

BUILT FOR THE FUTURE
HALCYON



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

BUILDING 1400
DELIVERING 2022

400

RECYCLING CENTER

150 Rooms
EMBASSY SUITES

BUILDING 1400
5-Story Office

BUILDING 1100
4-Story Office

FORUM
MULTI-FAMILY

PARKING DECK
1200 spaces

OFFICE ABOVE RETAIL

EMPIRE HALCYON

ELAN HALCYON
300 Units

EVERLEIGH
160 Units

MONTE HEWETT HOMES
62 Homes

ADA TRAIL ACCESS

THE MARKET HALL

THE GREEN

EVENT LOT

Restroom

goglopiya

143 Homes

RONALD REAGAN BLVD

Big Creek Greenway Trailhead

Restroom

Big Creek Greenway

WETLAND CONSERVATION AREA

FORSYTH COUNTY
BIG CREEK GREENWAY

Big Creek Greenway

HALCYON WILDLIFE PRESERVE

BIG CREEK GREENWAY ACCESS

Bank
(3,028 SF)

Retail
(14,000 SF)

Retail
(7,000 SF)

Retail
(20,000 SF)

WETLAND CONSERVATION AREA

PARK

DOG PARK

- **OFFICE**
- **RETAIL | RESTAURANT**
CMX - Cherry Street Brewery - CT Cantina & Taqueria - Hobnob - Ocean & Acre - Butcher & Brew - Gu'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**

