

HALCYON

BUILT FOR THE FUTURE



Halcyon:

(Adj) Peaceful, Joyful, Prosperous

In Greek mythology, Halcyon threw herself into the sea when her husband drowned. Out of pity the gods changed the pair into kingfishers or halcyons, and Zeus forbade the winds to blow seven days before and after the winter solstice, the breeding season of the halcyon.

This is why “Halcyon Days” are a time of peace and tranquility. Walt Whitman’s famous poem, “Halcyon Days,” celebrated this story and cemented the phrase forever in our minds.





Halcyon.

Where Life Happens Naturally.

A community-defining transformation in Forsyth County is in full swing. An upbeat and idyllic 135-acre gathering place, Halcyon offers an innovative alternative to mixed-use development. Wonderfully curated shops and chef-driven restaurants. Public art and endless entertainment. Creative loft offices. Modern hotel rooms. Beautiful residences to buy or lease. Well-curated event space for live music, festivals and celebrations. Abundant walking trails and paved pathways throughout the community connecting people to places with ease. And all of it seamlessly integrated and thoughtfully designed to complement its surroundings, allowing community and connections to happen naturally.

Welcome to Halcyon.

HALCYON



**COME BE A PART OF
ALPHARETTA'S NEWEST COMMUNITY**

400

BUILDING 1100
DELIVERING 2021

BUILDING 1400
6-Story Office

FORUM
THE FITNESS CLUB

BUILDING 1100
4-Story Office

RECYCLING CENTER

150 Rooms
EMBASSY SUITES

PARKING DECK
1200 spaces

CMX
THE VINCENNA EXPERIENCE

OFFICE ABOVE RETAIL

ELAN HALCYON
300 Units

EVERLEIGH
HALCYON VILLAGE
160 Units

EVENT LOT

THE GREEN

The Market Hall

MONTE HEWETT HOMES
62 Homes

ADA TRAIL ACCESS

RONALD REAGAN BLVD

Big Creek Greenway

FORSYTH COUNTY
BIG CREEK GREENWAY

WETLAND CONSERVATION AREA

Big Creek Greenway

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BIG CREEK GREENWAY ACCESS

WETLAND CONSERVATION AREA

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HALCYON WILDLIFE PRESERVE

DOG PARK

MAP © 2020 CARTIFACT
DATA © OSM CONTRIBUTORS

- **OFFICE**
- **RETAIL | RESTAURANT**
CMX - Cherry Street Brewery - CT Cantina & Taqueria - Hobnob - Ocean & Acre - Butcher & Brew - Cu's Dumplings - Iron Age Korean BBQ - Cattle Shed Wine & Steak - Kilwins - RW Designs & Exchange - Mercedes-Benz Experience
- **EMBASSY SUITES**
- **SINGLE FAMILY | TOWNHOME LIVING**
- **GREYSTAR MULTI-FAMILY**



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MCFARLAND PKWY

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MCFARLAND PKWY

EMPIRE HALCYON

PARK

ELAN HALCYON

300 Units

160 Units

MONTE HEWETT HOMES

62 Homes

143 Homes

THE GREEN

The Market Hall

EVENT LOT

OFFICE ABOVE RETAIL

PARKING DECK

1200 spaces

FORUM

THE FITNESS CLUB

BUILDING 1100

4-Story Office

BUILDING 1400

6-Story Office

RECYCLING CENTER

150 Rooms

EMBASSY SUITES

CMX

THE VINCENNA EXPERIENCE

Restroom

dogtopia

Bank

Hotel

Retail

(10,999 SF)

Retail

(14,000 SF)

Retail

(7,000 SF)

Retail

(20,000 SF)

WETLAND CONSERVATION AREA

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WETLAND

ON-SITE AMENITIES

The majority of retailers are local, small businesses

65% of retail tenants are minority or women-owned businesses



DINE

21+ F&B Outlets

- All have outdoor dining areas
- Open-Container allowed across site
- Market Hall with local purveyors
- Brewery with Beer Garden
- Local coffee shop



