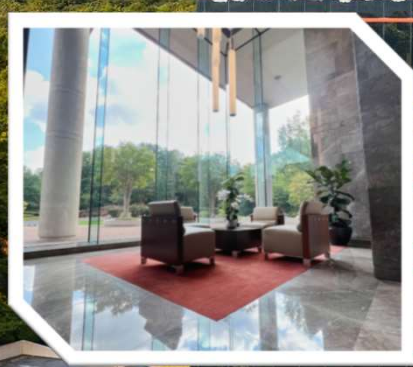


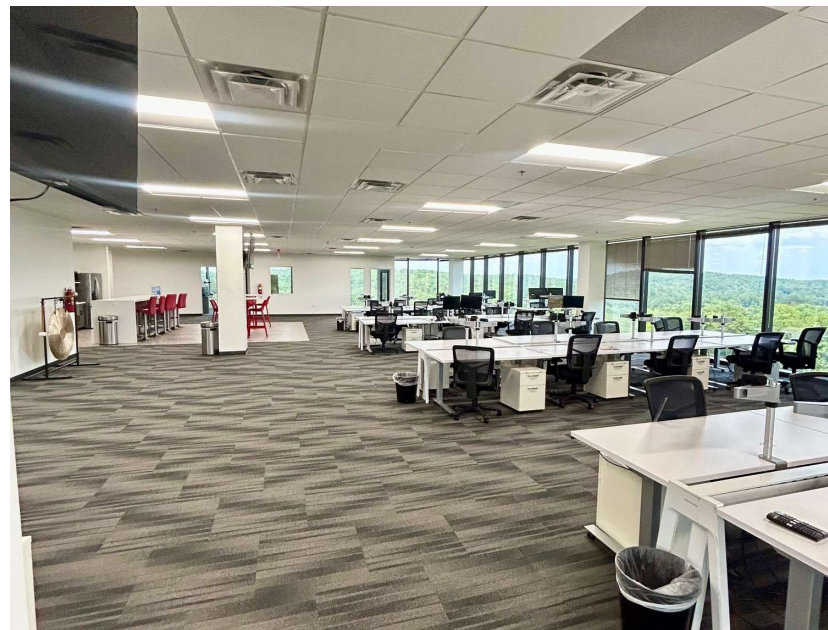
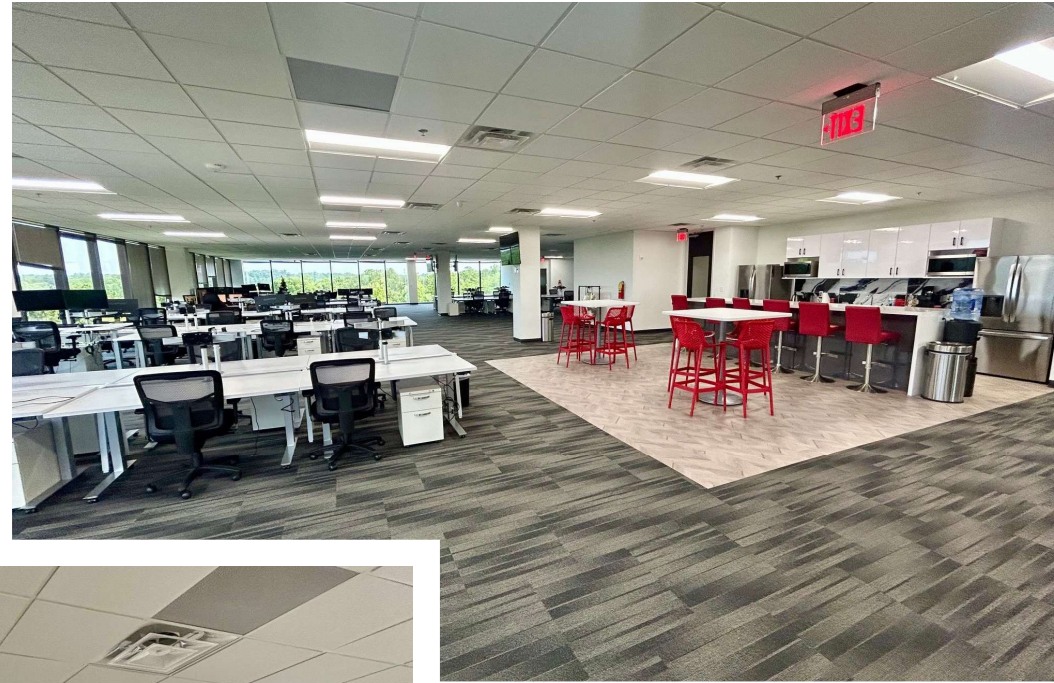
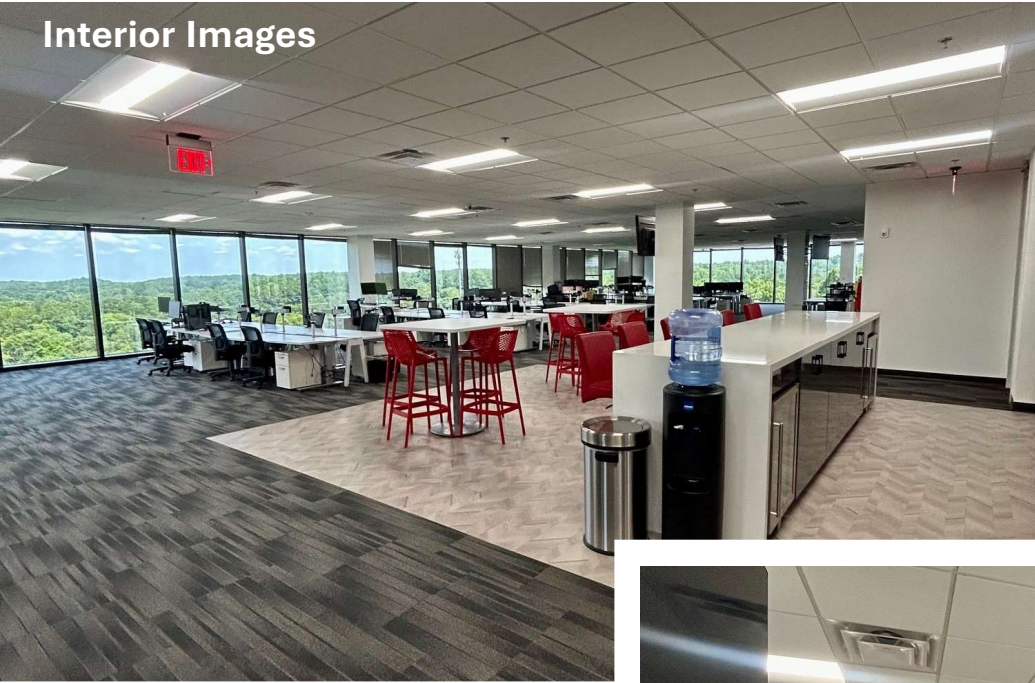
11,500 to 14,429 RSF Office Sublease
9040 Roswell Road / River Ridge Class A Building
Expiration date of November 30, 2028



