

STREAM



EDISON LAKEVIEW

250K+ SF CREATIVE OFFICE

900 LAKE STREET | ALPHARETTA, GEORGIA

DISCOVER LAKEVIEW

Located in Alpharetta, home to more than 600 tech-based companies leveraging the city's deep talent pool, well renowned power and fiber infrastructure, LAKEVIEW blends technology and nature in a way never thought possible in the "Technology City of the South". LAKEVIEW is an expansive, cutting-edge mixed-use development with not only direct access to GA-400 from Haynes Bridge Road (Exit 9), but also provides its tenants, guests, and residents a direct connection to the 8.5 mile Alpha Loop multipurpose trail, connecting the site to Avalon, Alpharetta City Center, and more.



LAKEVIEW - PROJECT DETAILS



Future Forward in an Idyllic Setting

EDISON LAKEVIEW offers innovative, loft-industrial style office spaces, modern apartments and townhomes, lively and healthy food & beverage options, and eclectic retail on a dynamic, walkable campus that leans into the active lifestyle that today's modern workforce demands.



Expansive - 55+ Acre Site



Active - 10 acre lake, 25+ acres of civic space for lawns, parks and trails + 7 acres of programmed amenity space



Innovative - With 250k+ SF of modern, industrial-style office, unique in Alpharetta



Convenient & Vibrant - Up to 30k SF of restaurants and service retail



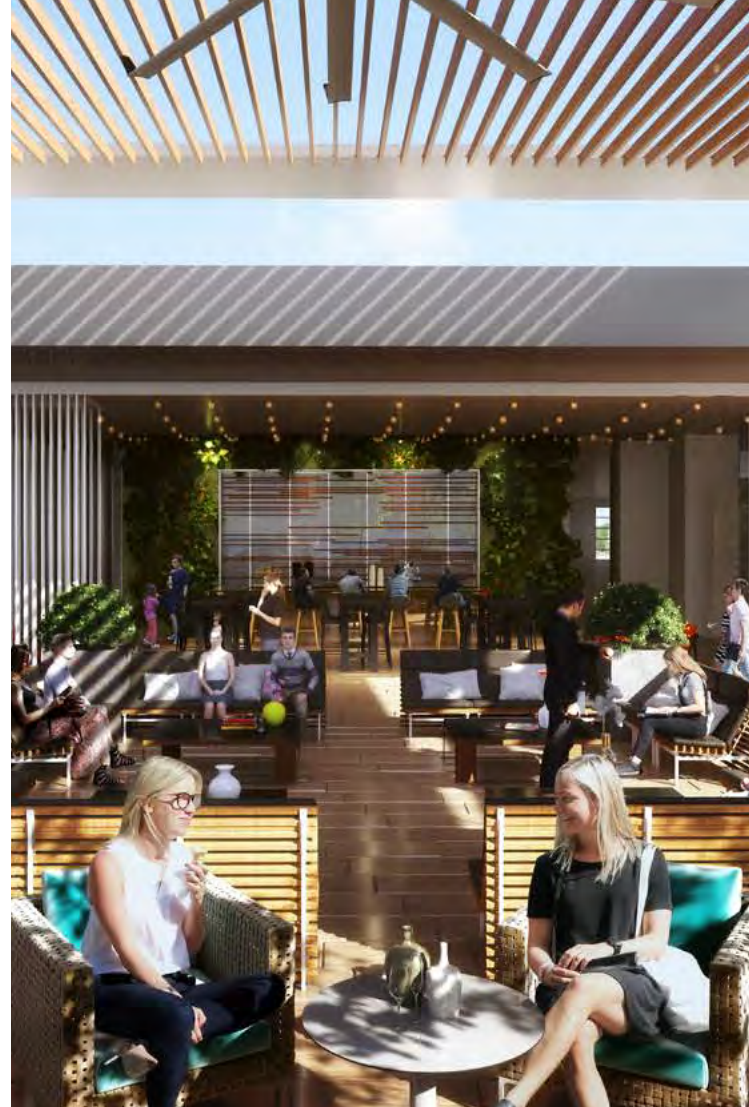
Technology-Forward - Leverages Alpharetta's city-wide fiber network and technology infrastructure