SHOP

30 Local Boutiques and Service Providers

- Women's Boutiques
- Dog Boutiques
- Mercedes-Benz Experience Center
- Furniture & Design
- Various Service Users



STAY

Embassy Suites - Opening Late 2021

- Extended-Stay 155 room hotel
- On-site facilities include:
 - + 4,815 SF Business Center
 - + Indoor Pool
 - + Complimentary Breakfast
 - + E'Terie Market

Elan Halcyon Apartments

- 300 Units - Starting in low \$1,300's
- Developed by Greystar

Everleigh Villages

- 160 Units for 55+ Active Adults

Single Family Residential Townhomes

- 133 Homes - Starting in low \$600's
- 87 Townhomes - Starting in low \$400's
- Developed by Monte Hewett & Empire Communities



DOG-FRIENDLY AMENITIES

- Dog-friendly restaurant patios
- Dog Clean-Up Stations & Water Bowls located throughout the site
- Weekly Dog Events
- Dog Boutique
- Dogtopia
 - + Daycare
 - + Boarding
 - + Grooming
 - + Spa
- Dog Adoption Events with FurKids Animal Rescue
- Future Dog Park planned with trails & greenspace





COMMUNITY



CHARITY

50+ Charitable Events every year

- Food Drives supported by on-site restaurants
- Support Local Schools' extracurricular programs
- Non-Profit Organization Partnerships:
 - + The Place of Forsyth - Financial & Emergency Assistance
 - + Family Promise - Food & Shelter support
 - + Mentor Me North Georgia - youth mentoring

**100% of Ticket Sales go to participating partners*



ENTERTAINMENT

300+ On-site Activities every year

- CMX CineBistro Halcyon
- Local Farmers Market
- Corn Hole Leagues
- Weekly Musical Performances
- Discovery Day Kid's Club
- Dog Day Events
- Craft Beer Festival



FORUM ATHLETIC CLUB

- Opening Late 2021
- 23,000 SF State of the Art Fitness Center
- Owned by former NFL players Roman Fortin and Dan Owens
- Facilities will include:
 - + Outdoor Fitness Area
 - + Signature “Fast Twitch” classes
 - + Personal Training



JOEY PILATES

- Locally-Owned by seasoned fitness expert, Kate McGill
- Classes include Reformer, Dance Cardio, and Mat



BIKE RENTALS

- For tenant use to explore surrounding bike paths connected to the Greenway
- Bike clubs meet on-site weekly

