

# FOR LEASE

2,256 SF - 5,464 SF Available

161 Kimball Bridge Road  
Alpharetta, GA 30009



## At A Glance...

161 Kimball Bridge Rd is a boutique office building in the heart of Alpharetta's technology hub, amenity base, and Alpha Loop, with excellent interstate connectivity. Current availability accommodates the growing office tenant that seeks a collaborative workplace flooded with natural light. The building offers high-speed internet connectivity, and on-site management. The location's setting creates a serene park-life environment for your office. Tenants have key card access and control their own HVAC. Alpharetta is ranked as one of the top 20 suburban communities in the United States. The community continues to push towards walkability, increasing amenities, and is replete with public space and connecting trails.



**Richard Bowers & Co.**  
260 Peachtree Street | Suite 2400  
Atlanta, GA 30303  
(404) 816-1600  
[www.richardbowers.com](http://www.richardbowers.com)



### For More Information contact:

Ash Parker  
(404) 816-1600 ext. 124 Office  
[aparker@richardbowers.com](mailto:aparker@richardbowers.com)

The information contained herein has been received from sources deemed reliable, but no liability is assumed by Richard Bowers & Co. or its agents for error or omissions.



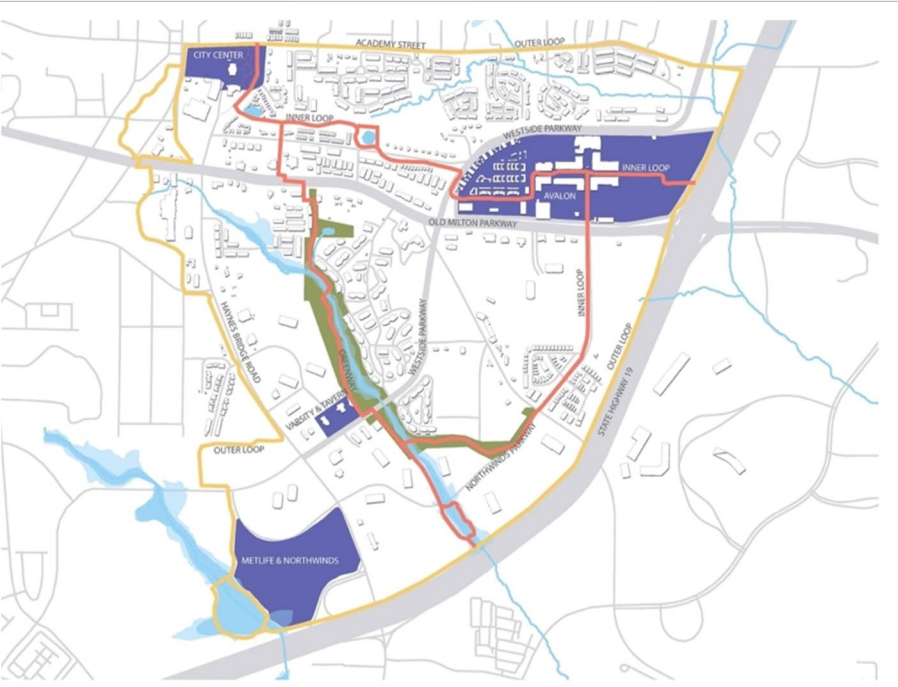
## Accessibility & Amenities...

A keystone location within Alpharetta's true urban triangle. The office building is minutes from two major GA-400 exits, and next to the Avalon district. There are many restaurants nearby, and almost immediate access to the Alpha Loop, which allows tenants and their employees the rare opportunities to bike to work, walk to lunch, and/or hike a trail on a work break.



## The Community...

Alpharetta is ranked as one of the top 20 suburban communities in the United States. The thriving Southern city boasts highly recognized educational facilities, a robust labor market and a thriving commercial district. The location is equidistant to Hartsfield-Jackson Atlanta International Airport and the North Georgia mountains.