BUILDING/LOCATION HIGHLIGHTS

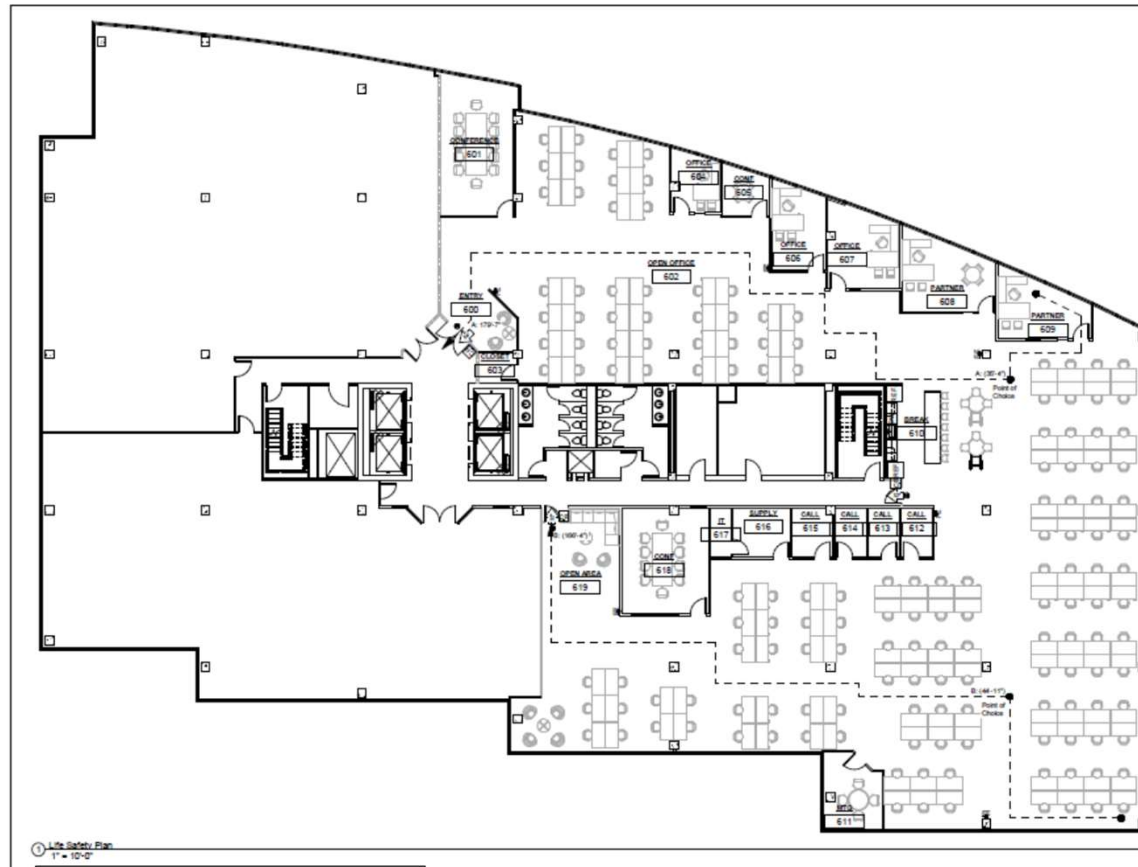
Dense 3.3 Parking Ratio with Covered Deck
On-Site Fitness, Café, & Conference Facility
Quick Access to GA 400 (Northridge Exit); Sandy Springs, Central Perimeter & Roswell
Immediate Proximity to dense retail corridor
Class A, 8 story building with 22,000 SF floor plates
Cafe, fitness center, covered 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
- 7th 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
Matt Isenberg / 404.591.6387 / misenberg@weinstockrd.com