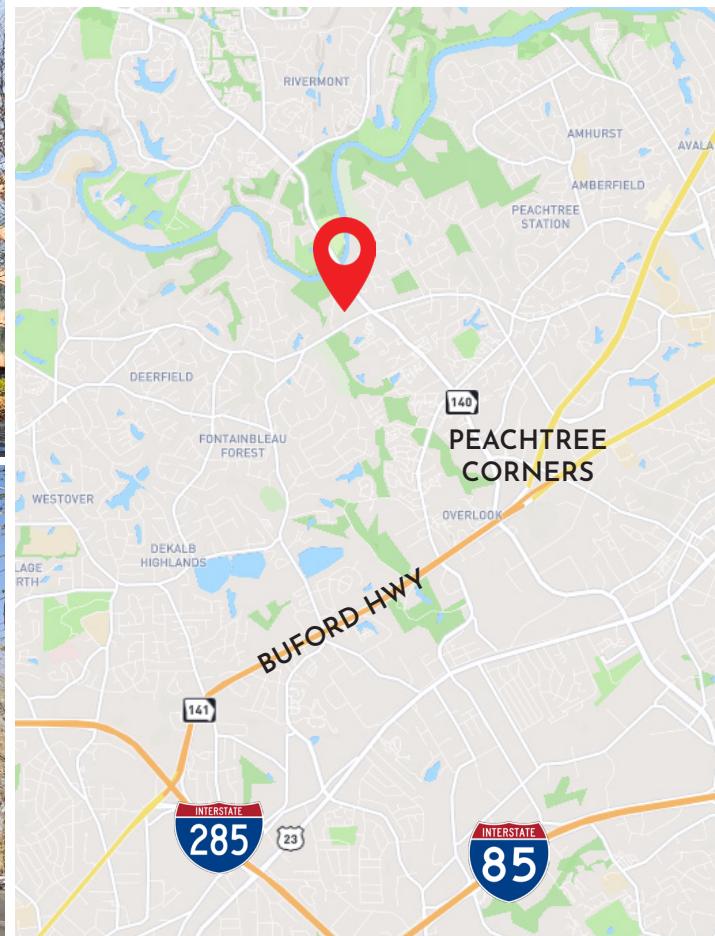
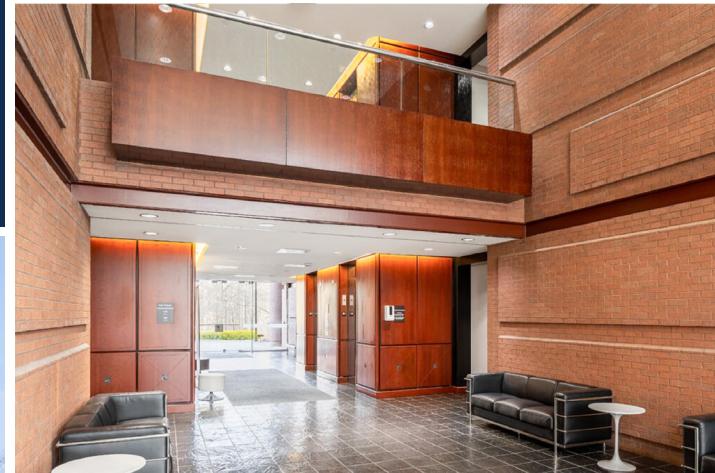


