



ROYAL  
OVERLOOK

**2,500-55,000 SF**  
**Class A Office Available**

4550 N Point Parkway Alpharetta, GA 30022



CUSHMAN &  
WAKEFIELD



# Redefining the Class A Experience

Royal Overlook presents a premier four-story boutique office opportunity within Alpharetta's prestigious Royal 400 master-planned park. This Class A building features expansive floor plates, a striking new lobby, a state-of-the-art fitness center and new, turnkey spec suites. The park's location promises seamless access to major North Fulton highways and top Alpharetta destinations such as the Big Creek Greenway, North Point Mall, and Avalon.

## HIGHLIGHTS

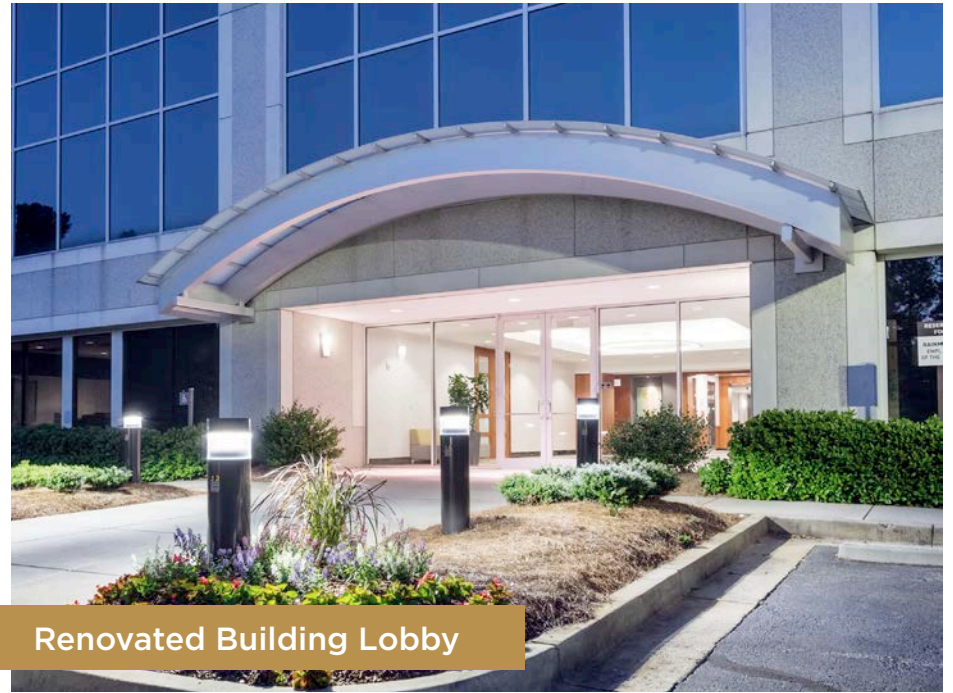
- Efficient floor plates averaging 34k RSF
- 4.3/1,000 RSF Parking
- New spec suites coming
- Spec Suites ranging from 2,800-4,800
- Up to 55,000 SF contiguous space available
- Floor to Ceiling Windows throughout
- Upgraded lobby with new furnishings, lights & decor
- Unique Building Signage Opportunity
- Amenities include fitness center, food delivery service & more to come
- Access to Big Creek Greenway's running & biking path
- Minutes from North Point Mall & Avalon
- Convenient location with access to GA 400



