



PROFILE

- 14,000 SF two-story professional office building with elevator
- Well-maintained common areas, landscaped grounds and surface parking
- Current Availability:

Suite 100 – 1,575 SF – [Virtual Tour](#)

Suite 201 – 975 SF – [Virtual Tour](#)

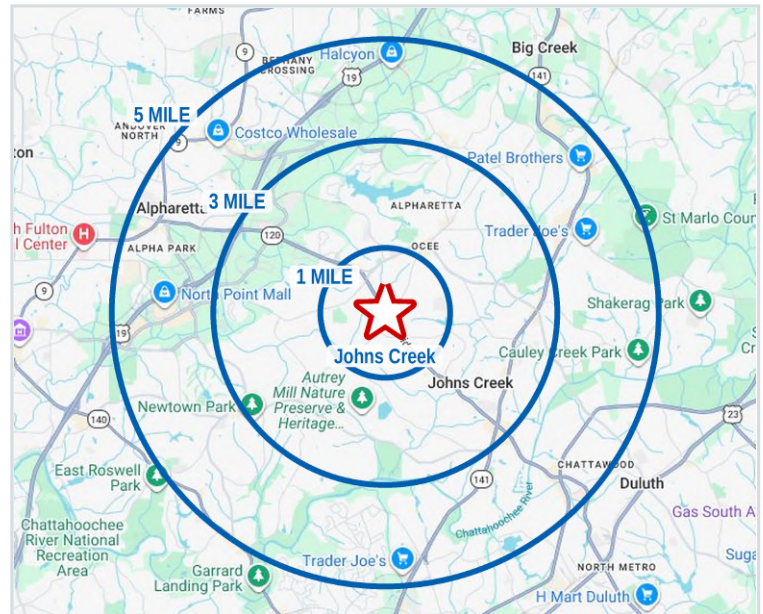
Suite 203A – 375 SF office/storage

LOCATION

- Established Johns Creek office location near State Bridge Road and Medlock Bridge Road (GA 141)
- Convenient access to the GA 400 corridor, Alpharetta and north Fulton County
- Retail, dining and neighborhood services are located throughout the surrounding Johns Creek area
- Average household income exceeds \$200,000 within the 1-, 3- and 5-mile rings



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,283	84,824	206,007
Households	4,283	29,323	77,340
Average HH Income	\$202,666	\$238,320	\$210,370

