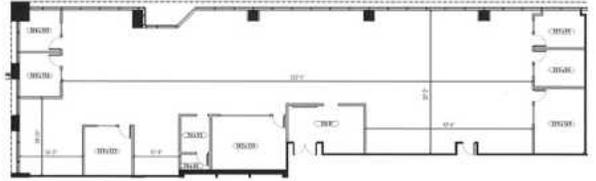


2300 Windy Ridge Parkway  
Atlanta, GA 30339



# SUBLEASE



**NELSON** 2300 Wildwood Center • Suite 560S • 6,907 RSF • Spec Suite **Available Suite**

### Property Overview

Class "A" facility located in the Cumberland submarket of Atlanta, GA. Ample surface and deck parking, free of charge. Great proximity to The Battery and Interstate 285. Property amenities include on-site Cafe, Fitness Center, Large Conference Facility, Retail services, Tenant lounge, onsite property management and immediate access to the trail system of the Chattahoochee River National Park.

### Property Highlights

- The Sublet Space is just off the 5th Floor elevator lobby. Glass entry doors lead past the reception to an open bullpen supporting up to 21 cubicles. Six (6) private offices with two on glass, interior conference room, server room, and a large break room overlooking the interior building atrium. Furniture (F,F&E) available for "plug and play" immediate occupancy. Great sublet rate - 25% off building face rates!

### Property Details

<b>Price / SF:</b>	\$25.00/rsf
<b>Occupancy:</b>	Vacant in 30-60 days
<b>Floors:</b>	11
<b>Available SF:</b>	6,907
<b>Year Built:</b>	1987
<b>Renovated:</b>	2023
<b>Building Class:</b>	Class "A"
<b>Parking:</b>	1,900+ free surface and deck parking
<b>Parking Ratio:</b>	3/1,000

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