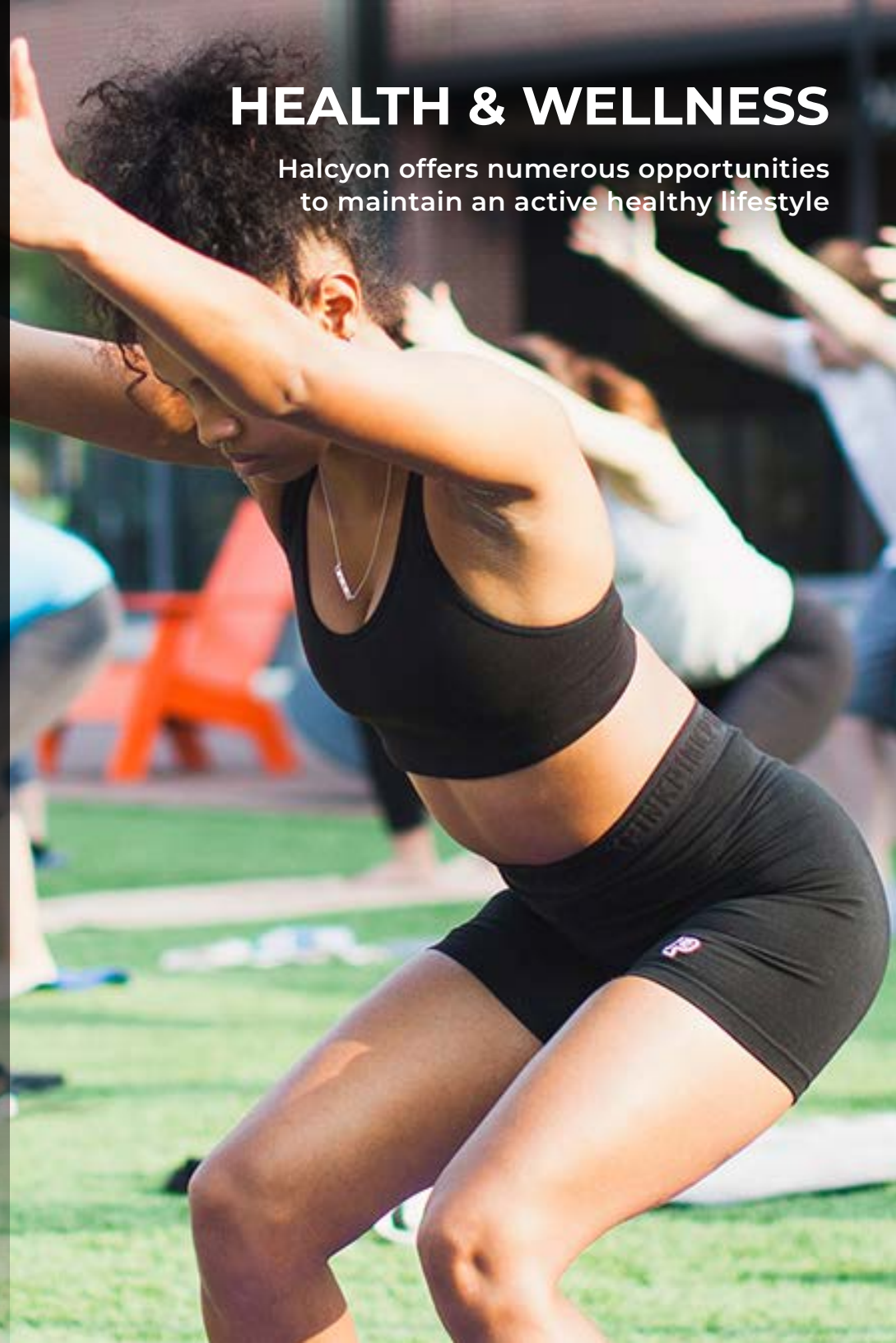


GREENSPACE & TRAILS

- Activated greenspace centrally located on the property
- Trailhead to Big Creek Greenway, a 12-mile trail through Forsyth County
- 50 acres of preserved greenspace
- Nature trails and paths throughout site

HEALTH & WELLNESS

Halcyon offers numerous opportunities to maintain an active healthy lifestyle



SUSTAINABILITY

The only LEED Neighborhood
Development Project in Georgia



WITHIN THE COMMUNITY

- On-site Recycling Center
 - +Retail tenants recycled more than 50 tons of material in 2020
- On-site composting starting 2021
- Open Air Project
 - +Multiple open spaces and trails located throughout property
- Very high walkability score
- 90% of parking is covered - limits greenhouse effect
- 50 acres of preserved greenspace
- Wildlife preserve
- Multiple Wetland Conservation sites



BUILDING

- LEED Certified
- All campus commercial and residential buildings are energy efficient and built as Energy Star
- All buildings include locally sourced Georgia brick construction and materials
- Local contractors and sub-contractors
- Energy efficient lighting
- Timber construction
- Touchless bathrooms and entryways for accessibility and cleanliness for tenants
- Abundant daylight throughout buildings
- Large, efficient floor plates

WHY COMPANIES ARE CHOOSING ALPHARETTA & FORSYTH COUNTY

Forsyth County Ranked
#1 IN GA

Fastest Growing County
Most Affluent County
Concentration of Tech Talent

20%

Alpharetta residents
make \$100k/year or more

82%

Employed in Professional/
Technical Sector

64.6%

of population graduated
with a Bachelors Degree



NEXT GENERATION OFFICE SPACE

HALCYON offers unmatched building attributes aimed to enhance tenant satisfaction, health and wellness, and productivity.