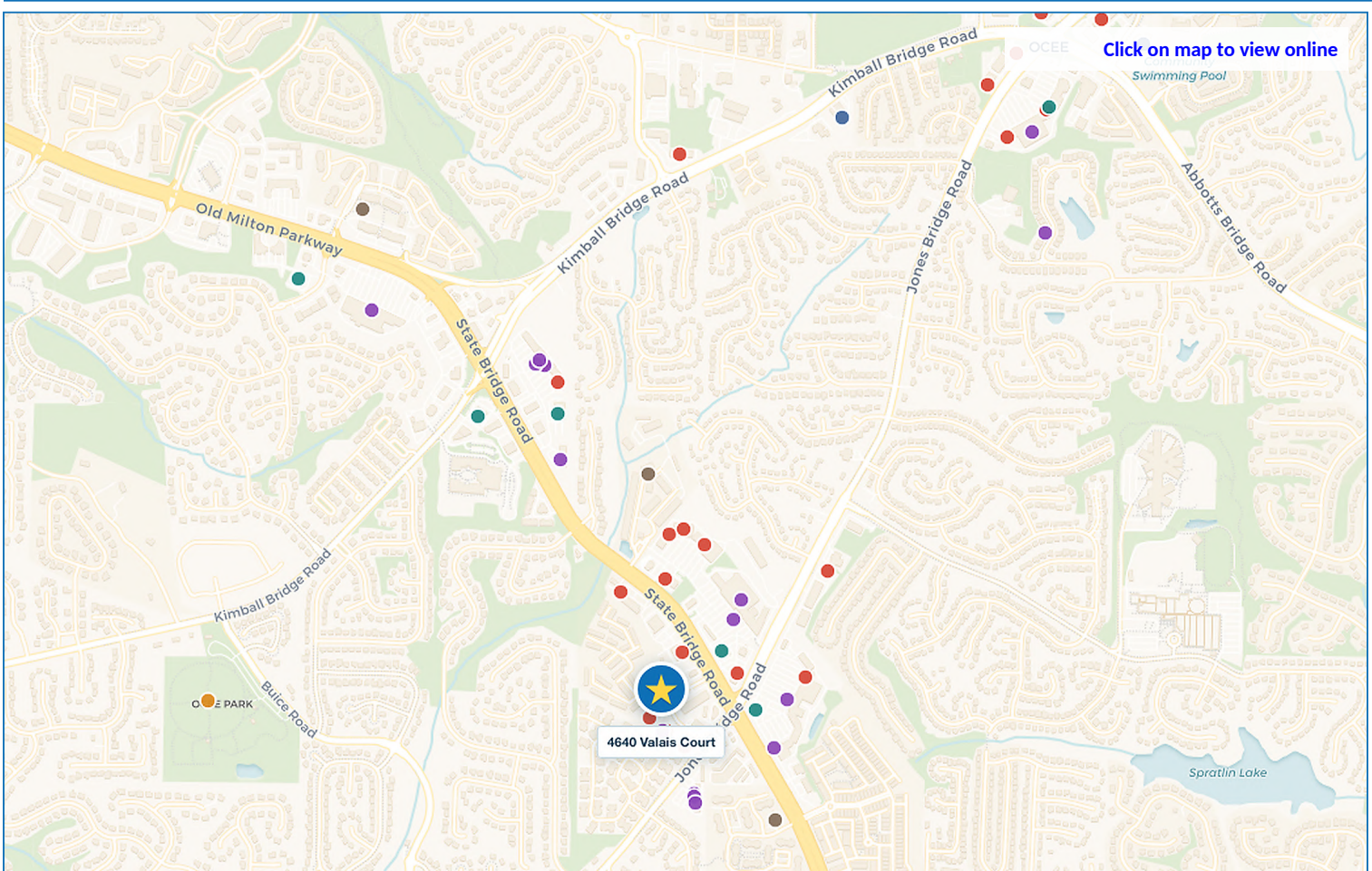




JOHNS CREEK AREA MAP

[Explore Johns Creek on this interactive map](#)

4640 Valais Court is positioned in an established Johns Creek professional office corridor near shopping, dining, parks and services, with convenient access to State Bridge Road, Medlock Bridge Road (GA 141) and the GA 400 corridor.



NEARBY PLACES

[197 places across 9 categories on the interactive map](#)

- FOOD & DRINK (29)
- SHOPPING (34)
- ATTRACTIONS (19)
- ARTS & CULTURE (14)
- GOVERNMENT (12)
- EVENT SPACES (14)
- SERVICES (39)
- HIGHLANDS TO ISLANDS / TRAILS (12)
- RESIDENCES (24)

AVAILABILITY

SUITE	STATUS / USE	SF
100	AVAILABLE	1,575
201	AVAILABLE	975
203A	AVAILABLE — OFFICE/STORAGE	375





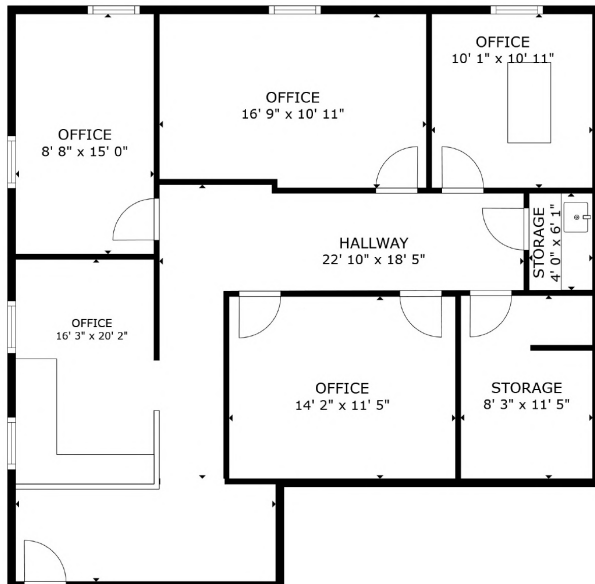
SUITE 100 - AVAILABLE

1,575 SF - OFFICE

- First-floor suite with reception, open work area, private offices and a conference room
- Wet-bar / kitchenette area and dedicated storage

FLOOR PLAN

[Tour Online](#)



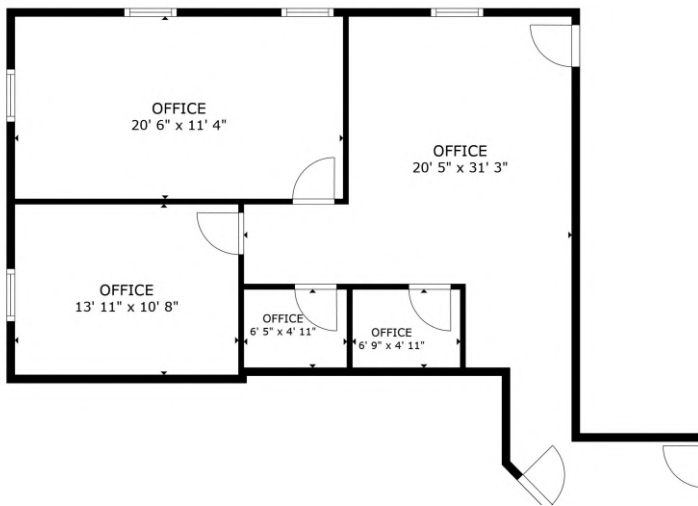
FLOOR PLAN

Approximately 1,575 SF



SUITE 201 - AVAILABLE**975 SF - OFFICE**

- Second-floor office suite with five rooms and an open work area
- Perimeter windows, patterned carpet, drop-panel ceilings and existing workstations

FLOOR PLAN[Tour Online](#)**FLOOR PLAN**

Approximately 975 SF



SUITE 203A - AVAILABLE**375 SF - ONE-ROOM OFFICE / STORAGE**

- Second-floor interior suite
- One large room suitable for office or storage use
- Carpeted suite with drop-panel ceiling and elevator access



COMMON AREAS

SHARED BUILDING AMENITIES

Lobby, corridors, elevator access, tenant directory and interior stair access serving the building.



VALAIS COURT			
ATLATL	100	SwiftEagle Capital	200
WeLove Life	101	bSide Partners	201
Dental Suite	102	Revoladent	203
Conscientia Systems	103	Homax Link	203A
Siri Insurance	104	Magnum	204
Property Managed By Valais Property Mgmt		S9 Tech	205
404-538-2313			