±2,884 SF Office Space **FOR SUBLEASE**

through 5/31/2027

3295 River Exchange Dr
Peachtree Corners, GA 30092



JESSE WHALEN
V.P. The Office Group
404-876-1640 x192

Jesse@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

±2,884 SF Office Space

FOR SUBLEASE

3295 River Exchange Dr
Peachtree Corners, GA 30092



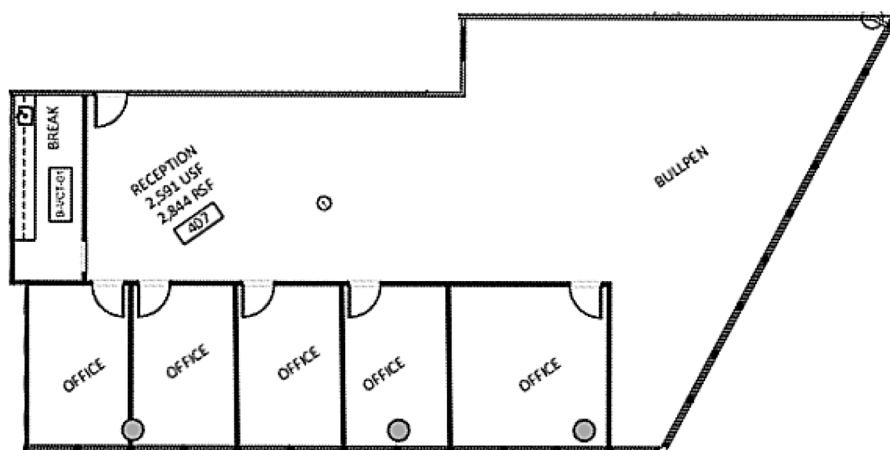
BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY OVERVIEW

This corner suite offers an excellent sublease opportunity at \$20/RSF full service plus electric for ±2,884 SF, available through May 31, 2027, with the option to wrap the lease into a longer lease term. The space was remodeled in 2022, featuring updated carpet, ceiling tiles, and lighting throughout, and is delivered in move-in-ready condition. The layout includes five private offices, nine cubicle workstations, and a dedicated breakroom, with furniture negotiable. The property sits on a ±7.73-acre site and is part of a ±115,000 SF building, supported by approximately 1,000 parking spaces, offering exceptional accessibility and convenience.

- \$20/RSF FS + Electric
- Sublease through 5/31/27 with opportunity to wrap the lease into a longer lease term
- Furniture is negotiable
- Space remodeled in 2022 (carpet, ceiling tiles, and lighting throughout)
- 5 private offices, 9 cubicle workstations, breakroom
- Corner suite



Virtual Walkthrough Tour



JESSE WHALEN
V.P. The Office Group
404-876-1640 x192
Jesse@BullRealty.com

CONTACT

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

±2,884 SF Office Space



BULL REALTY

ASSET & OCCUPANCY SOLUTIONS



FOR SUBLEASE

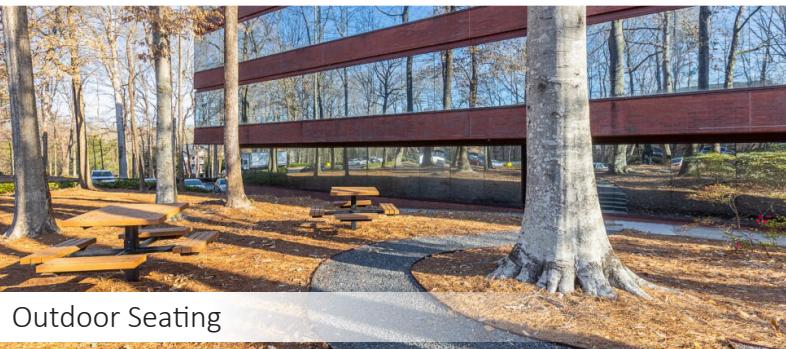
3295 River Exchange Dr
Peachtree Corners, GA 30092