Building 1100 will feature an environmentally sustainable design with plentiful outdoor spaces, accessible stairwells, and welcoming abundant natural light, the building promotes a healthier and happier workforce.

Open and customizable floor plans offer ultimate flexibility and efficiency in creating a workplace environment that excites and inspires.



THE FACTS & FIGURES

6365 Halcyon Way | Alpharetta, GA 30005

60,000 SF Modern Office Space Delivering 2021

4-Stories

Brick & Steel Construction

Efficient 15,100 SF Average Floor Plates

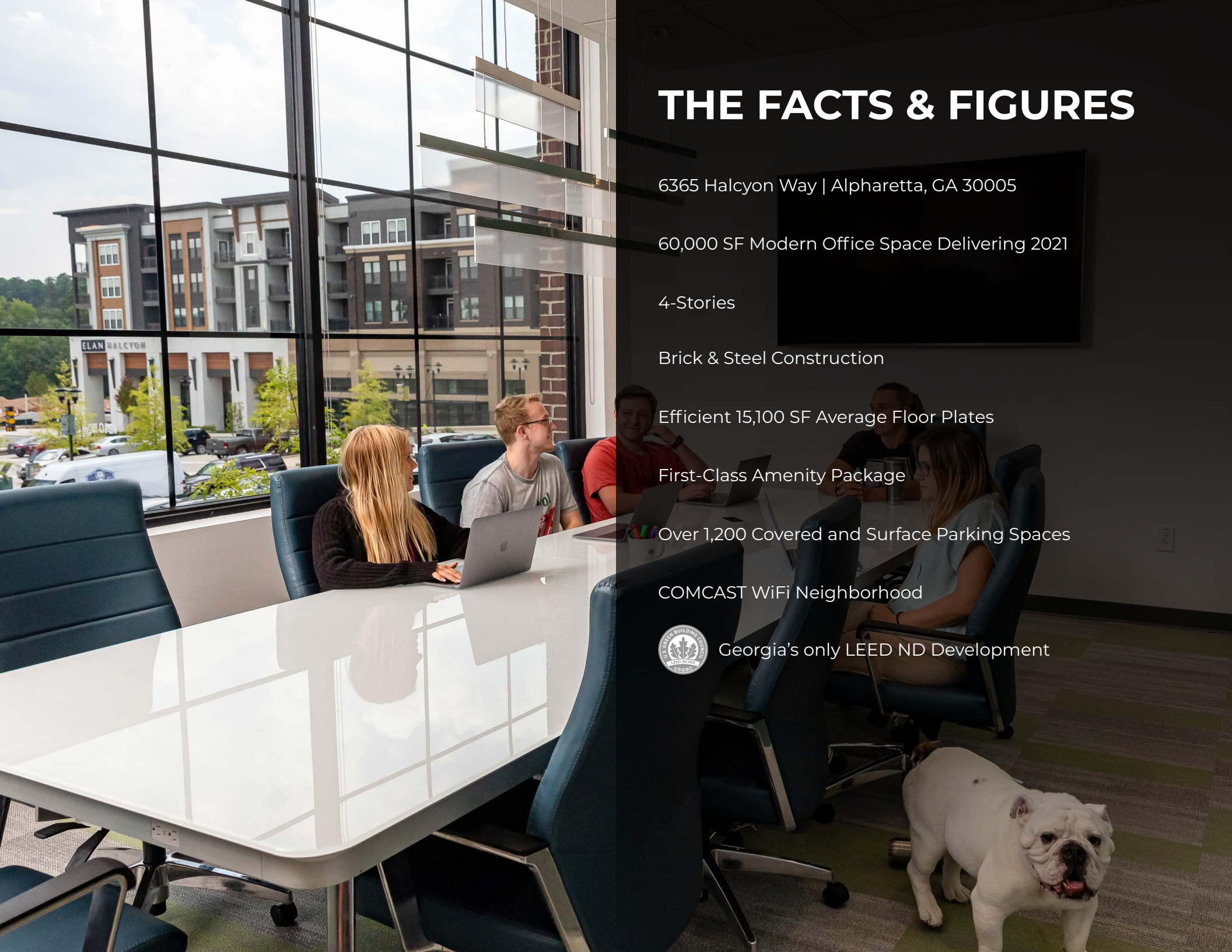
First-Class Amenity Package

Over 1,200 Covered and Surface Parking Spaces

COMCAST WiFi Neighborhood



Georgia's only LEED ND Development





 company

WALCVON

FOCUS ON WELLNESS



MULTIPLE POINTS OF ACCESS

- Designed with multiple points of ingress/egress, thereby reducing congestion and providing an environment of best practices for social distancing

