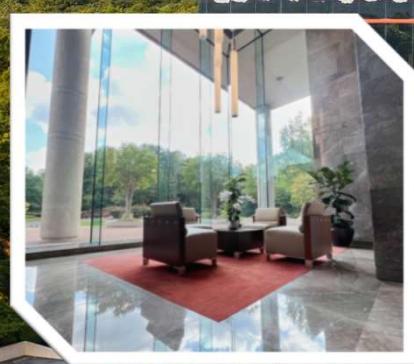


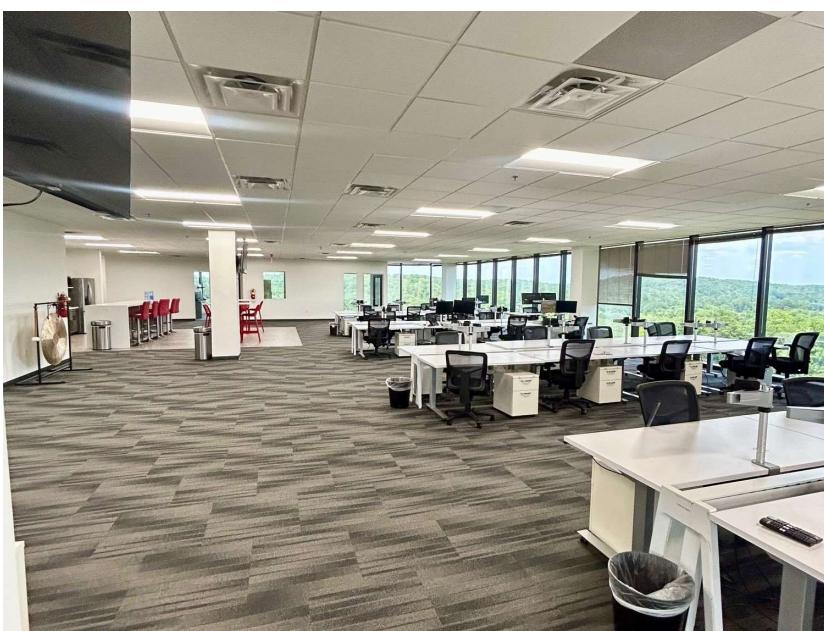
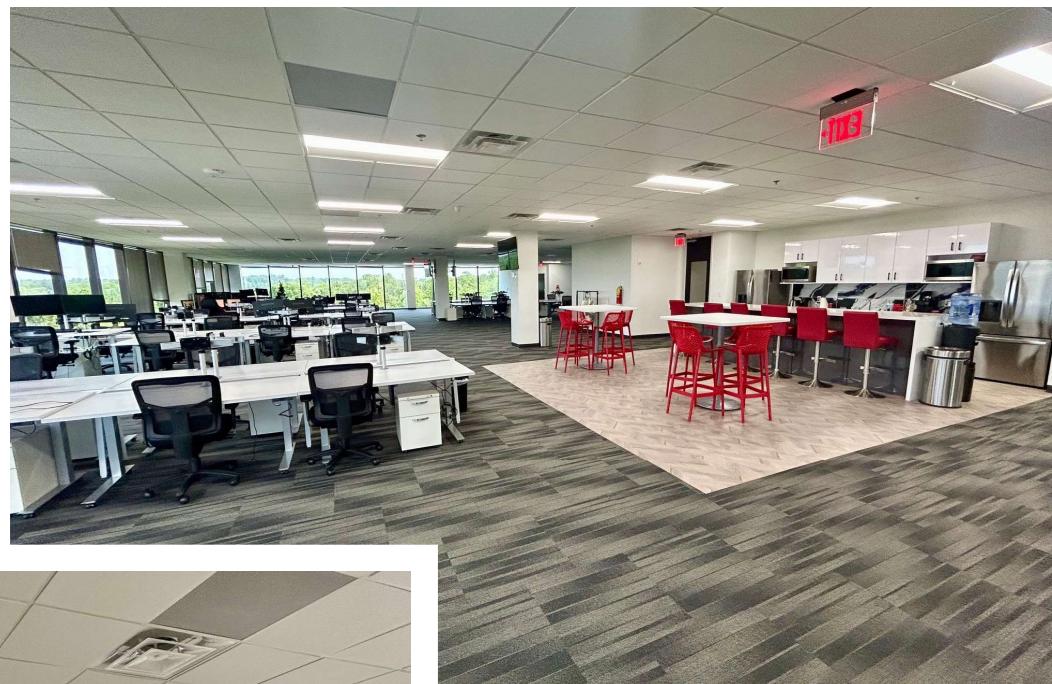
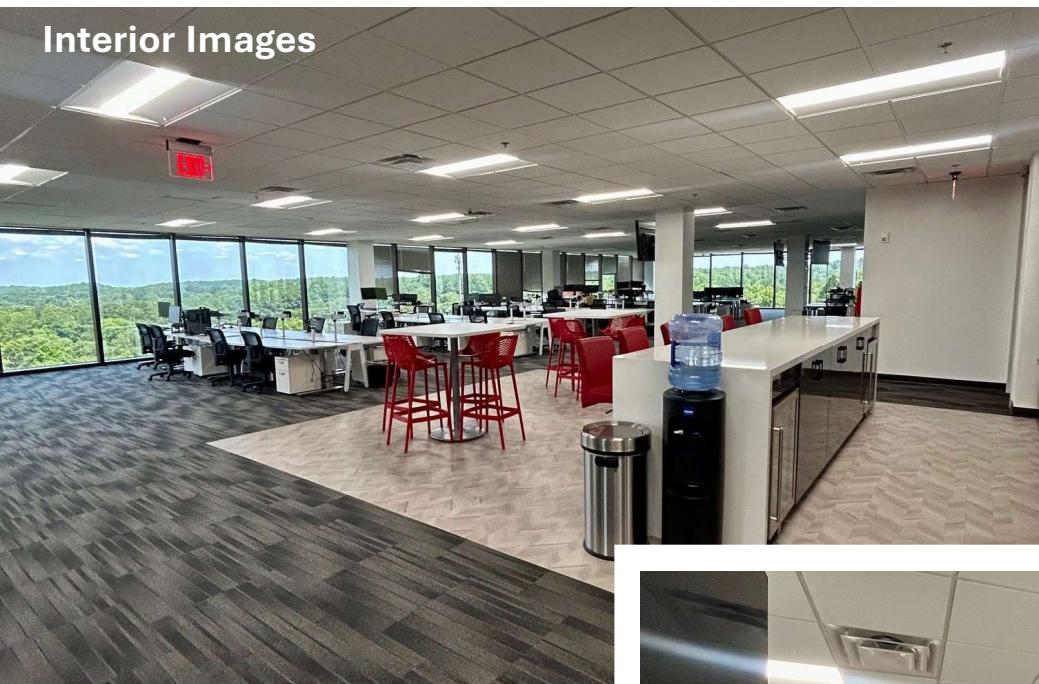
**11,500 to 14,429 RSF Office Sublease  
9040 Roswell Road / River Ridge Class A Building  
Expiration date of November 30, 2028**