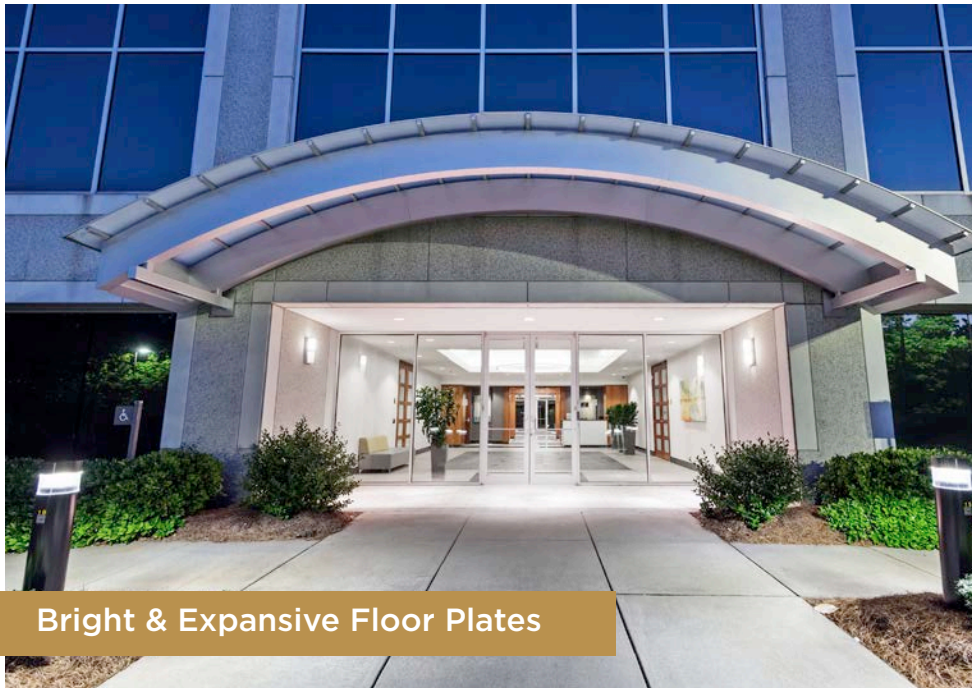




Upgraded Fitness Center



Renovated Building Lobby

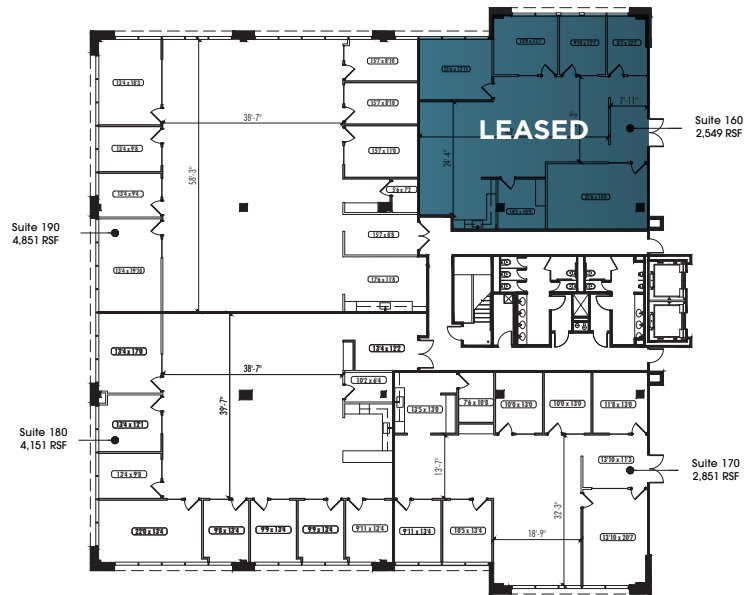


Bright & Expansive Floor Plates

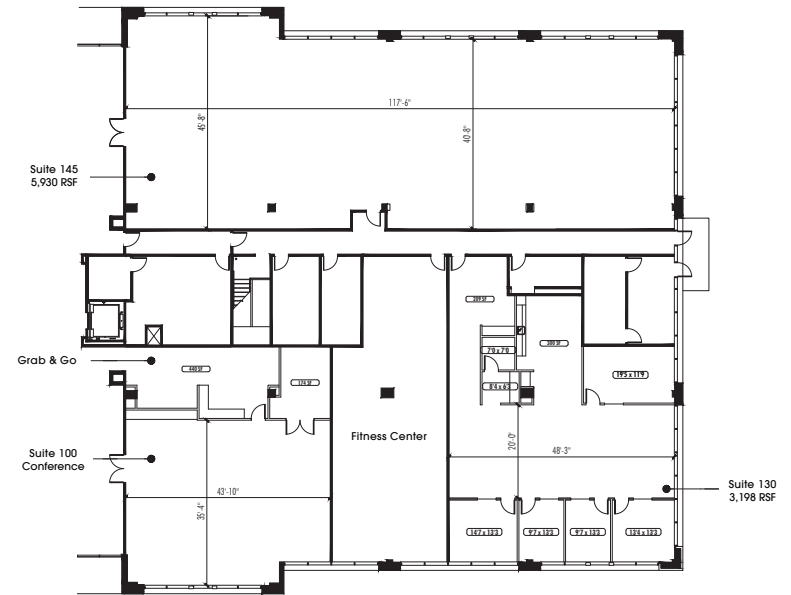


Updated Furnishings & Decor

# Now Delivering - Spec Suites

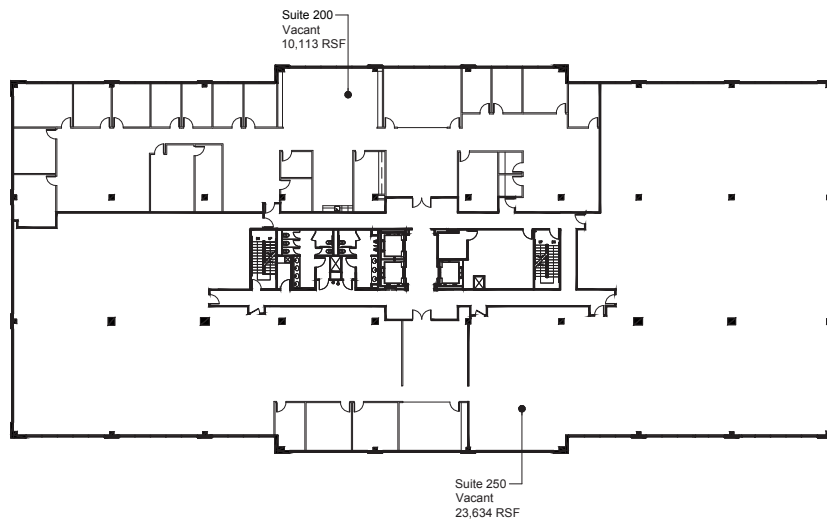


Lobby Level

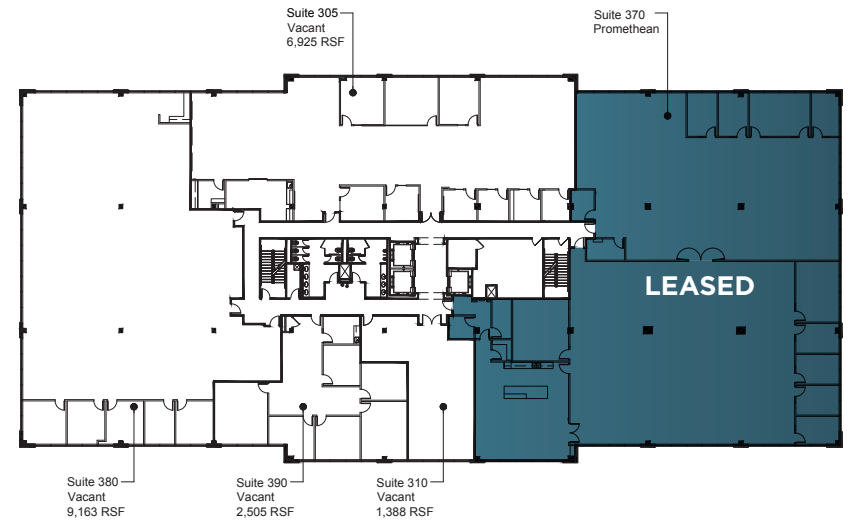


Lobby Level

# Large Block Opportunity - Up to 55k SF



Second Floor



Third Floor



# Convenient & Connected

Royal Overlook provides quick access to US Highway 19/SR 400 and Old Milton Parkway/SR 120 to keep tenants connected to destinations all around the region, including Downtown Alpharetta, Atlanta and Hartsfield-Jackson Atlanta International Airport.

Nearby amenities at North Point Mall and Avalon include regional and national restaurants, retailers and entertainment, while great proximity to the scenic Big Creek Greenway, gives tenants access to 12-foot-wide paths for walking, running and biking through beautiful deciduous woods.