CACS HVAC SYSTEMS

- Enhanced Catalytic Air Cleaning System (CACS) with UV Filtration

HANDS FREE RESTROOMS

- Located on each level of the building to provide a preventative and efficient experience

TOUCHLESS ENTRY

- A safer way to access the building by reducing common touch points and promoting a healthier environment

STAIRWELLS

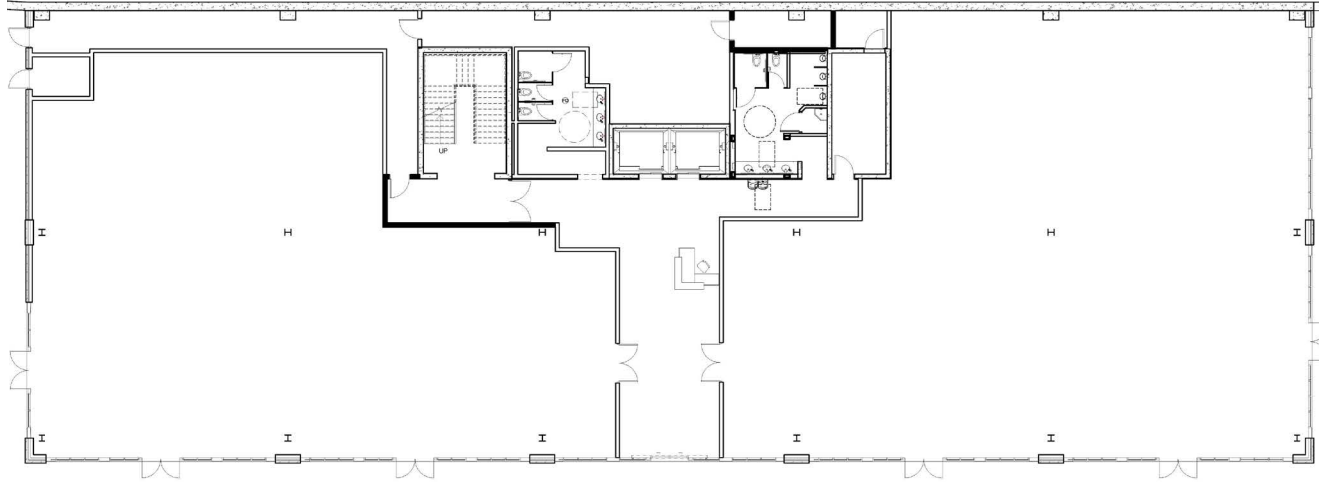
- Open, touch-free stairwells along the glazing of the building, providing a more socially distant option to elevators as well as abundant natural light the entire height of the building

