

2400 Lake Park Drive S.E.
Suite 435
Smyrna, GA 30080



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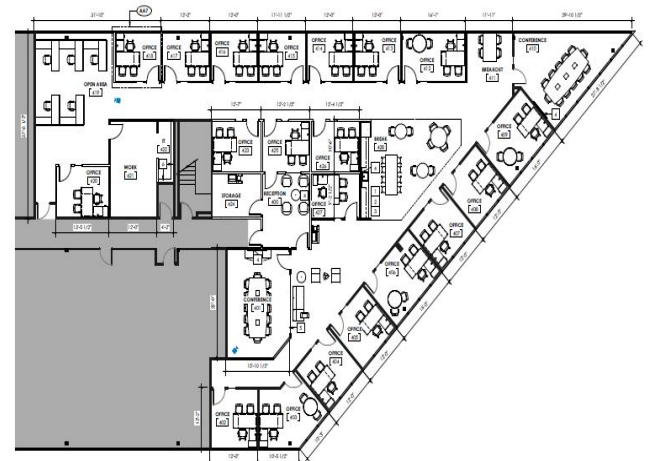


2400 Lake Park Dr SE #435

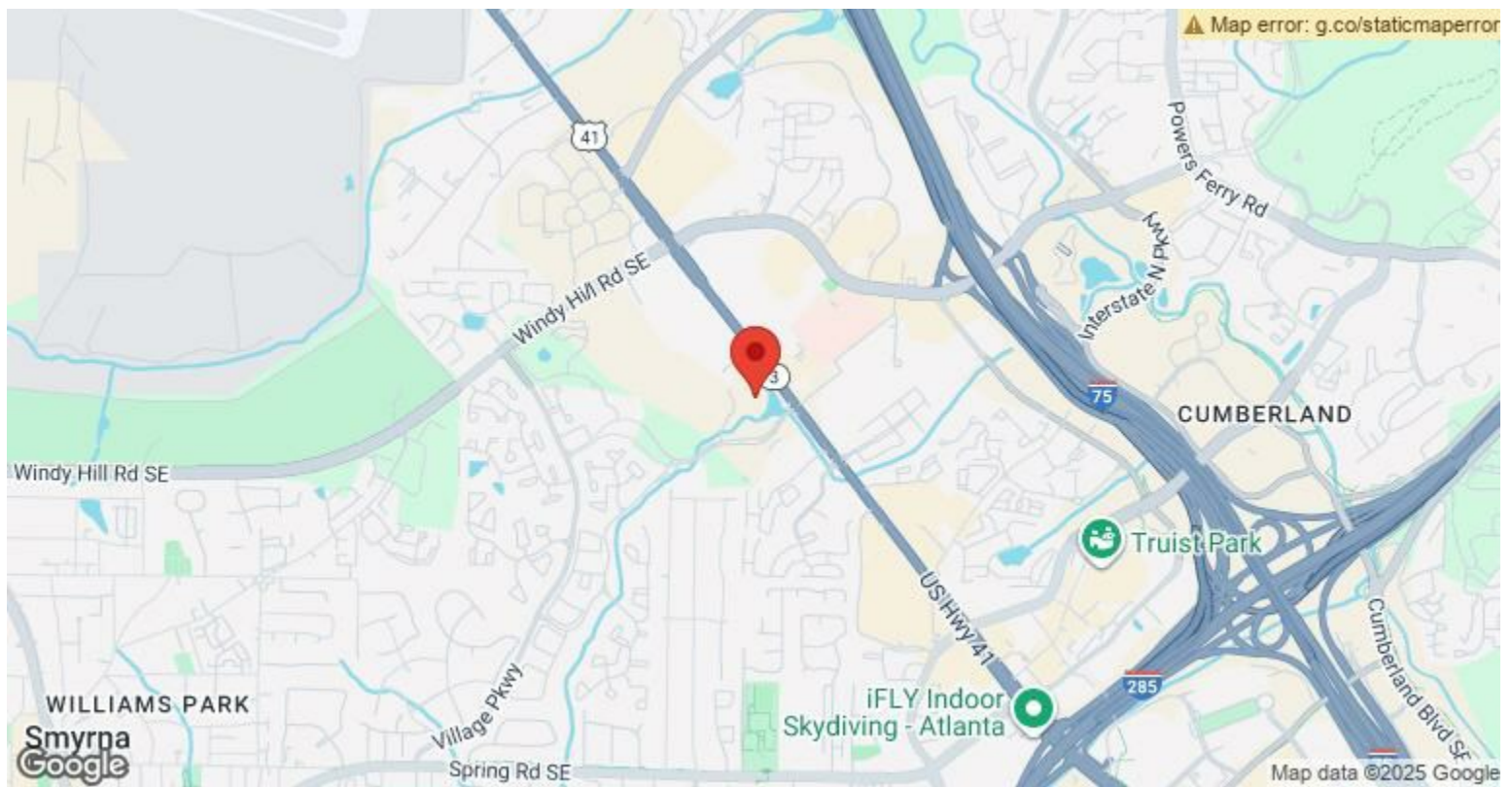
\$17.00 /SF/YR

Located at 2400 Lake Park Dr SE in Smyrna, GA, this competitively priced forth floor sublease offers a turnkey solution in one of metro Atlanta's most dynamic office corridors. This 7,774 sf space is ideal for professional services firms, R&D and technology users.

- \$17/SF (negotiable) for a semi-furnished sublease in the high-demand Cumberland/Galleria submarket—exceptional value and location.
- Plug-and-play suite with 20 private offices, semi-furnished with desks, chairs, kitchen appliances. Offices fully wired with 2 data drops per office.
- Thrive in Smyrna's tech corridor—steps from The Battery's dining, retail, and world-class sports and entertainment.
- Conveniently located minutes from I-75/I-285.
- Impress clients & inspire your team from top floor offices - tree-lined views, vibrant common areas, in a professional, collaborative office setting.
- Secure key card access, lush landscaping, jogging trails, and a modern covered deck with 409 parking spaces.



Rental Rate:	\$17.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	104,694 SF
Year Built:	1983
Walk Score ®:	57 (Somewhat Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$1.42 /SF/MO