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

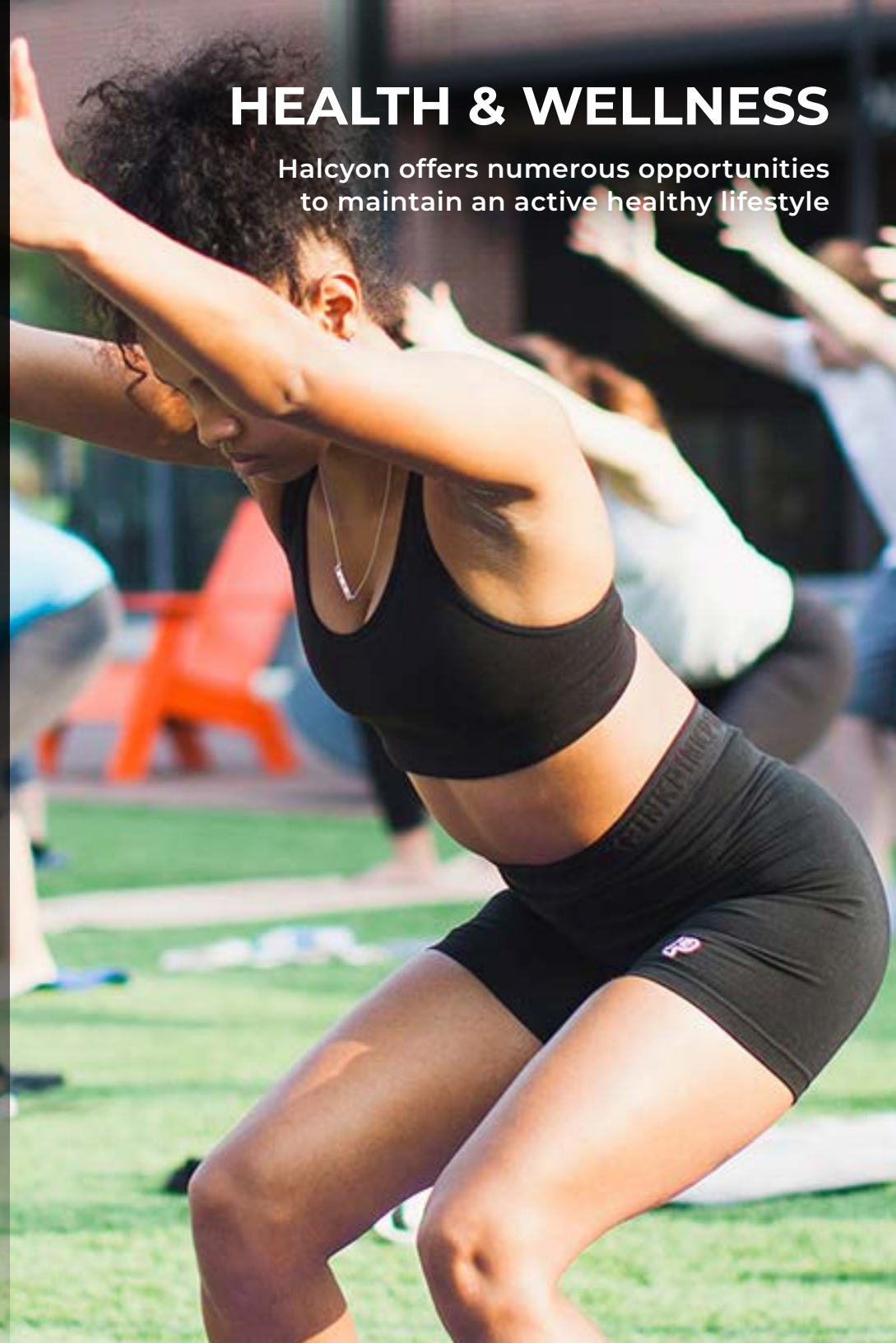


GREENSPACE & TRAILS

- 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

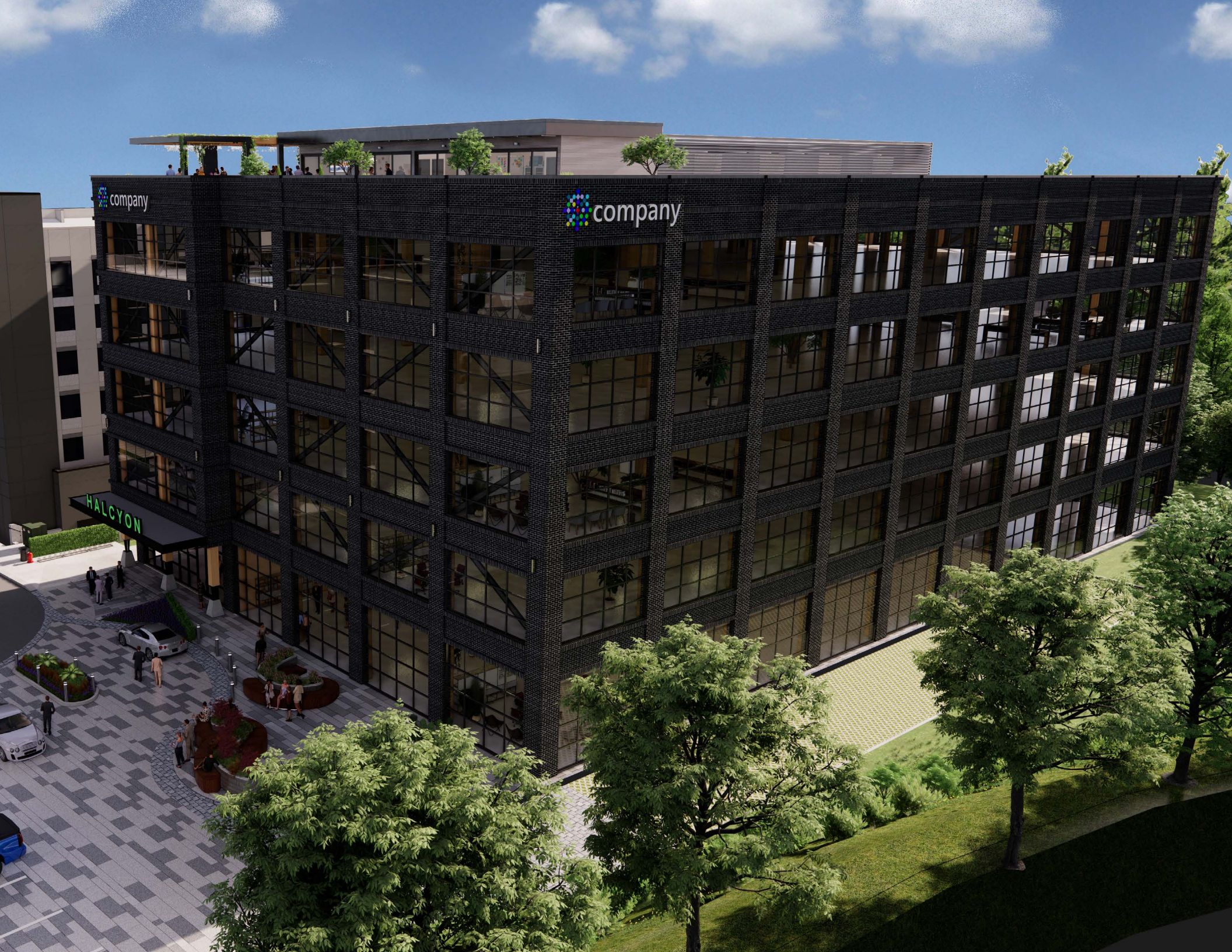
64.6%

of population graduated
with a Bachelors Degree