Exterior



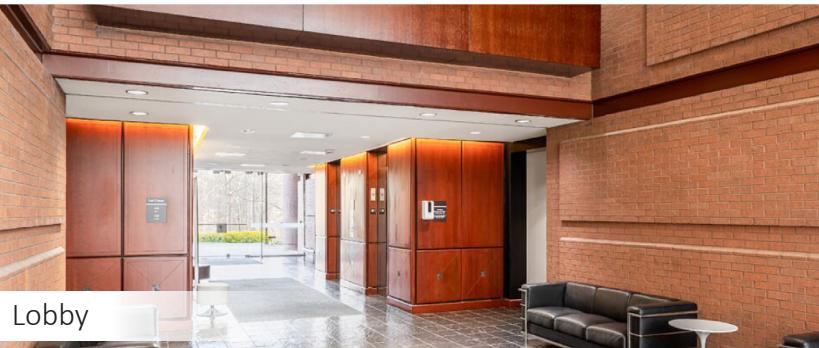
Exterior



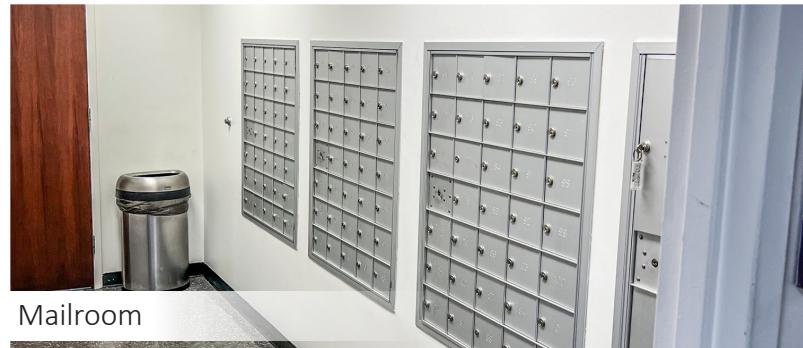
Outdoor Seating



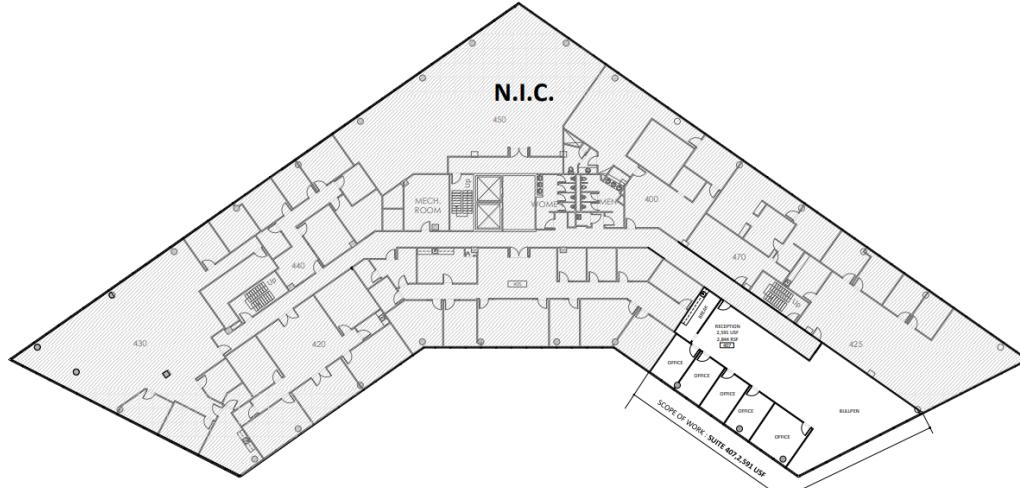
Lobby



Lobby



Mailroom



JESSE WHALEN
V.P. The Office Group
404-876-1640 x192
jesse@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