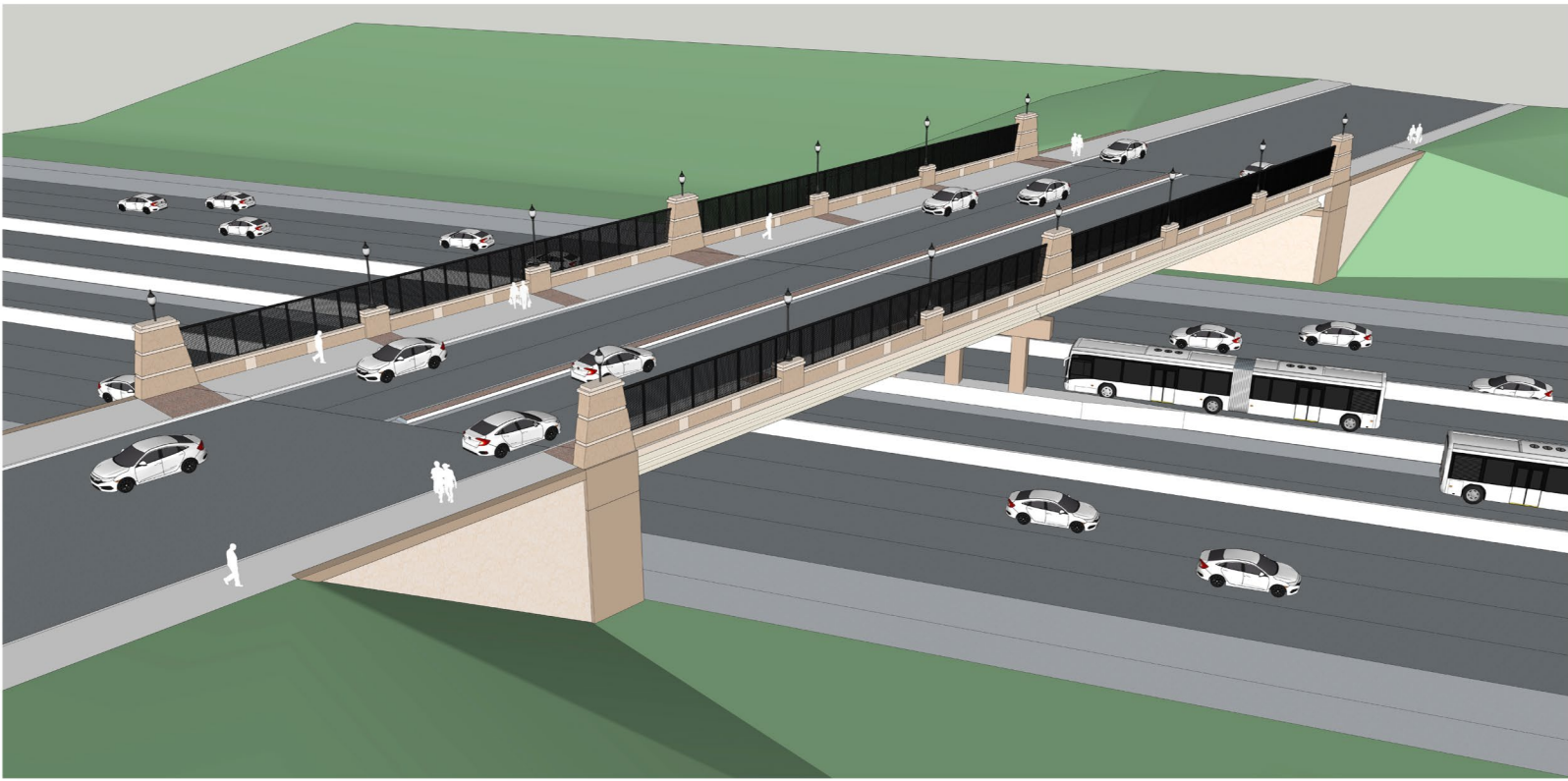
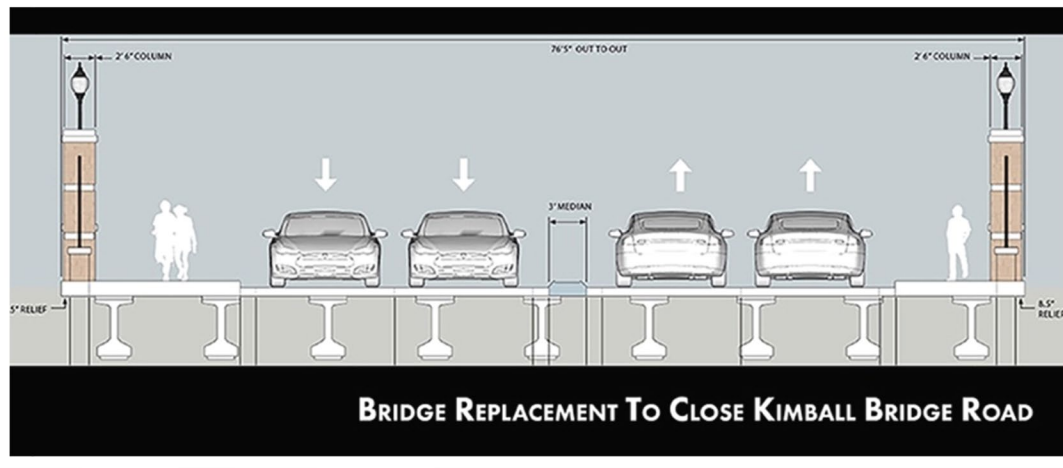
DIAGRAMMATIC OVERALL SITE PLAN  
INNER & OUTER LOOP AND CONNECTIONS