BETTER WORK | LIFE BALANCE





company

company

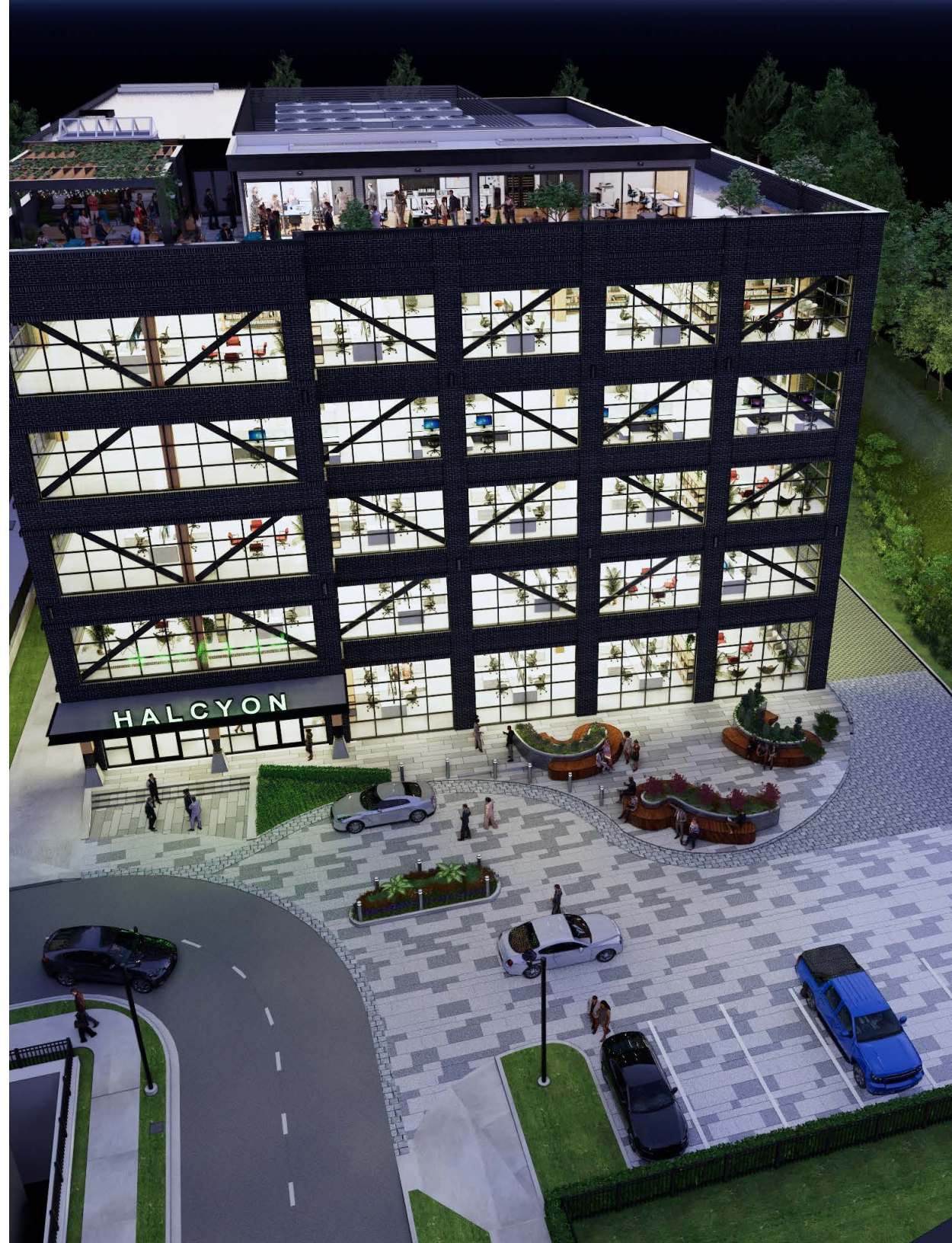
HALCYON

NEXT GENERATION OFFICE SPACE

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

Building 1400 will feature an environmentally sustainable design