

# 11445 JOHNS CREEK PKWY



## PROPERTY DETAILS

---

<b>ADDRESS</b>	11445 Johns Creek Parkway Johns Creek, GA 30097
<b>SUBMARKET</b>	Johns Creek N Fulton
<b>SIZE</b>	40,000 SF
<b>USE</b>	Office / Education
<b>SPACE AVAILABLE</b>	20,000 SF

## PROPERTY HIGHLIGHTS

---

- Great Johns Creek location for corporate headquarters, school/training facility, or any full-floor tenant that would like direct-suite access
- Walking distance to Medley Johns Creek - 200,000 SF of retail, restaurants, and entertainment
- 4.0 : 1,000 SF parking ratio
- Offices built-out along window line
- Private balcony for second-floor tenant
- Currently being used as a satellite location for private high school



# AREA MAP

## DINING + DRINKING

- JACK'S NEW YORK DELI
- ZAXBY'S
- SUBWAY/WENDY'S
- LA CAZUELA
- CHICK-FIL-A
- MCDONALD'S / JIMMY JOHN'S / QDOBA / APPLEBEE'S
- TACO BELL / ARBY'S
- PANDA EXPRESS
- JASON'S DELI / STARBUCKS / Z PIZZA / IHOP / J.CHRISTOPHERS
- PANERA BREAD
- CHIPOTLE / CHILI'S
- EINSTEIN BROS. BAGELS
- PALOMILLA'S CUBAN GRILL HOUSE
- FRESH 2 ORDER / ABBOTT'S GRILL
- LONGHORN STEAKHOUSE
- KANI HOUSE

## GAS + GROCERY

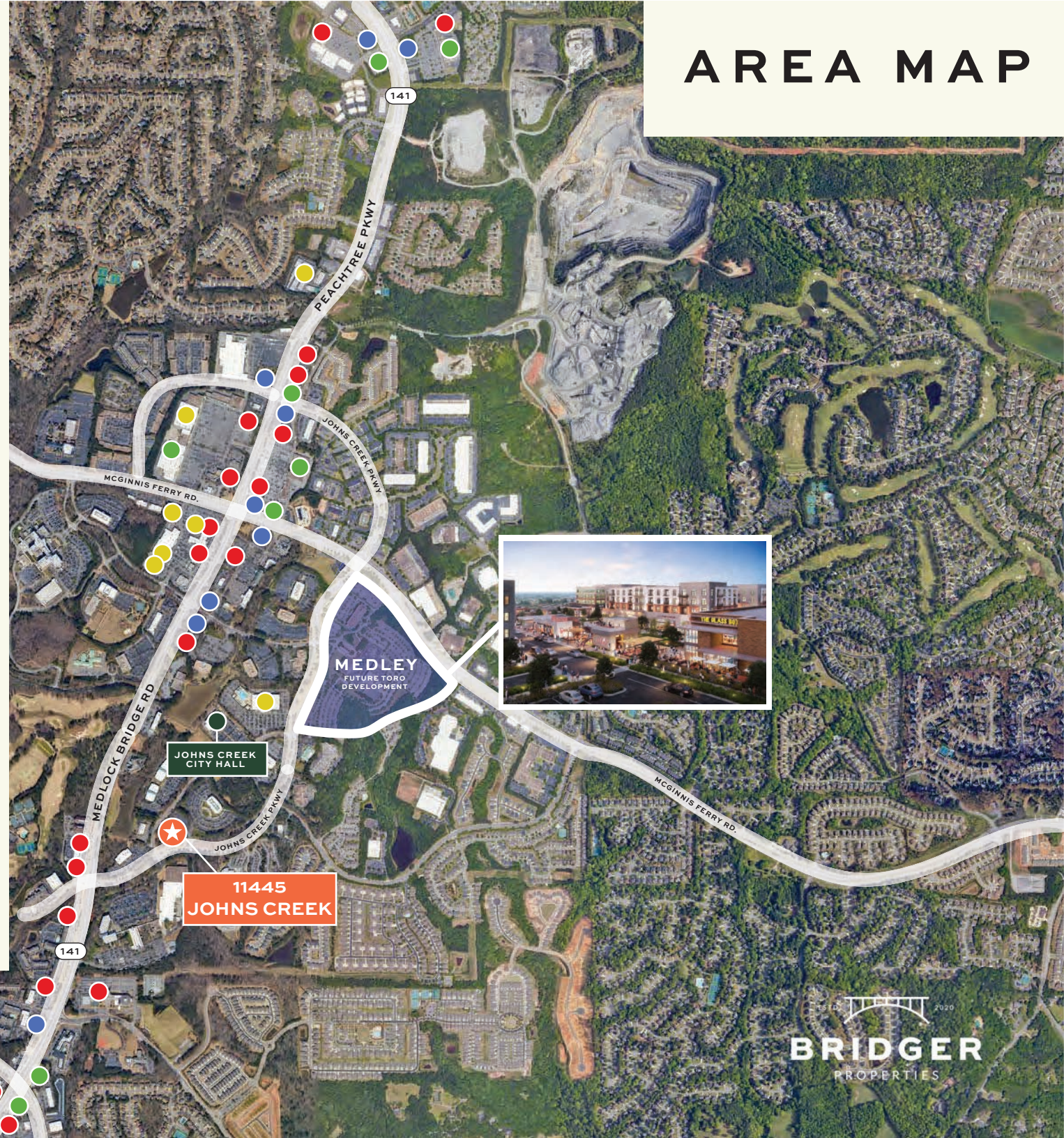
- SUPER TARGET
- BP
- QUICK TRIP
- SHELL
- TEXACO

## BANKS

- BB&T
- CHASE / REGIONS
- BANK OF NORTH GEORGIA
- WELLS FARGO
- KEYSTONE BANK
- FIFTH THIRD BANK
- BANK OF AMERICA

## RETAIL + FITNESS

- LIFETIME FITNESS
- LOWE'S
- MICHAEL'S
- KOHL'S
- ULTA BEAUTY
- MATTRESS FACTORY
- PETSMART
- TJ MAXX
- LA FITNESS



11445  
JOHNS CREEK



# LEASING INFO

---

**BRIAN HOWELL**

**BRIAN.HOWELL@BRIDGER-PROPERTIES.COM**

**404.234.5067**