Rare - On the last remaining large-scale greenfield parcel in Alpharetta with easy access to GA-400 and direct connections to the Alpha Loop



AMENITIES FOR THE NEXT GENERATION OF TALENT



ROOFTOP AMENITY DECK

Provides unique spaces with expansive views where teams can be outside, collaborate, and entertain clients



CONFERENCING

Flexible board and training rooms designed to facilitate 16-50 occupants, with the ability to connect to the roof amenity deck



THE EDISON BAR

Access to a full bar with food and beverage selections changing throughout the day / evening



AND MORE AMENITIES UNLIKE ANY AVAILABLE IN ALPHARETTA



Coffee and Convenience Items on Entryway Plaza



FITNESS FACILITY

Indoor and outdoor workout spaces, a Pickleball court, and direct connections to the Alpha Loop



ON THE ALPHA LOOP

More than 1.1 miles of the planned 8.5 mile Alpha Loop pass through the Lakeview site



PRIORITIZING WELLNESS

Outdoor space for distancing and flexible work, touch free entrances, HEPA air filtration systems and roll-up doors



THE OFFICE OPPORTUNITY



LARGE, INDUSTRIAL WINDOWS

Interiors flooded with natural light for increased productivity and overall workplace satisfaction



60,000 SF +/-

Highly efficient floor plates



15' SLAB to slab floor heights



MONUMENTAL staircases connecting multiple floor levels



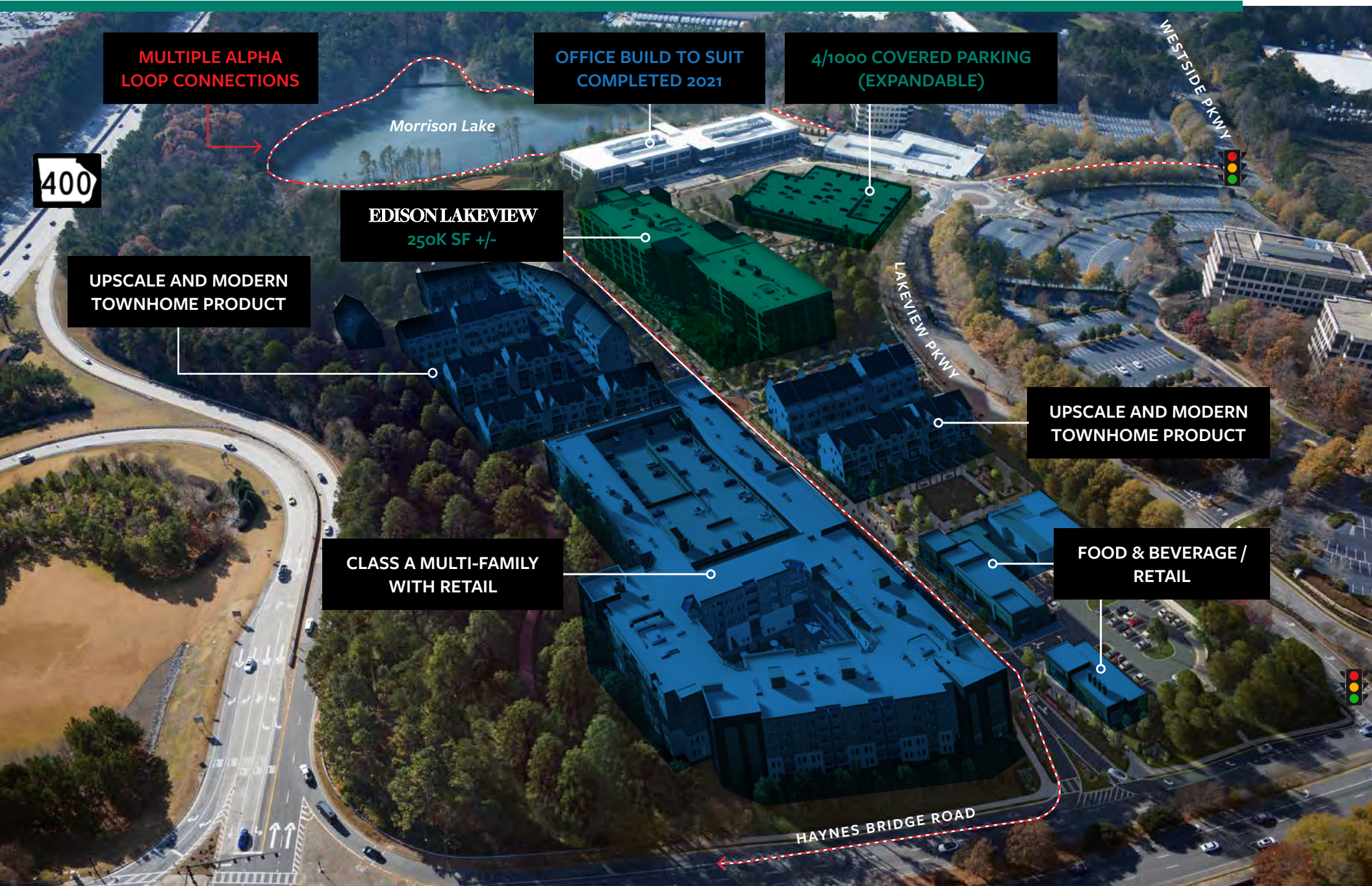
THE LATEST in building technology and health and wellness features combined