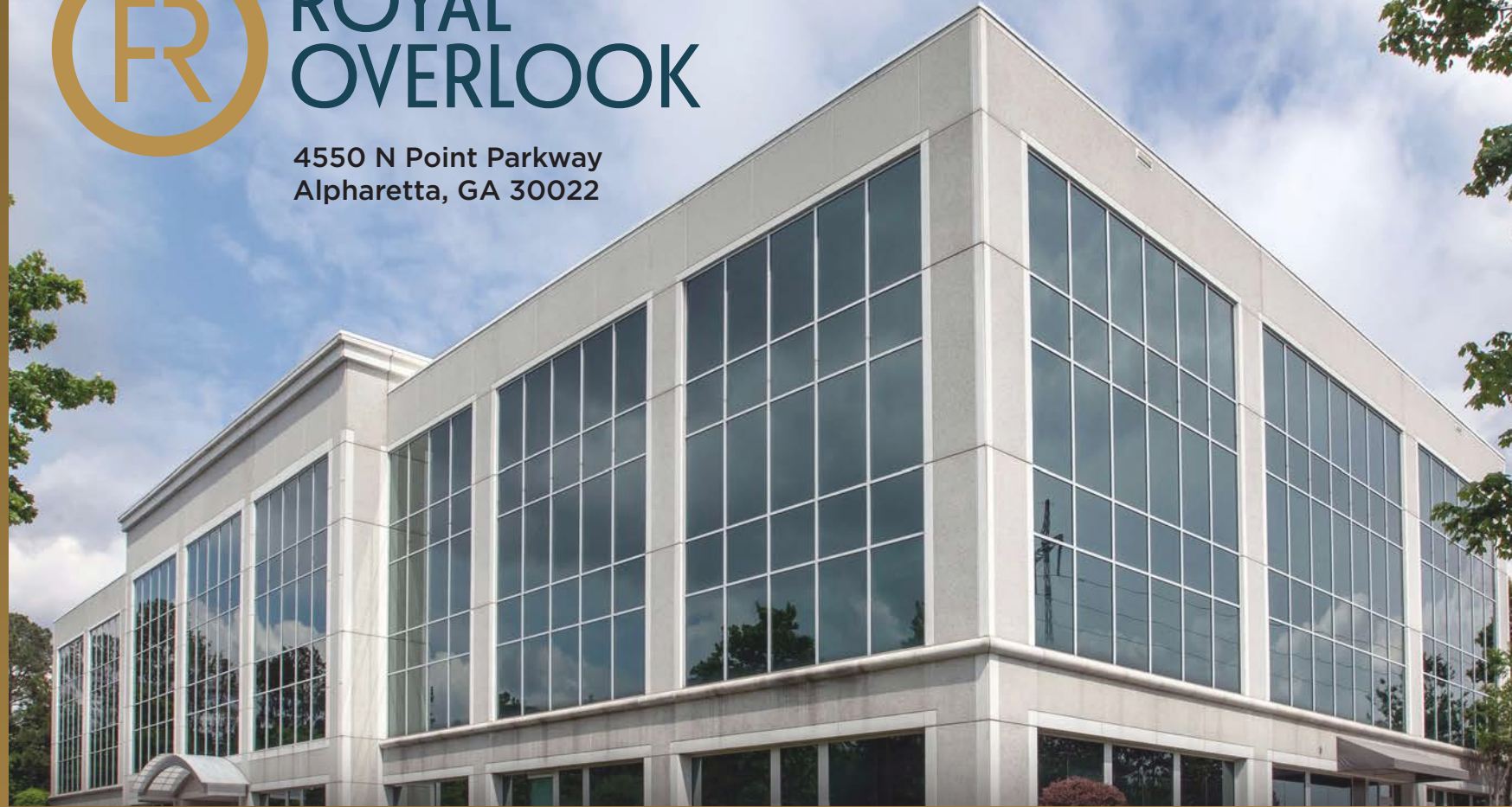






# ROYAL OVERLOOK

4550 N Point Parkway  
Alpharetta, GA 30022



For more leasing information, please contact:

**SONIA WINFIELD**

+1 678 778 7170

[sonia.winfield@cushwake.com](mailto:sonia.winfield@cushwake.com)

**PAYTON MAXHEIMER**

+1 912 547 2272

[Payton.Maxheimer@cushwake.com](mailto:Payton.Maxheimer@cushwake.com)

**STEPHEN CLIFTON**

+1 770 299 3039

[Stephen.Clifton@cushwake.com](mailto:Stephen.Clifton@cushwake.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &  
WAKEFIELD**