

Preston Ridge III

3460 Preston Ridge Road
Alpharetta, GA

Colliers

Class A
Office Space
FOR LEASE

preston-ridge-iii.com



Property Features

Class A office building located only 3 minutes to Avalon and 1/2 mile from GA-400.

- Upscale, onsite "Market Street Cafe"
- Expansive views atop the highest point in North Fulton
- Fitness center with locker rooms
- Parking ratio of 4.0/1,000 SF
- State-of-the-art fiber optics and power capabilities
- 24/7 controlled card-key access and security
- Renovated lobby and common areas
- NEW! Electric vehicle charging stations
- NEW! Outdoor amenity spaces



-chargepoint+



Click or Scan to
View Property Video



Unsurpassed Amenities & Access

**3
minutes**

to Avalon's
dining & retail

**2
minutes**

to GA-400

**2
minutes**

to access point for
Big Creek Greenway





HOBBS BROOK
REAL ESTATE



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Brand New! OUTDOOR TERRACE