CONTACT

±2,884 SF Office Space

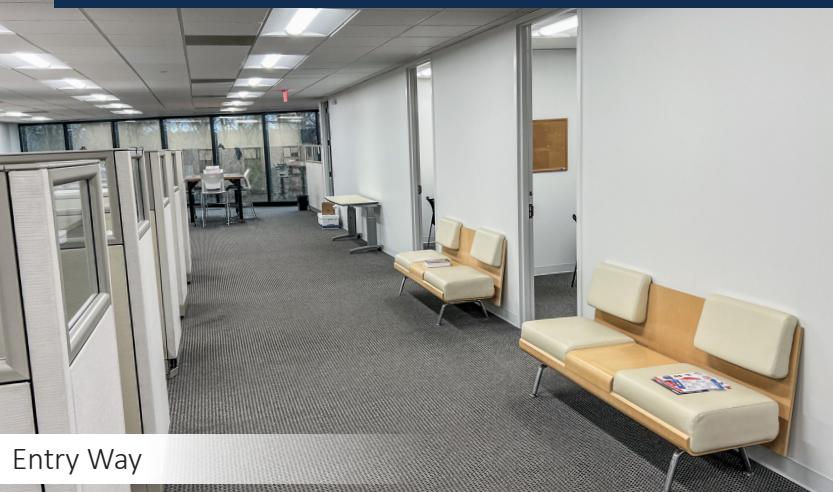
FOR SUBLEASE

3295 River Exchange Dr
Peachtree Corners, GA 30092

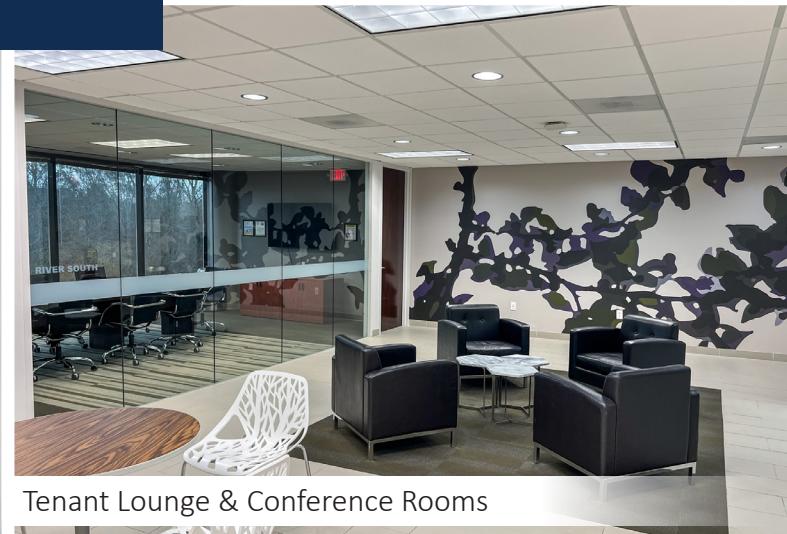


BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



Entry Way



Tenant Lounge & Conference Rooms



Tenant Lounge & Conference Rooms



Building Conference Room



Breakroom



Office Seating



JESSE WHALEN
V.P. The Office Group
404-876-1640 x192
Jesse@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

