

THE MEADOWS OFFICE COMPLEX

5955 Shiloh Rd E, Alpharetta, GA 30005 | 34,181 SF GLA | Less than 5 Miles from US-19

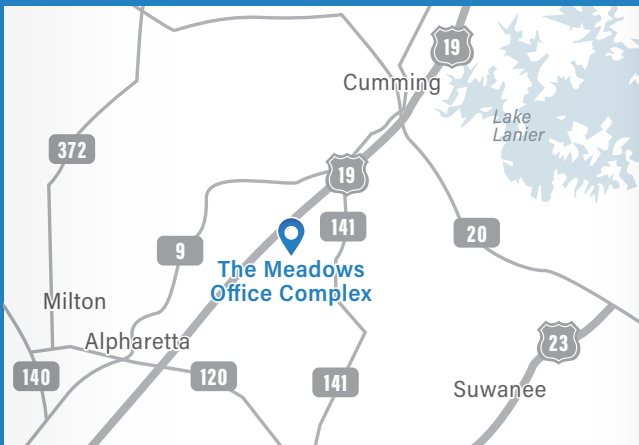


LEASING INFORMATION

Year Built / GLA	1999 / 10,362 SF GLA
Rent Rate	\$17.00 PSG MG
Property Type	Class B Office
For Lease	Suite 200 – 3,975 SF Suite 202 – 2,862 SF Suite 205 – 10,512 SF
Intersection	Shiloh Road E. and Stoney Point Road
Traffic Count	28,700 AADT on Shiloh Road & McFarland Parkway

CENTER HIGHLIGHTS

- Located 5 Miles from the highway exit, near the Siemens Corporate office and Amazon Delivery center
- Forsyth County is one of Georgia's wealthiest and fastest growing counties, and is home to more than 75 international companies
- Proximity to the Big Creek Greenway and Lake Lanier, which draw tourists with their open green spaces, natural areas, woods, and water views



LEASING CONTACT

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Pinnacle Leasing and Management, LLC.



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The Meadows Office Complex



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	4,434	59,995	176,562
Households	1,341	20,088	60,782
Avg. Income	\$176,481	\$159,369	\$156,466