GENEROUS 4:1000+ covered parking

LAKEVIEW OVERVIEW

Anchored by 250k SF +/-
EDISON Style Office Building



MULTIPLE ALPHA
LOOP CONNECTIONS

400

Morrison Lake

OFFICE BUILD TO SUIT
COMPLETED 2021

4/1000 COVERED PARKING
(EXPANDABLE)

WESTSIDE PKWY

EDISON LAKEVIEW
250K SF +/-

LAKEVIEW PKWY

UPSCALE AND MODERN
TOWNHOME PRODUCT

UPSCALE AND MODERN
TOWNHOME PRODUCT

CLASS A MULTI-FAMILY
WITH RETAIL

FOOD & BEVERAGE /
RETAIL

HAYNES BRIDGE ROAD

SITE PROGRESS - MAY 2022



LAKEVIEW SITE PLAN

The Lakeview campus, located just off of Georgia-400, offers multiple, easily accessible points of ingress and egress and integrates more than 1.1 miles of Alpha Loop, closing a gap along the south outer loop and providing an essential connection between Avalon and downtown Alpharetta.

250K+ SF
OFFICE SPACE

4:1000+ SF
PARKING RATIO

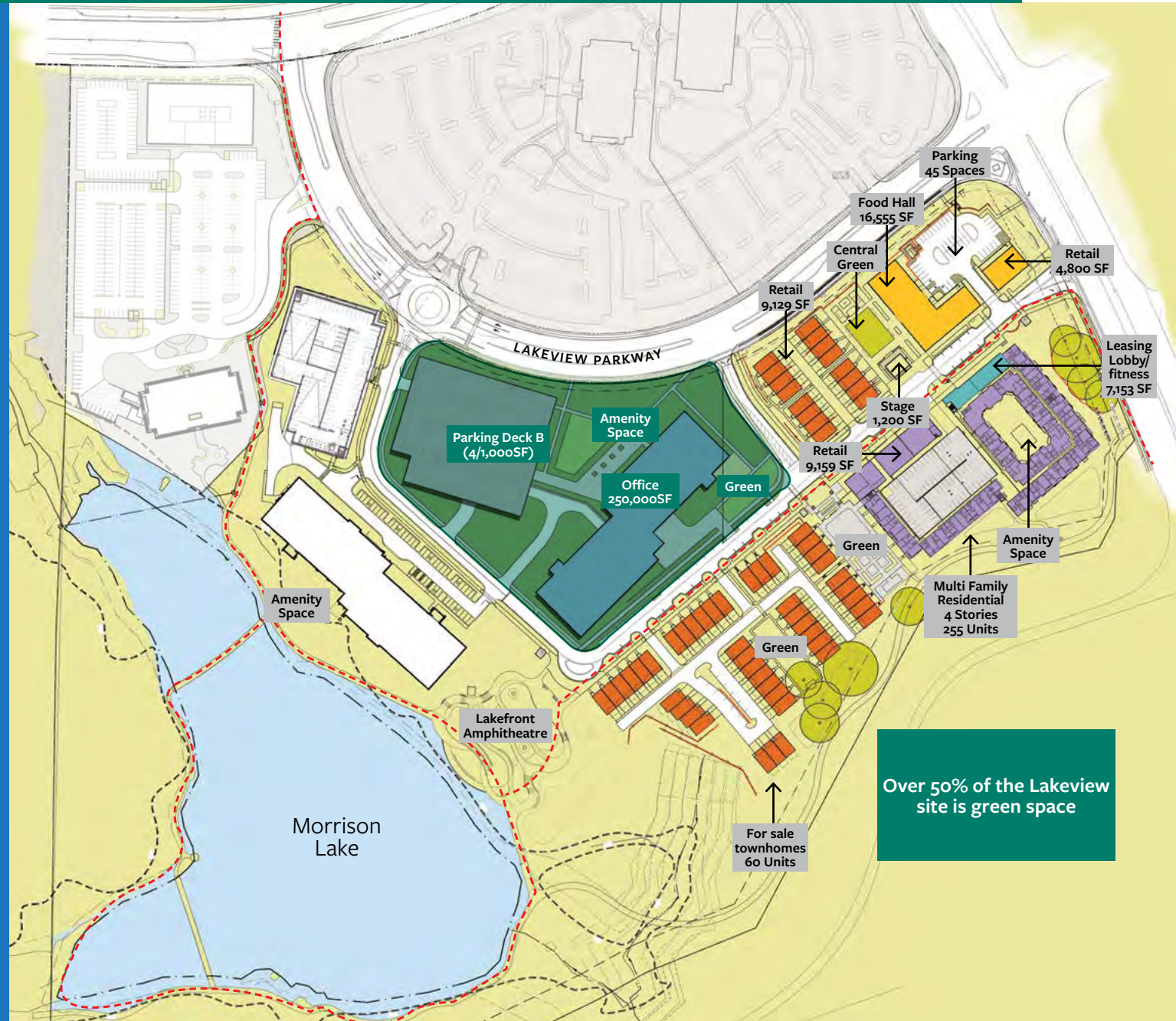