±2,884 SF Office Space FOR SUBLEASE

3295 River Exchange Dr
Peachtree Corners, GA 30092



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



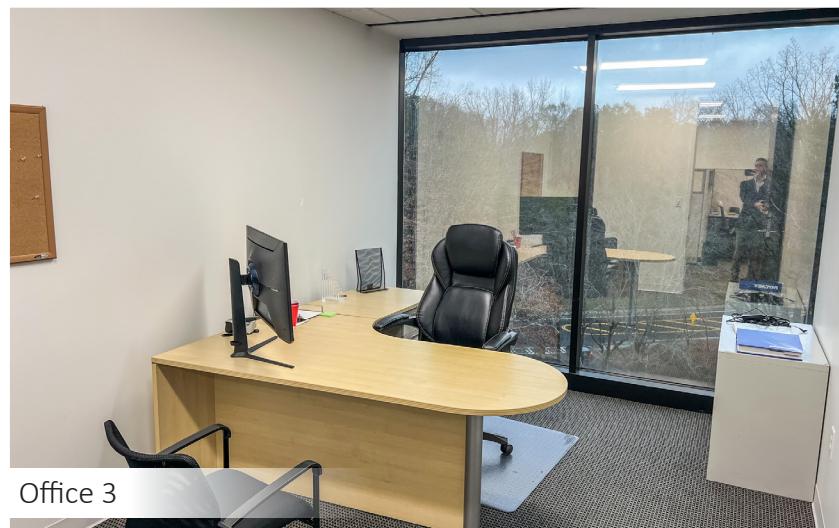
Printer Area



Office 1



Office 2



Office 3



Office 4



Office 5



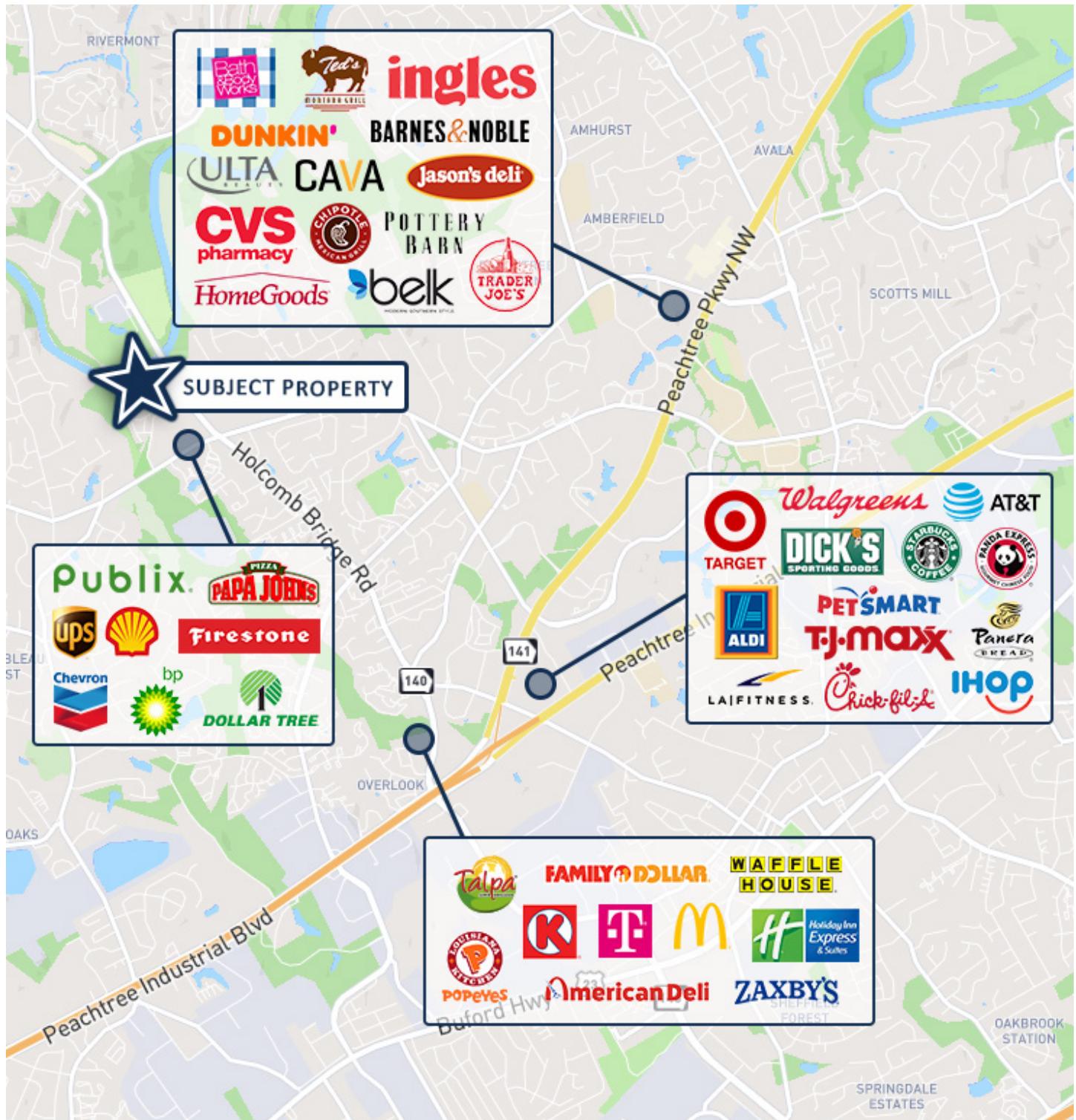
JESSE WHALEN
V.P. The Office Group
404-876-1640 x192
Jesse@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

±2,884 SF Office Space

FOR SUBLEASE

3295 River Exchange Dr
Peachtree Corners, GA 30092



JESSE WHALEN
V.P. The Office Group
404-876-1640 x192
Jesse@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com