

# Office Space For Sublease

# 3495

Piedmont Rd SE  
Bldg 10, STE 916  
Atlanta, GA 30305

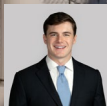
**3,651 SF**  
**LED: October 31, 2029**



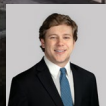
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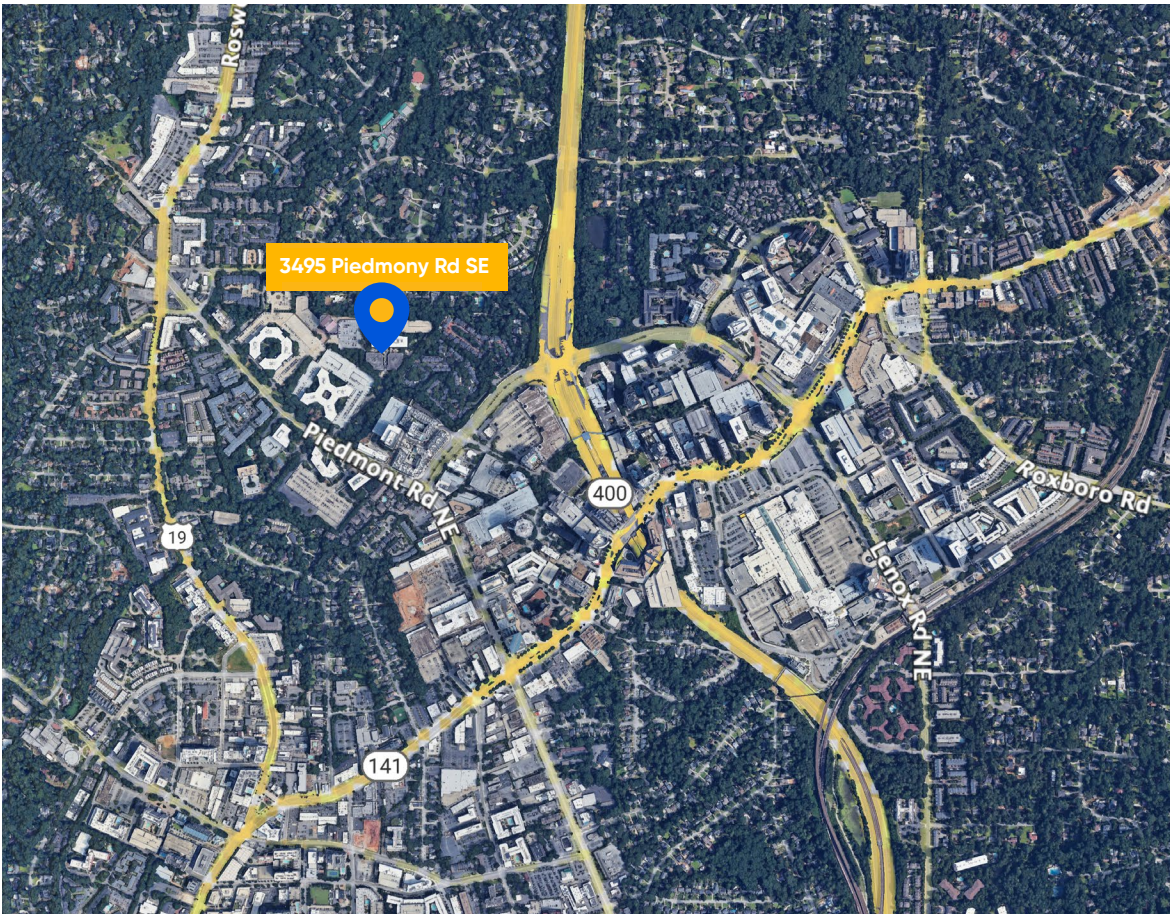
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cresa

# Property Highlights

- Furniture Available
- 15 Cubicles
- 3 Offices
- 1 Large Conference Room
- 1 Small Conference Room
- Break Room
- 2 Air Purifiers
- Free Parking
- Easy access to I-85 and GA 400
- Two blocks from Buckhead MARTA station
- 24-hour security; onsite storage available; loading docks and freight handling available
- Five-star hotels and exceptional dining options nearby
- Local amenities include Lenox Square and Phipps Plaza, as well as newsstands, post office, banking; restaurants and printing services on premises; building teleconference center

In the heart of Buckhead, The Fountains at Piedmont Center at **3495 Piedmont Road NE** offers a premier address in Atlanta's most prestigious office submarket.



This Class A, 550,000 + square foot campus sits on roughly 52 acres, combining high-end finishes, modern amenities, and a commanding position along one of the city's major arterial roadways.