UP TO 30K SF
RETAIL/LOFT
OFFICE SPACE

32 ACRES
FOR CIVIC AND
AMENITY SPACE

1.1 MILES
OF ALPHA LOOP

60
TOWNHOME UNITS

255
MULTIFAMILY UNITS



THE ALPHA LOOP

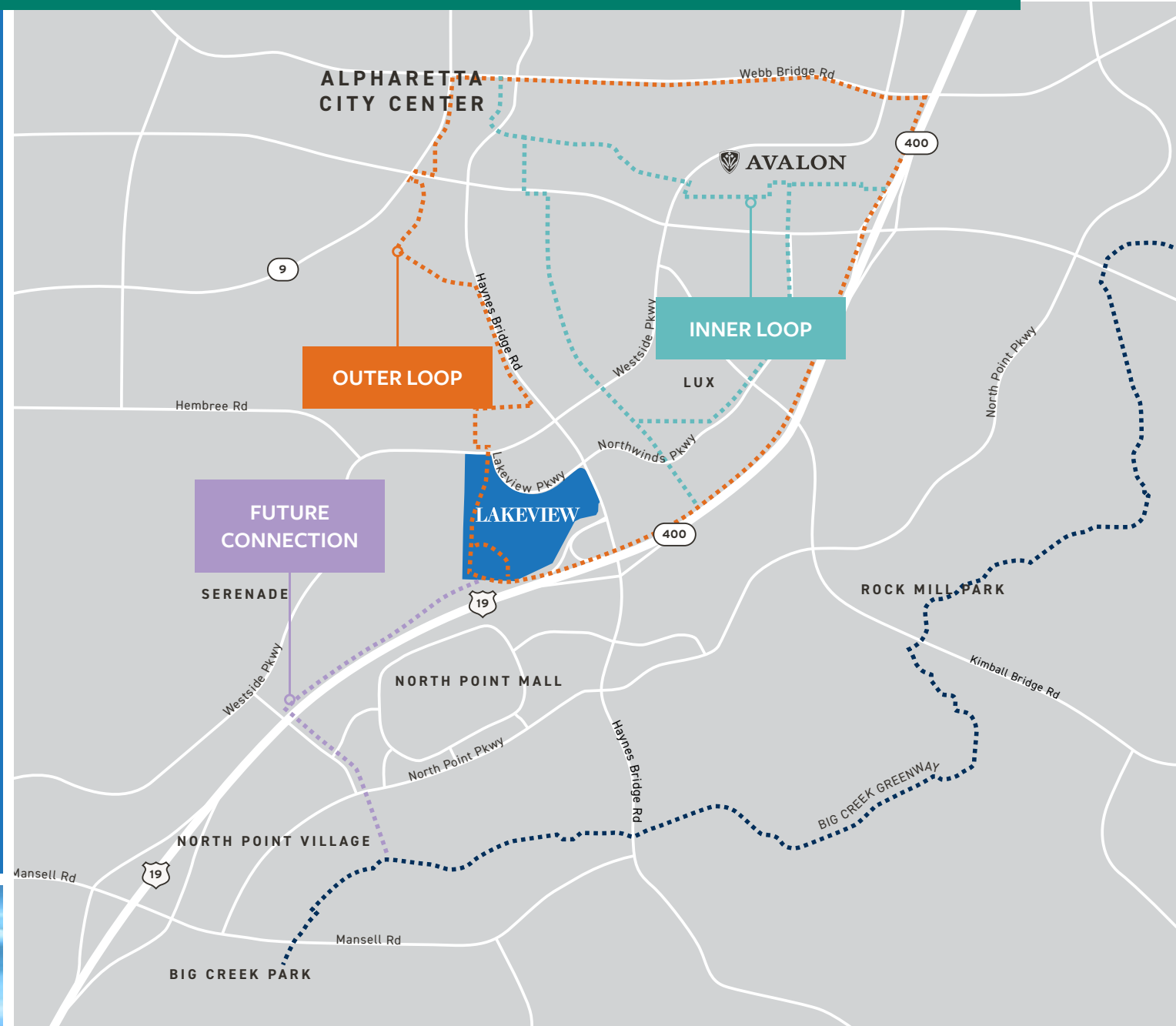
The Alpha Loop is a dynamic and transformative 8.5 mile Alpharetta multi-use path project providing Lakeview tenants, residents and visitors with walkable, bikeable off-road connections across Alpharetta and beyond.