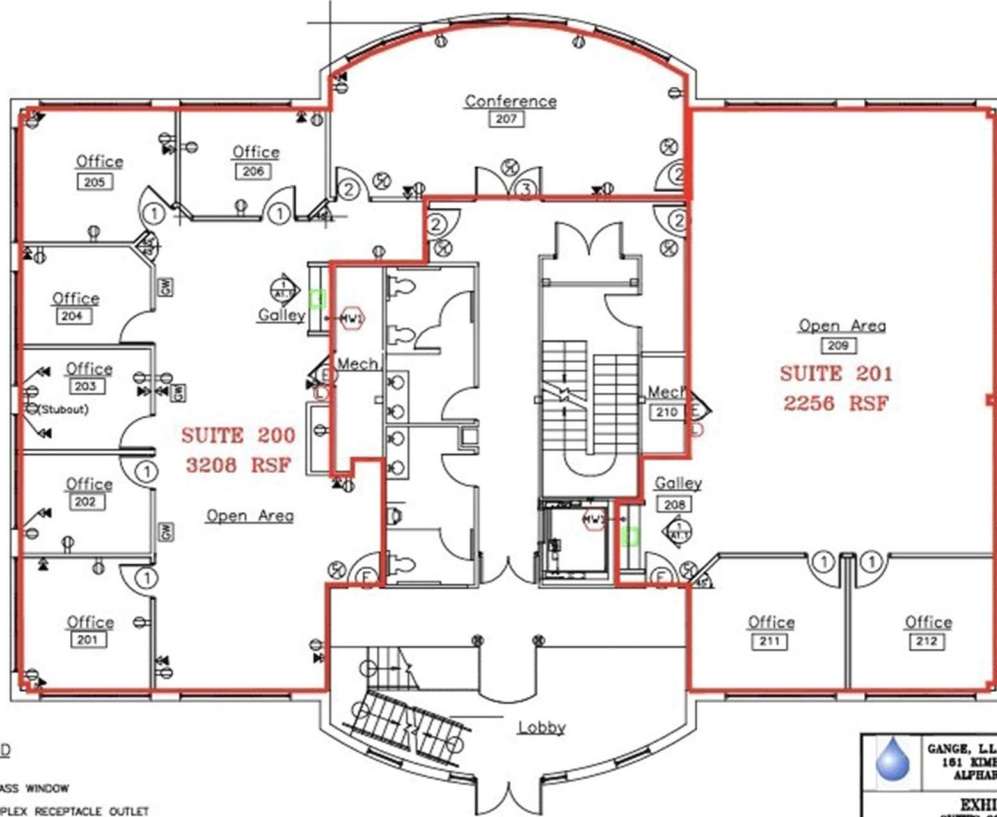
## The Alpha Loop Explained...