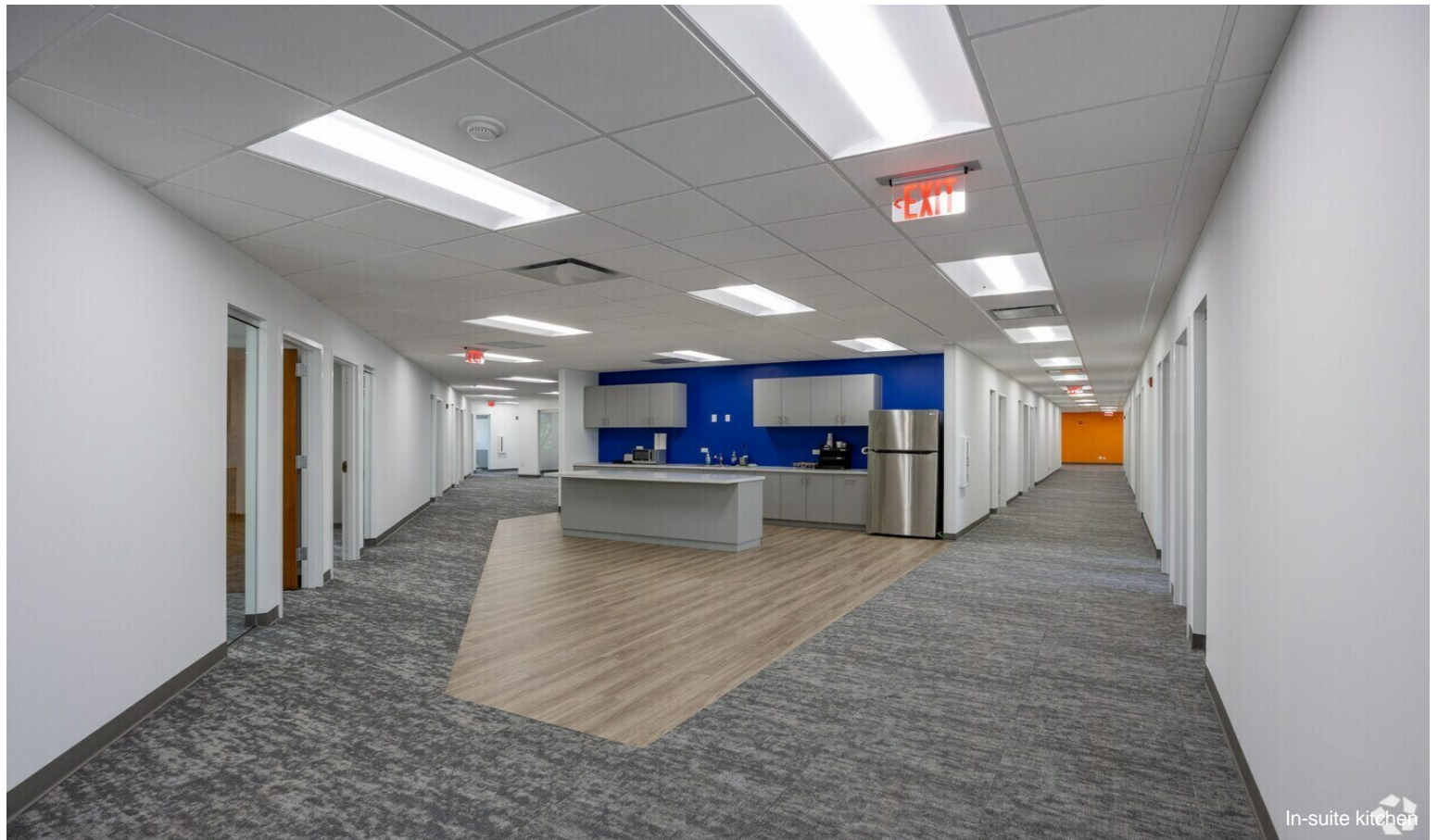
2400 Lake Park Dr SE, Suite 435, Smyrna, GA 30080

Located at 2400 Lake Park Dr SE in Smyrna, GA, this competitively priced sublease offers a turnkey solution in one of metro Atlanta's most dynamic office corridors. This 7,774sf space is ideal for professional services firms, R&D and technology users seeking immediate occupancy with robust infrastructure.

This semi-furnished and fully customizable fourth floor suite includes 20 private offices, collaborative common areas, and is fully wired with two data drops per office, supporting high-performance workflows. Situated on the top floor of a four-story Class B office building, tenants enjoy tree-lined views and secure key card/fob access. With immediate access to both I-75 and I-285 and enhanced connectivity via the Interstate 75 Express Lanes significantly improving commute times, commuting to and from Galleria is a breeze, and drivers have access to a complimentary, 409 space parking deck boosting the area's accessibility and appeal.

The Cumberland/Galleria area has become a premier suburban office destination in the Atlanta market. Less than two miles from The Battery Atlanta, Truist Park – Home of the Atlanta Braves and Cobb Galleria, the location offers unmatched access to dining, retail, hotels, and entertainment. With its blend of corporate presence, lifestyle amenities, and infrastructure investment, Cumberland/Galleria offers a compelling value proposition for firms looking to tap into Atlanta's expanding talent pool and establish a presence in one of the region's most forward-looking office corridors. This suburban office building, constructed in 1983 and zoned MU, sits on a 3.23-acre lot with jogging trails and lush landscaping, creating a professional yet vibrant work environment, ideal to grow a successful business.

Property Photos



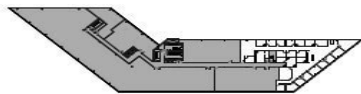
Property Photos



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2nd Floor Common Breakroom with Vending Machines



- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL CITY ORDINANCES.
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- ASSUMPTIONS**
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- NOTES**
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