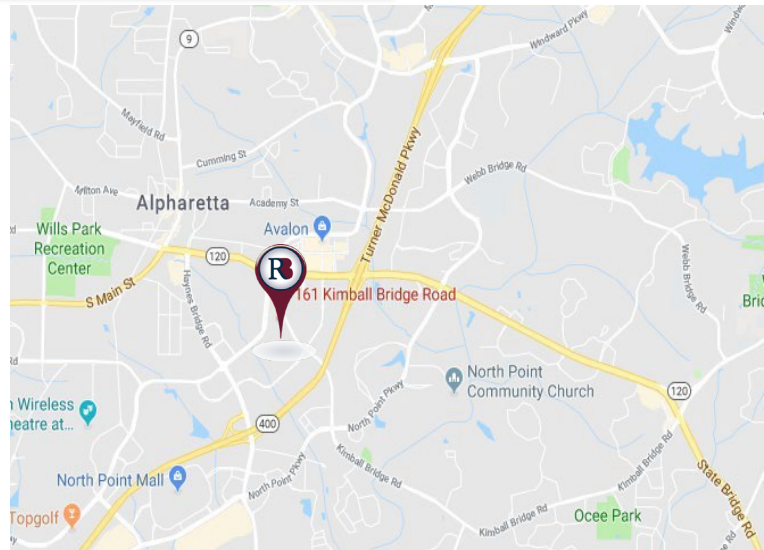
161 Kimball Bridge Road  
Alpharetta, GA 30009

\*COVID-19 Safe Work  
Environment: Direct access to  
suites with minimal common  
area exposure



## PROPERTY HIGHLIGHTS

- ✓ ½ mile to Avalon
- ✓ Easy access to GA-400 & North Point Parkway
- ✓ Tenant-controlled HVAC
- ✓ Keycard access
- ✓ On-site management
- ✓ Abundant natural light
- ✓ Serene park-like setting
- ✓ Near Big Creek Greenway @ Rock Mill Park



**Richard Bowers & Co.**  
260 Peachtree Street | Suite 2400  
Atlanta, GA 30303  
(404) 816-1600  
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### For More Information contact:

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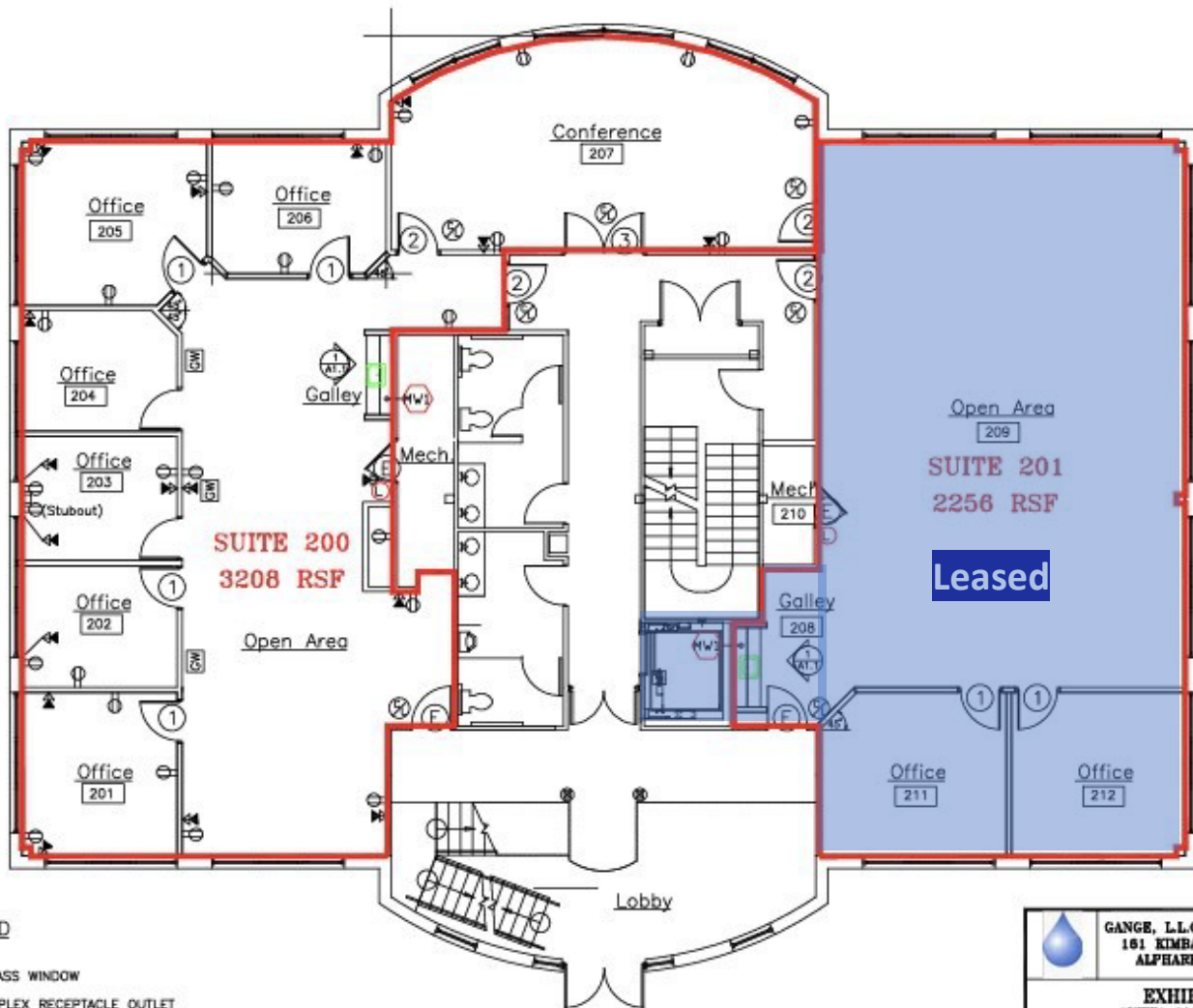
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## Floor Plan