incorporating the most up-to-date timber frame construction and plentiful outdoor spaces, promoting a healthier and happier workforce.

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





CORPORATE LOBBY
With On-Site Concierge + Security



**SUSTAINABLE TIMBER-FRAME
CONSTRUCTION**



**NATURAL LIGHT ENHANCED &
WIDENED STAIRWELLS**

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

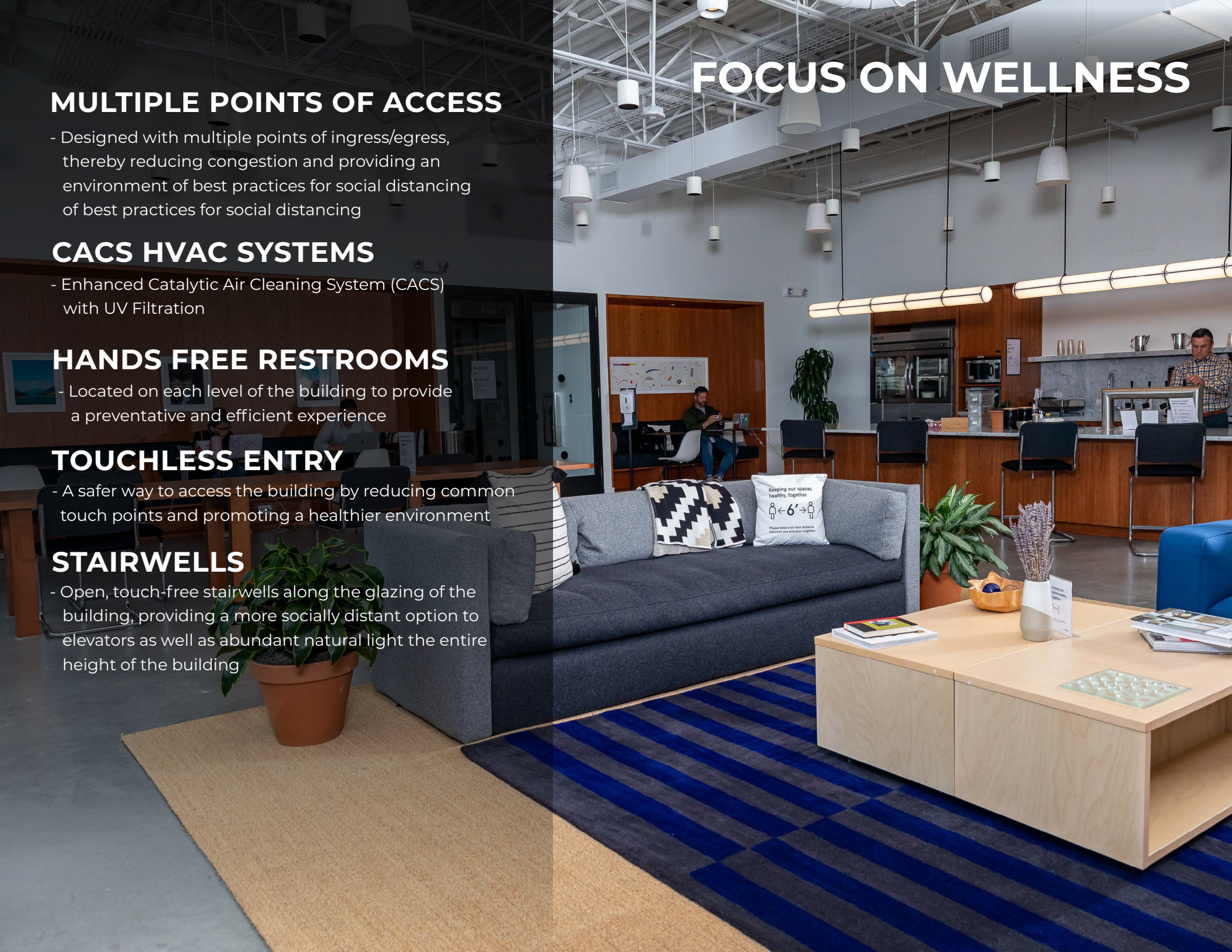
- Located on each level of the building to provide a preventative and efficient experience