FLEXIBLE AND EFFICIENT FLOOR PLANS

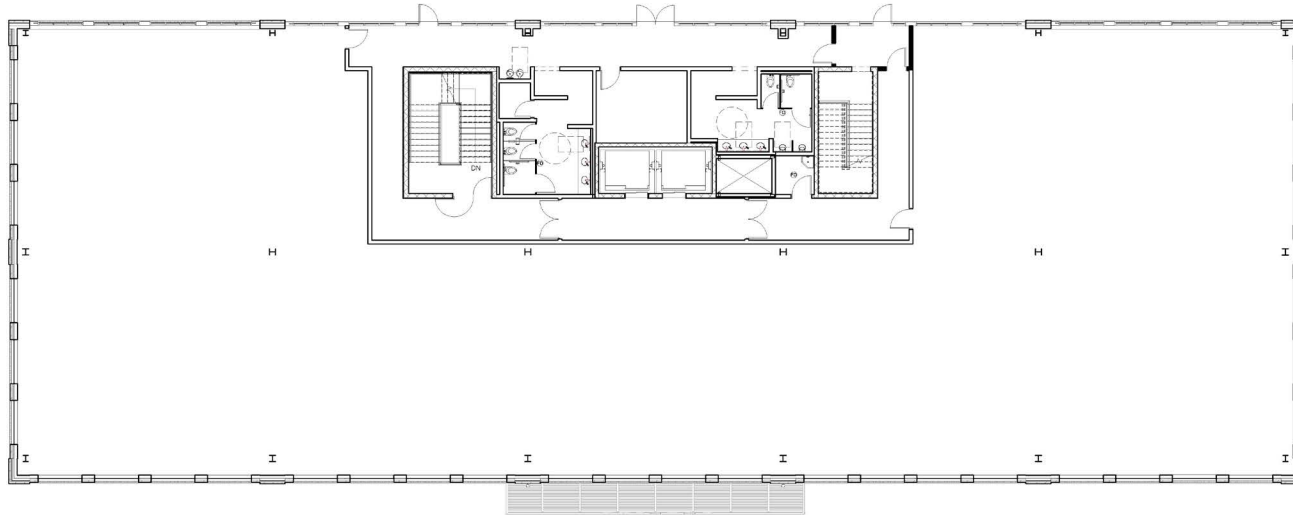


EFFICIENT 15K+ RSF FLOOR PLATES

1ST FLOOR

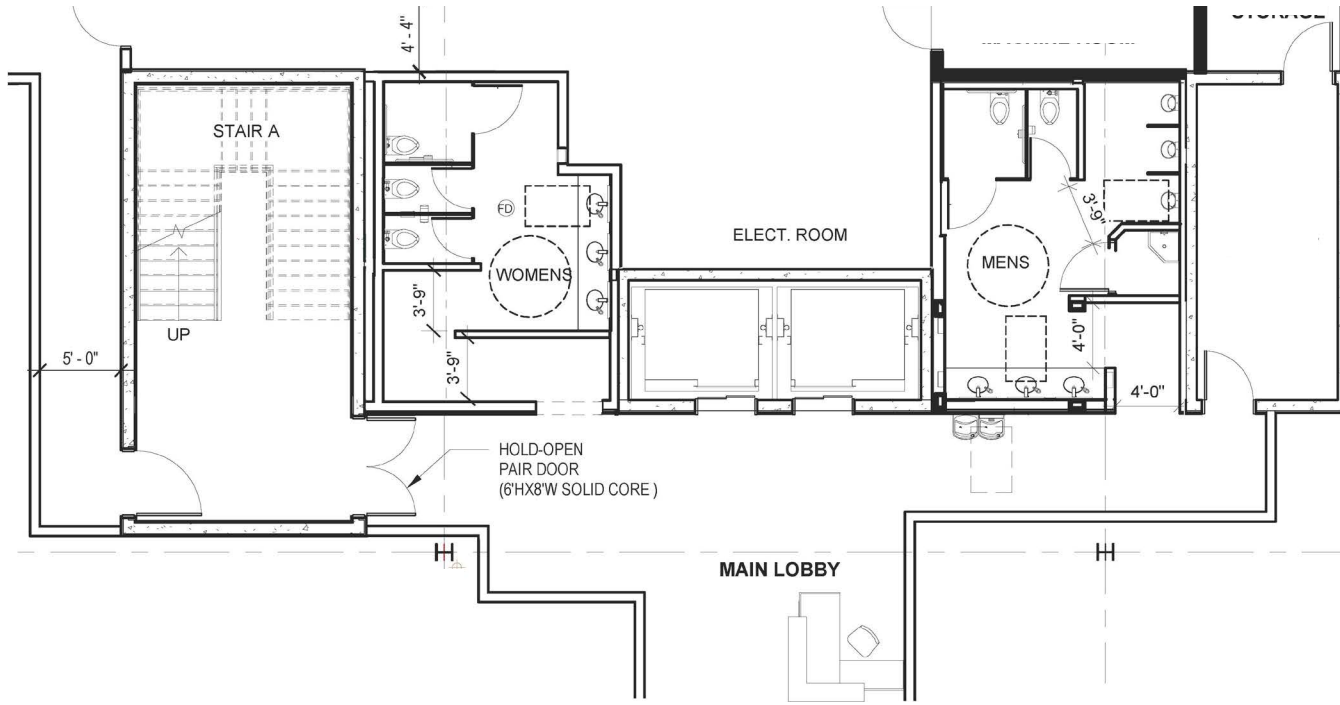