3495



**9 Miles**  
From Downtown

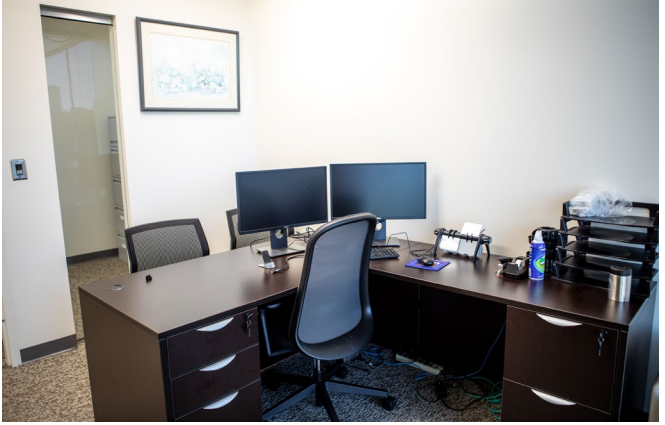


**6.9 Miles**  
From Midtown

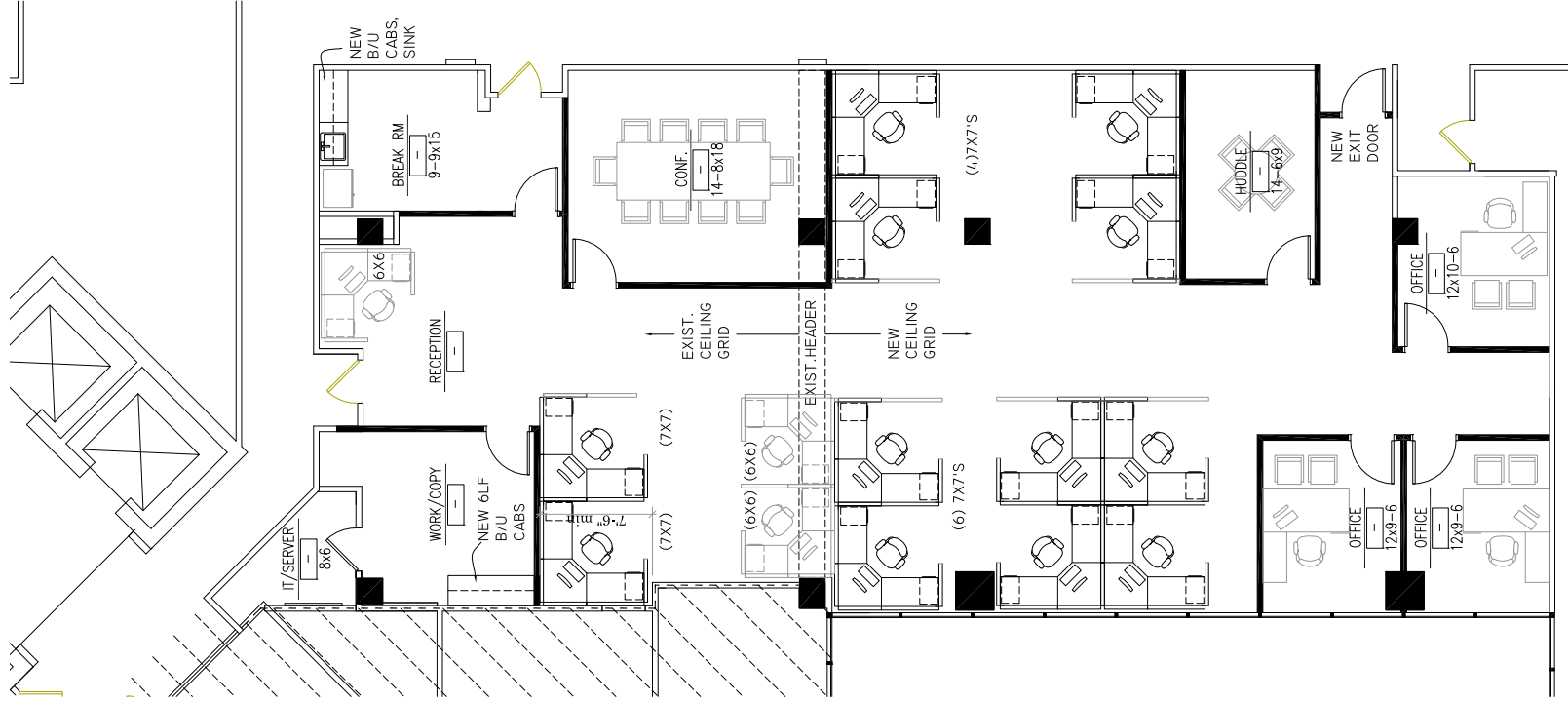


**25 Minutes**  
From ATL Airport

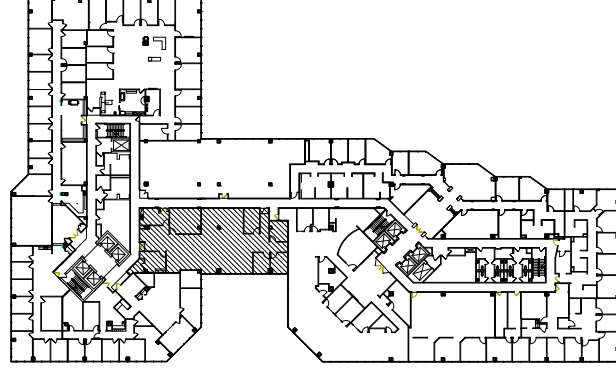




# Floor Plan



- Existing Building Standard Partition to remain
- New Building Standard smoke partition full height
- New Building Standard partition ceiling height



KEYPLAN

PRELIMINARY PLAN

SCALE : 1/8"=1'-0"

# For More Information



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