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





HALCYON

**THE ONLY ACTIVATED ROOFTOP
OF ITS KIND IN ALPHARETTA OR FORSYTH**



OPEN-AIR VIEWS

HALCYON features abundant activated outdoor space throughout its 135 acre campus, highlighted by a 3,847 square foot, tenant-only rooftop lounge with unobstructed views of the surrounding area. The only one of its kind in the North Fulton submarket of Atlanta.

This amenity provides a setting unlike any other in the market for corporate entertainment, focus groups and strategy sessions, or a 15 minute recharge.



FLEXIBLE AND EFFICIENT FLOOR PLANS

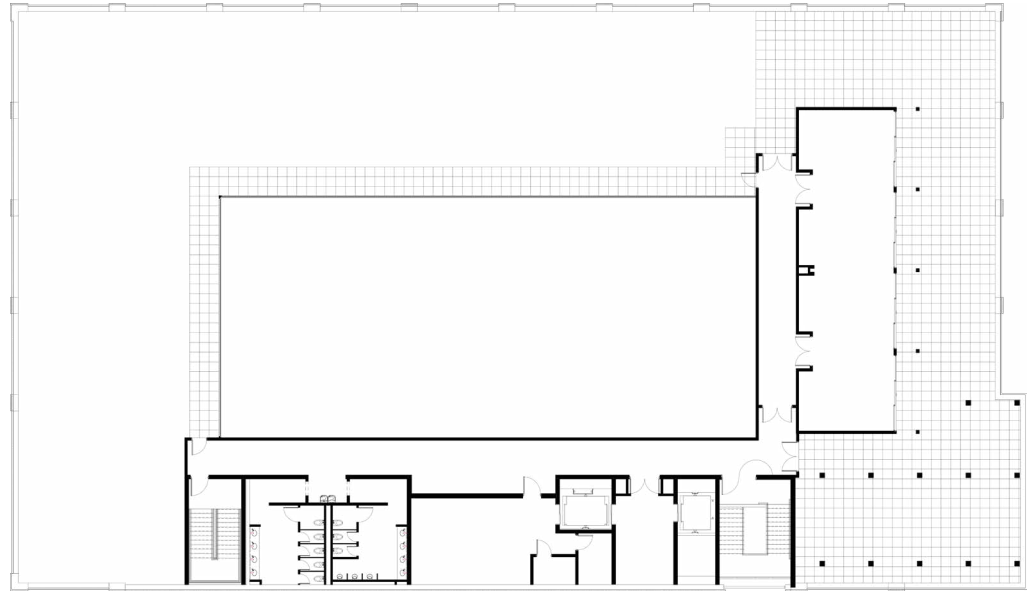
FLEXIBLE & EFFICIENT PLANS

24,500 RSF Floor Plates

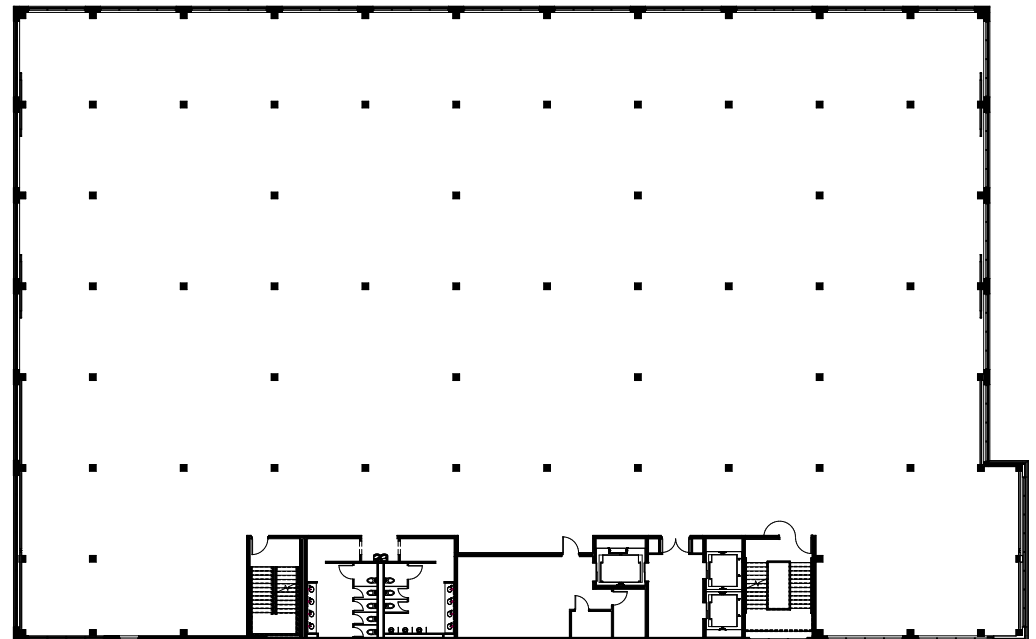