The Alpha Loop is a multi-use path looping through Alpharetta and tying to amenities like the Big Creek Greenway, Downtown Alpharetta, Avalon, and the North Point District. In 2020 the first full segment of the Alpha Loop was completed, connecting Downtown Alpharetta and Avalon. Bikers and hikers have increasing connectivity to the scenic natural greenway system that runs beside Big Creek, in addition to parks and entertainment centers.

## Bridge Reconstruction...

The Georgia Department of Transportation is replacing and upgrading the bridge between Northwinds and North Point Parkway, on Kimball Bridge Rd. The new bridge will provide two vehicular travel lanes in each direction, a center median, wide sidewalks on both sides, improved lighting, and enhanced decorative elements, as well as for the expansion of GA-400 to accommodate additional lanes.



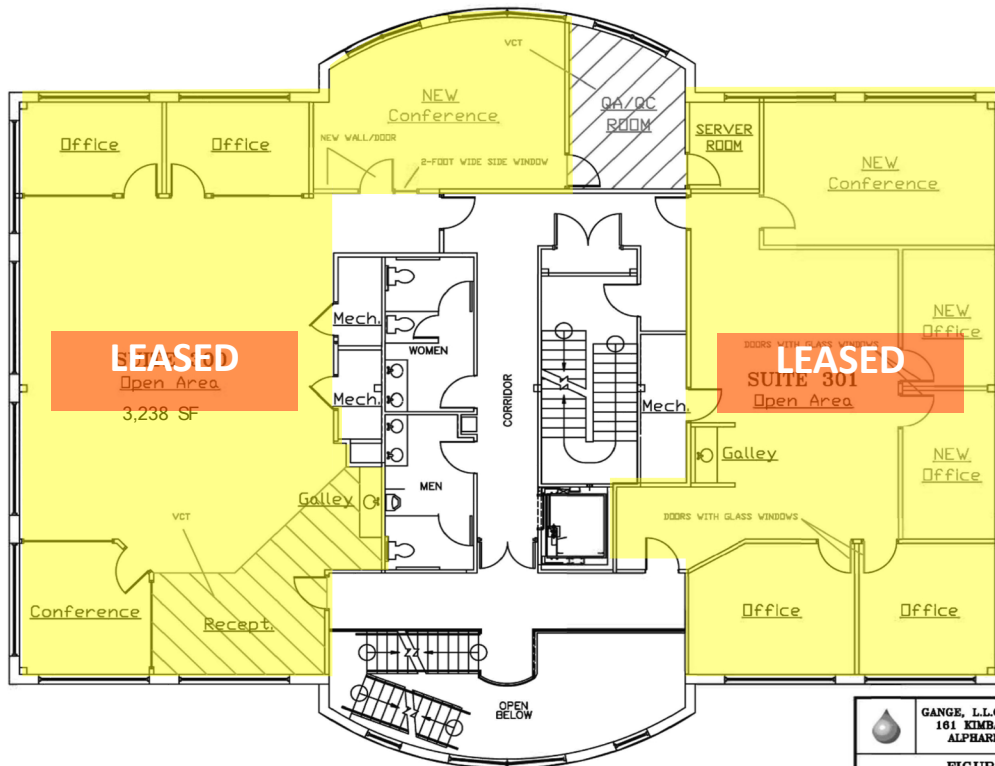


**LEGEND**

- 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			
<b>EXHIBIT A</b>			
<b>SUITES 200 AND 201</b>			
<b>LAYOUT 1</b>			
DESIGN BY:	AS	REVISION:	1
DATE:	3/7/2019	PROJECT NO.:	GANGE, L.L.C.
CHECKED BY:	RM	SCALE:	



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