

CAMPUS 244

STATE OF THE ART SUBLEASE AVAILABLE

3RD FLOOR - 93,335 RSF

Weinstock 
REALTY & DEVELOPMENT LLC



WORKPLACE REDEFINED

ABOUT CAMPUS 244

Campus 244 is a vibrant 12-acre campus that features Class A loft workspace, an upscale boutique hotel, and on site restaurants & retail spaces. It is a perfect HQ location offering a truly unique collaborative and energetic work environment with easy access to major highways ensuring convenient access for employees from various areas of Atlanta. The 5-story adaptive reuse loft office building has efficient oversized 90,000 SF floorplates and direct access to covered deck parking.

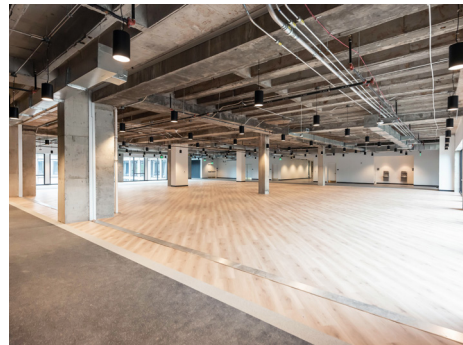
CENTRALIZED SUBMARKET

- 3 minute walk to Dunwoody MARTA station
- Multi-access points to I-285 and GA-400
- Suburban location with benefits of urban density
- 3 minute walk to substantial options of retail & restaurants: Perimeter Mall, High Street's 42 acre mixed use development (150k+ of retail and restaurant), and State Farm's HQ offering an abundance of restaurant & retail
- Recently completed \$1 billion expansion of the 400/285 interchange recently completed making access efficient and reducing congestion

OFFICE FEATURES

- 14ft + ceilings
- On site security in lobby
- Secured badged system to lobby elevators

3RD FLOOR



- Flexible term (Sublease expires 2035)
- Uniquely large floorplates, allowing maximum efficiency to operate on a single floor in a dense & collaborative environment that drives company culture
- Clean and unobstructed site lines
- Brand new, high-end unboxed furniture available (negotiable)
- Operable oversized window ensuring an abundance of natural light fills the space
- 14+ ft exposed ceilings
- Stained concrete with carpet in-lays
- Nice balance of collaborative space, private offices, and conference/meeting rooms
- Sublandlord occupies entire 4th floor of building

3RD FLOOR



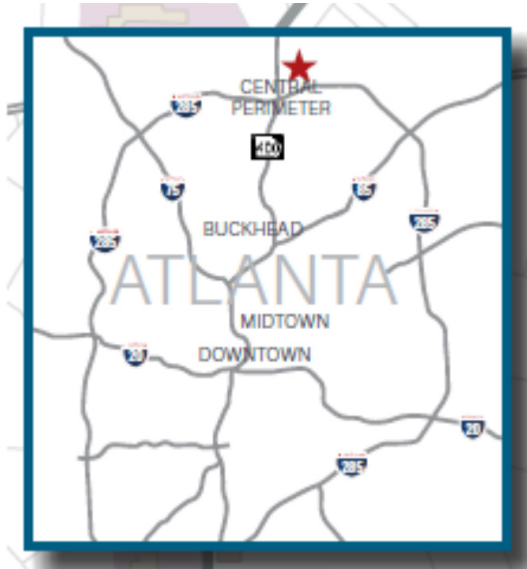
*Scan the QR Code to
see drone footage
of the space!*





- 93,335 RSF available (divisible)
- Oversized floor plate and potential demising points ensure flexibility and growth
- Dense configuration perfect for marketing & tech firms
- Additional restrooms to support dense user requirements
- Multiple break rooms and conference rooms in each quadrant
- 3.5/1000 free parking in deck and free surface parking lot on site

LOCATION & DEMOGRAPHICS



OFFICE SPACE



36MM

Square feet of office space compared to 25 million square feet in Midtown Atlanta

PILL HILL MEDICAL FACILITIES



3.5MM

Patient visits annually with 20,000 Physicians & Employees

MILLENNIALS



15%

Within Dunwoody Central Perimeter

BUSINESSES



8,719

Within 3 mile radius with 163,303 Employees

BACHELOR'S DEGREE OF HIGHER



68%

Within Dunwoody Central Perimeter

AVG HOME VALUE



\$493K

Within Dunwoody Central Perimeter

POPULATION

13,193
1 Mile

108,012
3 Miles

243,389
5 Miles

DAYTIME POP

66,527
1 Mile

187,863
3 Miles

322,217
5 Miles

HOUSEHOLDS

7,458
1 Mile

50,363
3 Miles

105,117
5 Miles

WHITE COLLAR EMPLOYED

90.7%
1 Mile

82.3%
3 Miles

76.2%
5 Miles

AVG HH INCOME

\$123,000
1 Mile

\$128,000
3 Miles

\$136,000
5 Miles

SCHEDULE A TOUR

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