ROOFTOP : Activated Green Space

FLOORS 1-5 : Office

ROOFTOP

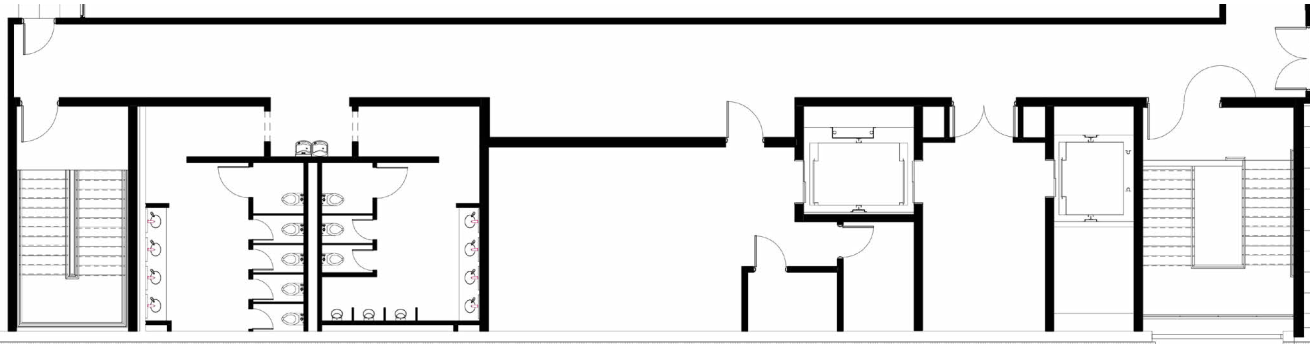


FLOORS 1-5

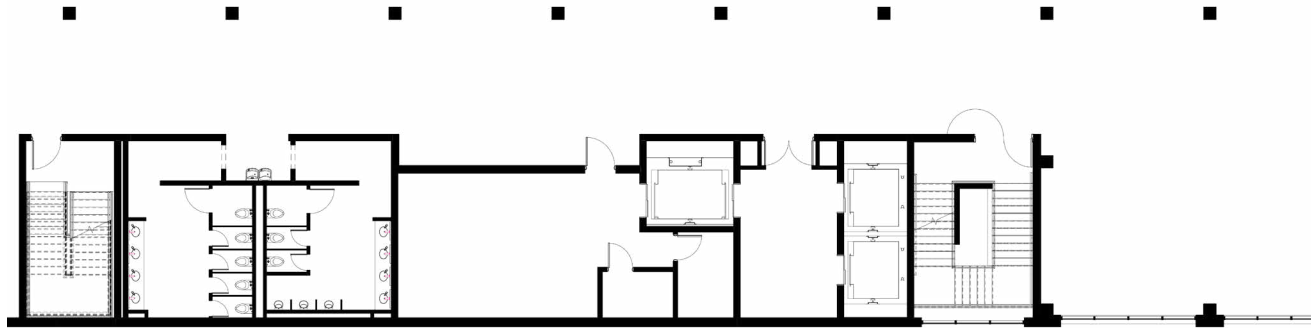


BUILDING CORE

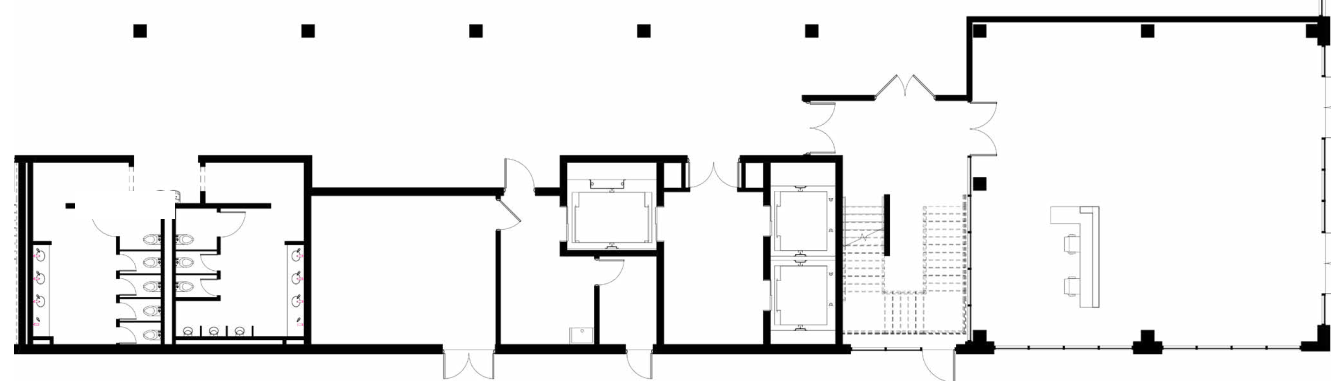
ROOFTOP



FLOORS 2-5



FLOOR 1



THE FACTS & FIGURES

6390 Town Square | Alpharetta, GA 30005 | **DELIVERING 2022**

130,000 SF Modern Office Space

5-Stories + Activated Rooftop

Brick & Sustainable Timber Construction

Efficient 24,500 SF Average Floor Plates

4,000 SF Open Rooftop Patio

First-Class Amenity Package

Over 1,200 Covered and Surface Parking Spaces

COMCAST WiFi Neighborhood



Georgia's only LEED ND Development

HALCYON

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ROCAPOINT
PARTNERS