### LEGEND

- GLASS WINDOW
- DUPLEX RECEPTACLE OUTLET
- COMBINED TELEPHONE AND DATA OUTLET- SINGLE GANG BOX FLUSH IN WALL WITH 3/4" CONDUIT TO ABOVE CEILING

Gange,...LLC\2019\_First\_Floor\_Layout.dwg

GANGE, L.L.C. OFFICE BUILDING 161 KIMBALL BRIDGE ROAD ALPHARETTA, GA 30009		
EXHIBIT A SUITES 200 AND 201 LAYOUT 1		
DRAWN BY: AS	REVISION: 1	DATE: 3/7/2019
DESIGNED BY: RM	TITLE:	PROJECT BY: GANGE, L.L.C.



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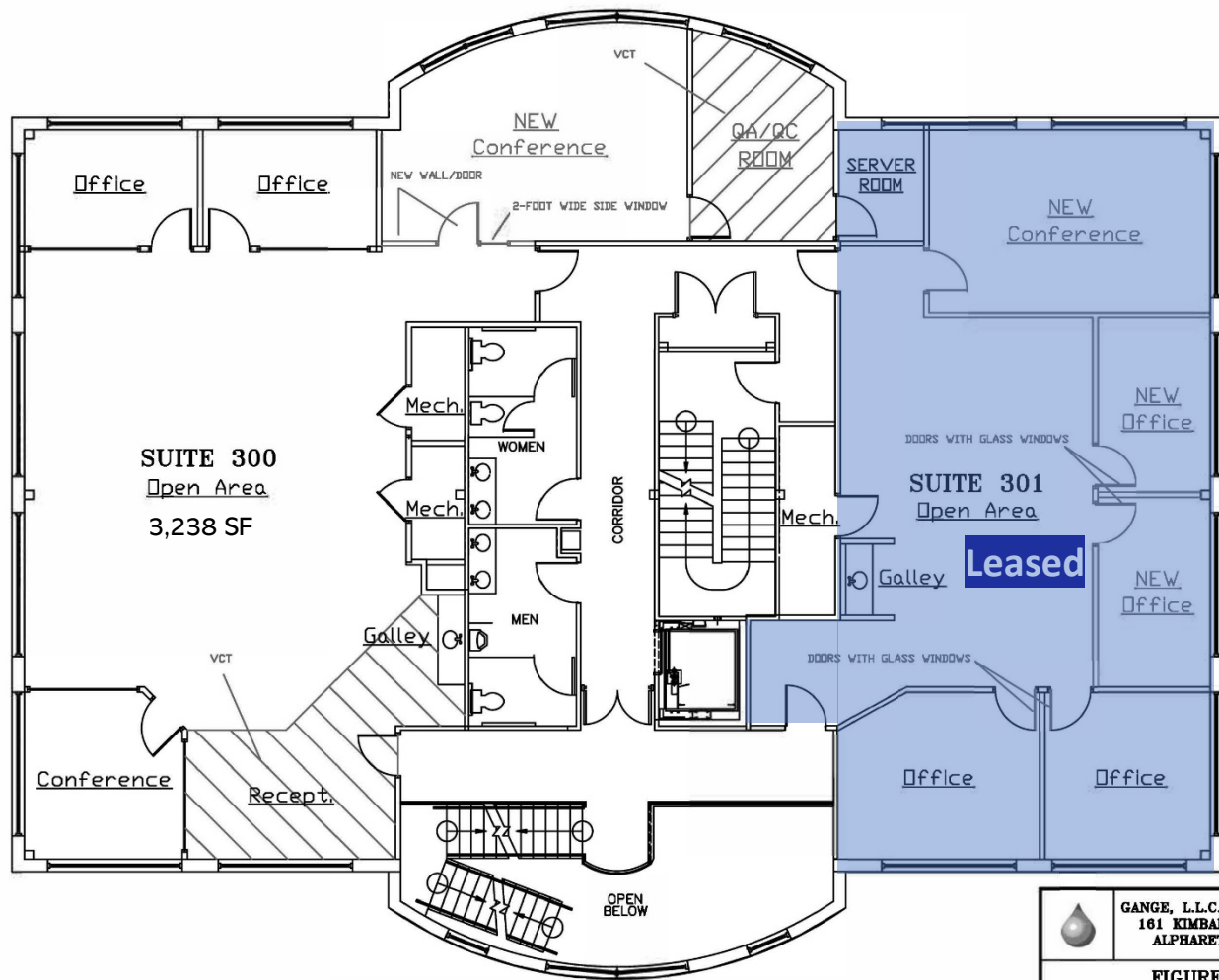
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 GANGE, L.L.C. OFFICE BUILDING 161 KIMBALL BRIDGE ROAD ALPHARETTA, GA 30009		
FIGURE 1-1 SUITES 300 AND 301 AVAILABLE FOR LEASE WITH PREFERRED RENOVATIONS		
DRAWN BY: AS	REVISION: 3	DATE: 10/24/2012
CHECKED BY: RM	SCALE:	PROJECT NO.: GANGE, L.L.C.



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