



PREMIUM A-GRADE OFFICE SUBLEASE

SANCTUARY

1110 SANCTUARY PKWY, 4TH FLOOR,
ALPHARETTA, GA

TBRE
REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS



A rare opportunity to sublease a substantial Class A office footprint in one of Alpharetta's premier corporate environments. This expansive 5th-floor space offers approximately 6,500–26,003 SF with an existing professional build-out and FF&E available, providing flexibility for companies seeking a large, established workplace without the time and expense of starting from scratch.

Designed for an established corporate environment, the space combines private offices, conference facilities, open work areas and existing workstations within a polished, professional setting. This turnkey opportunity offers a practical solution for companies looking for flexibility, efficiency and a premium North Fulton location.

KEY FEATURES

±6,500–26,003 SF | 4TH FLOOR
FULLY FURNISHED | FF&E
AVAILABLE
CLASS A OFFICE | AMPLE PARKING
PRIVATE OFFICES | CONFERENCE
ROOMS
OPEN WORKSPACE | GA-400
ACCESS FULL-SERVICE LEASE |
PREMIER CAMPUS AMENITIES

THE 4TH FLOOR

EXCLUSIVE FULL-FLOOR SUBLEASE OPPORTUNITY



CORPORATE-READY WORKSPACE

145 open workstations, private offices, focus rooms, and multiple conference spaces.



FULL-FLOOR OPPORTUNITY

An expansive 4th-floor footprint offering privacy, flexibility, and room to grow.



TURNKEY & FULLY FURNISHED

Move-in ready workspace with existing furniture, workstations, and a professional build-out.



PREMIUM SANCTUARY PARK

Located in a premier corporate campus with exceptional on-site amenities and services.



4TH FLOOR SPACE PLAN



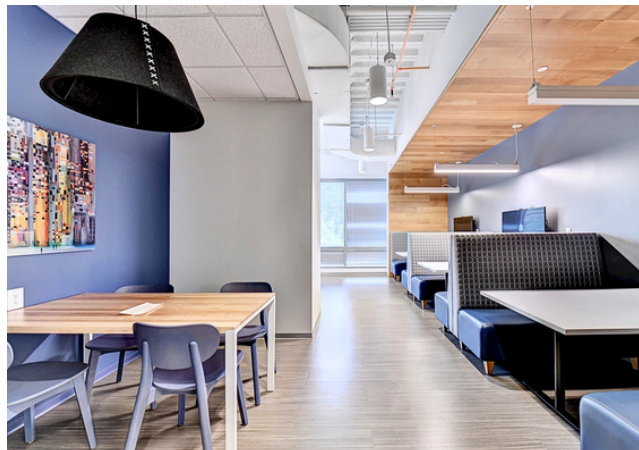
1 Open Desk 145	1 Manager Room 7	1 Focus Room 11	1 Large Conference Room 2	2 Medium Conference Room 2	1 Small Conference Room 10	1 Open Meeting Area 4	1 SOC Room 1	1 Breakroom 1
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SCALE: 1/8" = 1'-0"

OFFICE GALLERY



OFFICE GALLERY II



LOCATION ADVANTAGES



PRIME NORTH FULTON LOCATION

LOCATED IN ONE OF ALPHARETTA'S PREMIER CORPORATE DESTINATIONS, SURROUNDED BY ESTABLISHED BUSINESSES AND PROFESSIONAL SERVICES.

DIRECT GA-400 ACCESS

CONVENIENT ACCESS TO GA-400 PROVIDES EFFICIENT CONNECTIVITY TO NORTH FULTON, BUCKHEAD, AND THE GREATER ATLANTA METRO AREA.

MINUTES FROM AVALON

CLOSE TO AVALON, DOWNTOWN ALPHARETTA, NORTH POINT AND A WIDE RANGE OF DINING, SHOPPING, HOTELS, AND ENTERTAINMENT.



MINUTES FROM AVALON
PREMIER DINING, SHOPPING, ENTERTAINMENT & LIFESTYLE AMENITIES.



FUTURE NORTH POINT
PROPOSED REDEVELOPMENT CONCEPT

PREMIER CORPORATE CAMPUS

SET WITHIN SANCTUARY PARK, OFFERING A PROFESSIONAL CAMPUS ENVIRONMENT WITH ON-SITE AMENITIES, FITNESS, DINING, CONFERENCE FACILITIES, AND OUTDOOR SPACES.

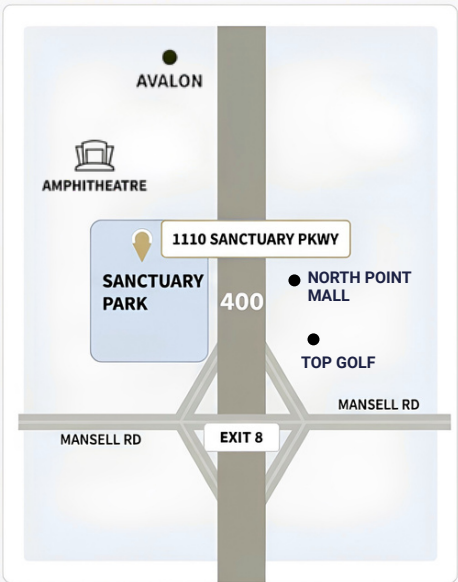
DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Population	4,143	72,064	180,186
Households	1,943	29,074	70,259
Median Household Income	\$114,982	\$120,932	\$127,423
Population Growth 2025-2030	+4.15%	+1.74%	+1.02%

Source: 2025 demographic estimates via LoopNet.

PREMIER NORTH FULTON LOCATION

Minutes from GA-400, Avalon, Topgolf Alpharetta and the region's major corporate, dining and entertainment destinations.



SCHEDULE A TOUR

Explore The 4th-Floor Sublease Opportunity



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FOR MORE INFORMATION

Contact our team today to learn more
about this exceptional opportunity.

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