5.25-MILE
outer loop

3.25-MILE
inner loop

Forms a triangle linking Downtown Alpharetta with Avalon and Lakeview

When complete, will provide essential connections to other paths, such as the 20 mile Big Creek Greenway Trail System



- Restaurants
- Cafes
- Shops
- Entertainment
- Hotels
- Fitness

ALPHARETTA CITY CENTER

JEKYLL	CITIZEN SOULS	JINYA	SMOKE-JACK	SO MAIN
Butcher & Brew	HOLMES	BOYIWALLA	CENTRAL CITY TAVERN	TRUCK & TAP

The Maxwell Mixed-Use Redevelopment

FAIRWAY SOCIAL	PONKO CHICKEN
BODYBAR	Lily BUSH

AVALON EST. 2014

Apple	WHOLE FOODS MARKET	lululemon athletic	Crate&Barrel	ORVIS
PELOTON	Supercia	Coletta GELATO	OAK STRAIGHT	THE HOTEL AT AVALON
Rumi's	M. Marlow's Tavern	RED BULL RESTAURANT	CRU FOOD & WINE BAR	True Food Kitchen

North Point Mall

Undergoing significant redevelopment for open-air mixed-use concept

AMC THEATRES	california PIZZA KITCHEN	The Cheesecake Factory
Dillard's	macys	VON MAUR

North Point Center

STAPLES	JOANN	BEST BUY
---------	-------	----------

North Point MarketCenter

CVS pharmacy	rack	OLD NAVY	Stem Mart
OUTBACK STEAKHOUSE	Marshalls	Target	BED BATH & BEYOND

Future connection from Alpha Loop to Big Creek Greenway

ALPHARETTA MOMENTUM

You don't have to look far to understand why Alpharetta is perfect for expanding tech companies — the city's metrics and continuous urban planning exemplify its value.

**All Statistics from the City of Alpharetta 2021, GrowAlpharetta.com*



WIDENING TALENT POOL

65%

Residents earned a bachelor's degree or higher

82%

Residents employed in professional, managerial, technical and administrative positions

20%

Individuals earn \$100k or more

1M

People within 30-minute drive time

4,632

Workers per

INCREASED CONNECTIVITY

- City-wide **Fiber Network and Power Redundancies**
- **60%** above U.S. Average Download Speeds
- **4 Interchanges to GA 400**, with a fifth nearing construction
- **Managed lanes nearing construction**, soon to provide significant improvement in interstate travel speeds
- Planned **MARTA Bus Rapid Transit (BRT) Station** will offer direct access to Hartsfield Jackson Atlanta International Airport
- **The Alpha Loop connects** over 50 neighborhoods, 15,000 jobs, 4 regional activity centers and ties into **Big Creek Greenway's extensive trail network**

WHY 700+ COMPANIES RESIDE IN ALPHARETTA

- Local and State Tax credits and incentives help businesses thrive
- With over 25 million SF of office space there is plenty of room to grow
- A labor draw of 1.7 million potential workers provides talent to meet your needs
- Some of the industry's biggest names are growing in Alpharetta
- Tech Alpharetta was established in 2012 to promote development,
- Growth and innovation in the tech industry



197
It service/
consulting
companies



105
Software



25%
Metro Atlanta's
top 25 tech
employers



52
Health IT/
medtech
companies



45
Fintech
companies



22
Data centers
& virtual
hosting centers



20
Biotech/
pharmaceutical
companies



15+
Enterprise &
colo data centers
development
companies

SIGNIFICANT LONG TERM COMMITMENTS:

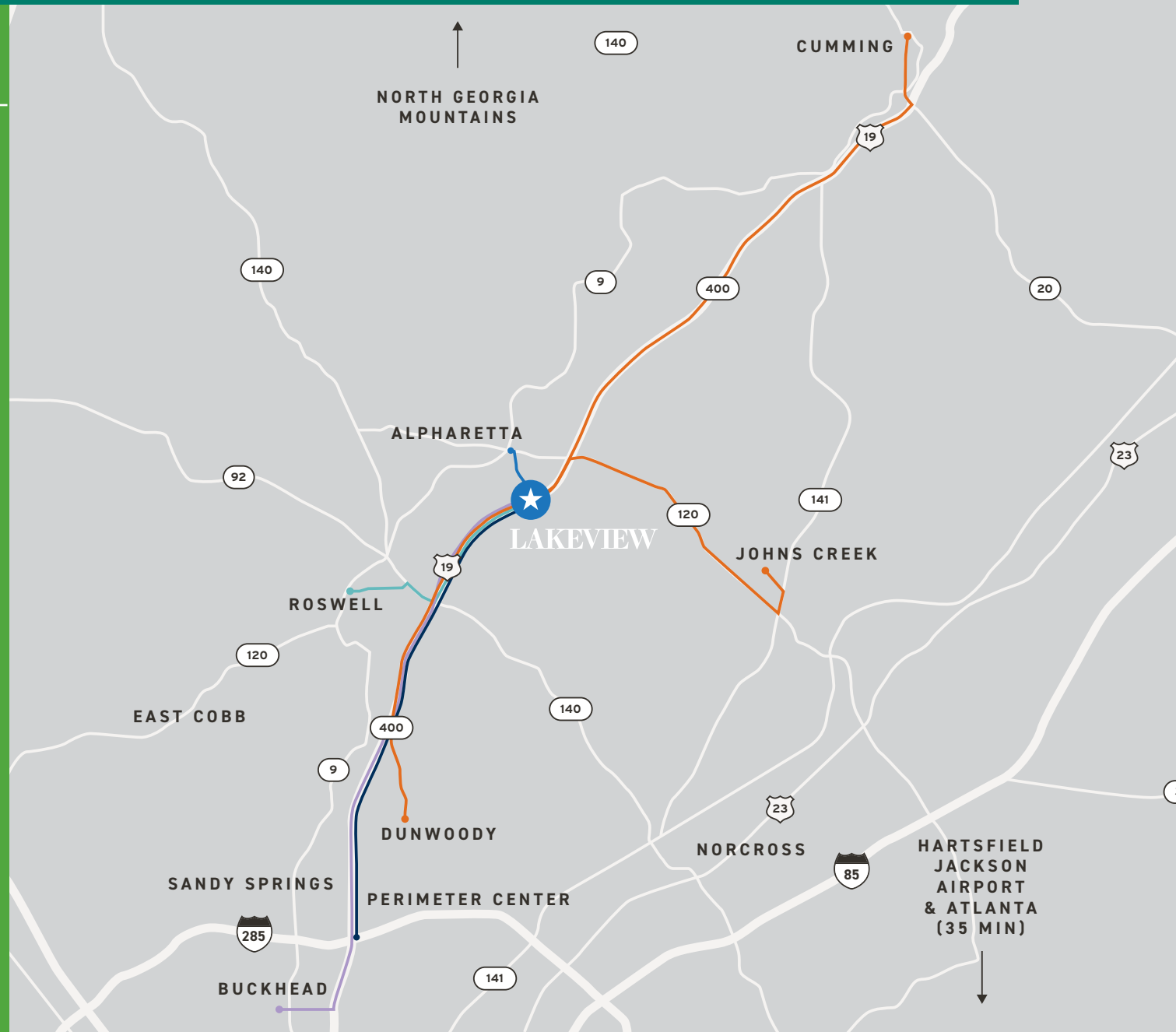


THE ACCESS

Alpharetta is built for balance, offering proximity to centers of finance and commerce in Atlanta as well as superior access to the vast recreational opportunities available in the North Georgia Mountains.

DRIVE TIMES

5 MIN Downtown Alpharetta	10 MIN Downtown Roswell
15 MIN Dunwoody	15 MIN Johns Creek
15 MIN Cumming	17 MIN Interstate 285
20-25 MIN Buckhead	25 MIN Midtown
1 HOUR Big Canoe, Amicalola, & Dahlonega	





EDISON LAKEVIEW

For Leasing Information

Bryan Heller

bryan.heller@streamrealty.com

404.962.8636

Peter McGuone

peter.mcguone@streamrealty.com

404.962.8637

Parker Welton

parker.welton@streamrealty.com

404.962.8625