## **BUILDING/LOCATION HIGHLIGHTS**

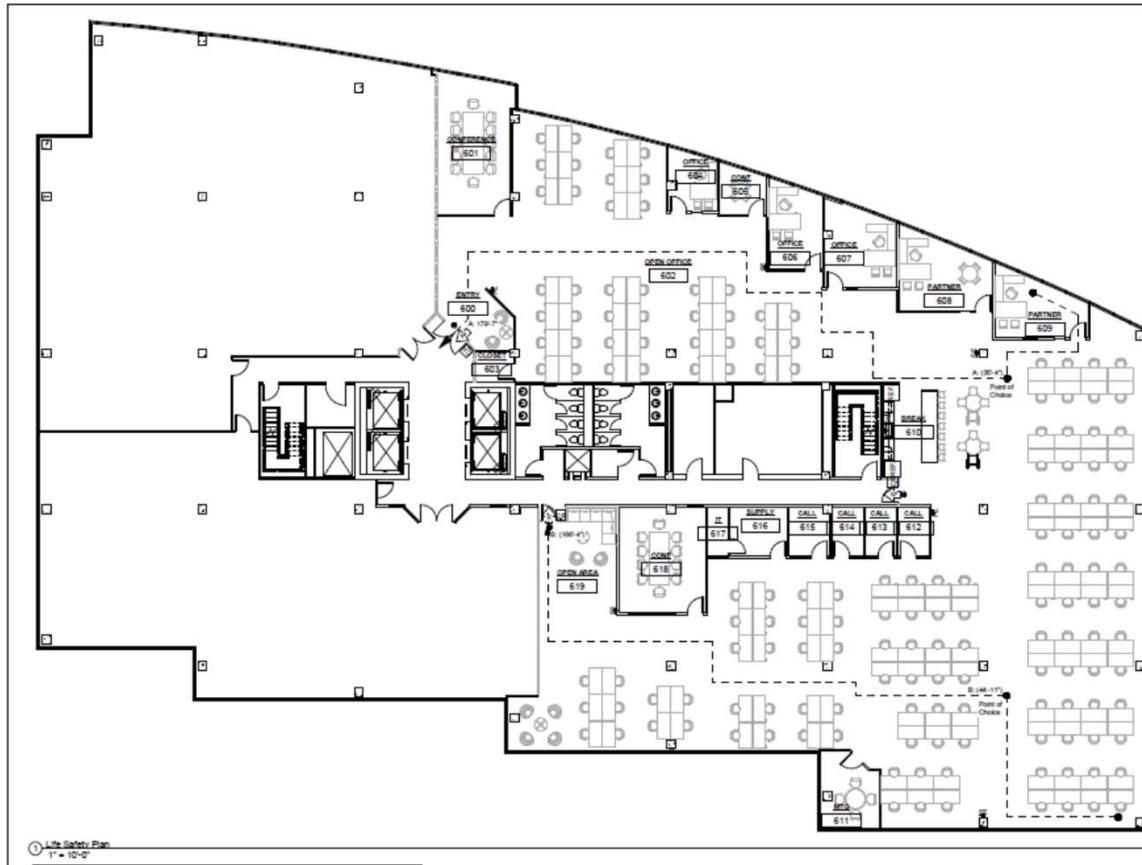
Dense 3.3 Parking Ratio with Covered Deck  
On-Site Fitness, Café, & Conference Facility  
Quick Access to GA 400 (Northridge Exit); Sandy Springs, Central Perimeter & Roswell  
Immediate Proximity to dense retail corridor  
Class A, 8 story building with 22,000 SF floor plates  
Cafe, fitness center, covered parking, and onsite property management  
800kw back-up generator available

## Interior Images



**11,500 to 14,429 RSF**  
**Available Effective Immediately**  
**Sublease Expires November 30, 2028**  
**Furniture Negotiable**  
**Plug and Play**  
**Premises is in great condition**  
**Amazing Views**  
**Window exposure on 3 sides**  
**Elevator Lobby Exposure**

## The Space – 14,429 RSF



11,500 to 14,429 RSF available  
Floor to Ceiling Glass with Expansive Views  
7<sup>th</sup> Floor of 8 story Office Building  
Elevator lobby exposure with double glass entry  
Tons of glass and natural light  
7 Private offices on window with glass inserts  
2 Executive board conference rooms with glass inserts  
3 Interior call rooms  
1 Storage Room  
1 Dedicated IT room  
Currently 66 Pods in Place in open area, Room to grow  
Existing Furniture Negotiable  
- 66 sit stand desks in place in open area with chairs  
- 5 Offices Furnished  
- Conference Rooms both furnished  
- Break Area with tables, chairs, appliances, barstools  
- Televisions throughout  
- Ancillary Collaboration Areas

**Schedule a Tour:** Shaun Weinstock / 404.591.6387 / [sweinstock@weinstockrd.com](mailto:sweinstock@weinstockrd.com)  
Matt Isenberg / 404.591.6387 / [misenberg@weinstockrd.com](mailto:misenberg@weinstockrd.com)