FLOORS 2-4

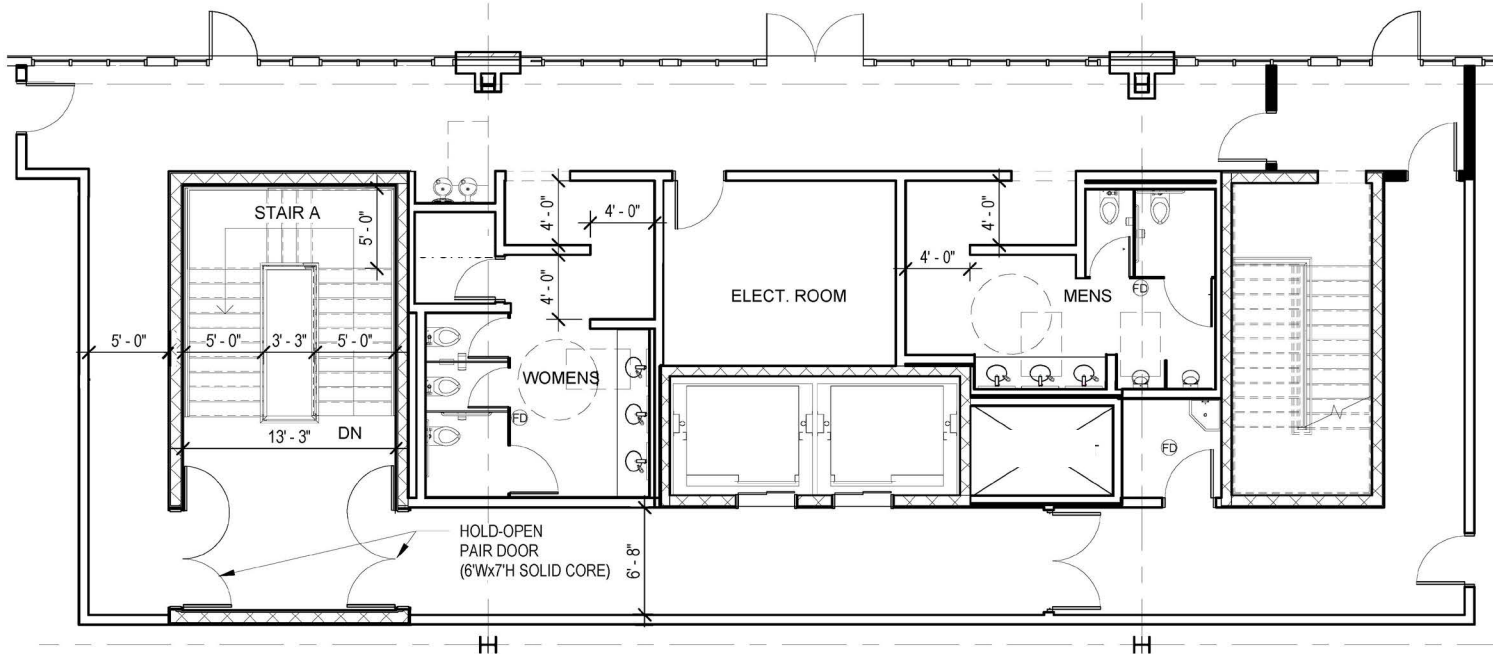


BUILDING CORE

LEVEL 1



LEVEL 2



NEWMARK

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ROCAPOINT
PARTNERS

