

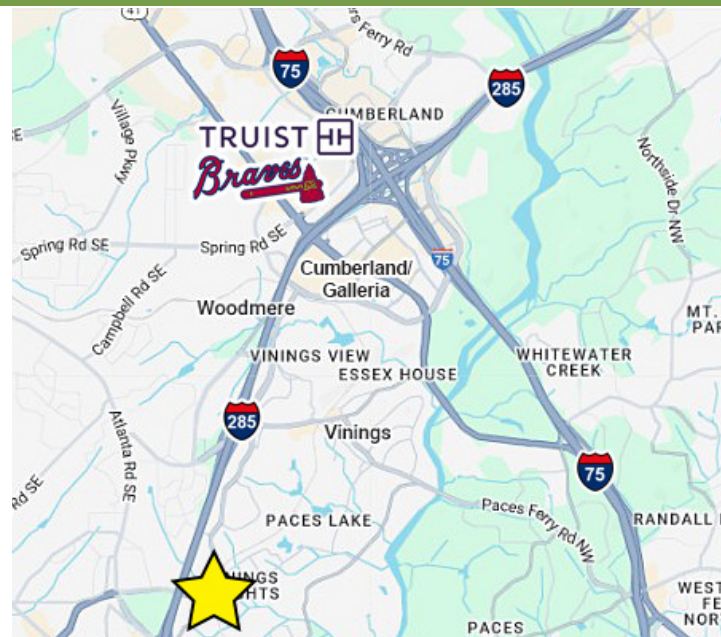
±1,540 SF Office Sublease Available | Prime Smyrna Location Cumberland/Galleria Submarket



4381 Beech Haven Trail, Smyrna, GA 30080

Property Highlights:

- ±1,540 SF office suite available for sublease
- Located within a ±21,489 SF professional office building in the thriving Cumberland/Galleria submarket
- First-floor suite with convenient access and professional office finishes
- Additional warehouse/storage space available on the basement level featuring a 9' x 8' drive-in roll-up door and 10' clear height
- Excellent access to I-75, I-285, and US-41
- Minutes from The Battery Atlanta and Truist Park
- Close proximity to Vinings, offering upscale shopping, dining, and entertainment
- Surrounded by numerous restaurants, hotels, retail, and business services
- Ideal for professional office, medical, consulting, or creative users
- High visibility location with strong surrounding demographics
- Centrally positioned within one of Atlanta's premier business and employment corridors



Justin Carswell
678.385.2715
jlc@mcwrealty.com

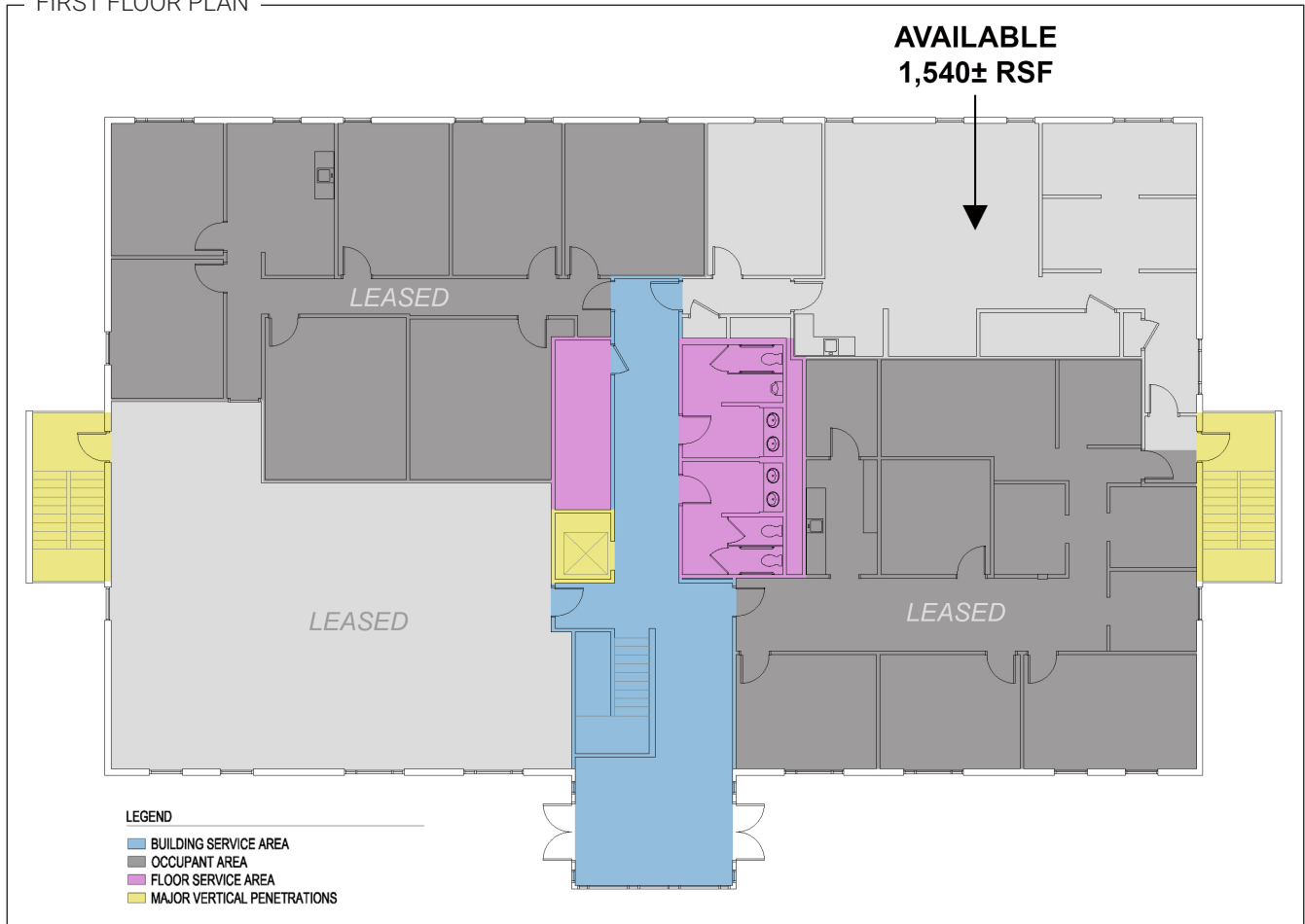
Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com

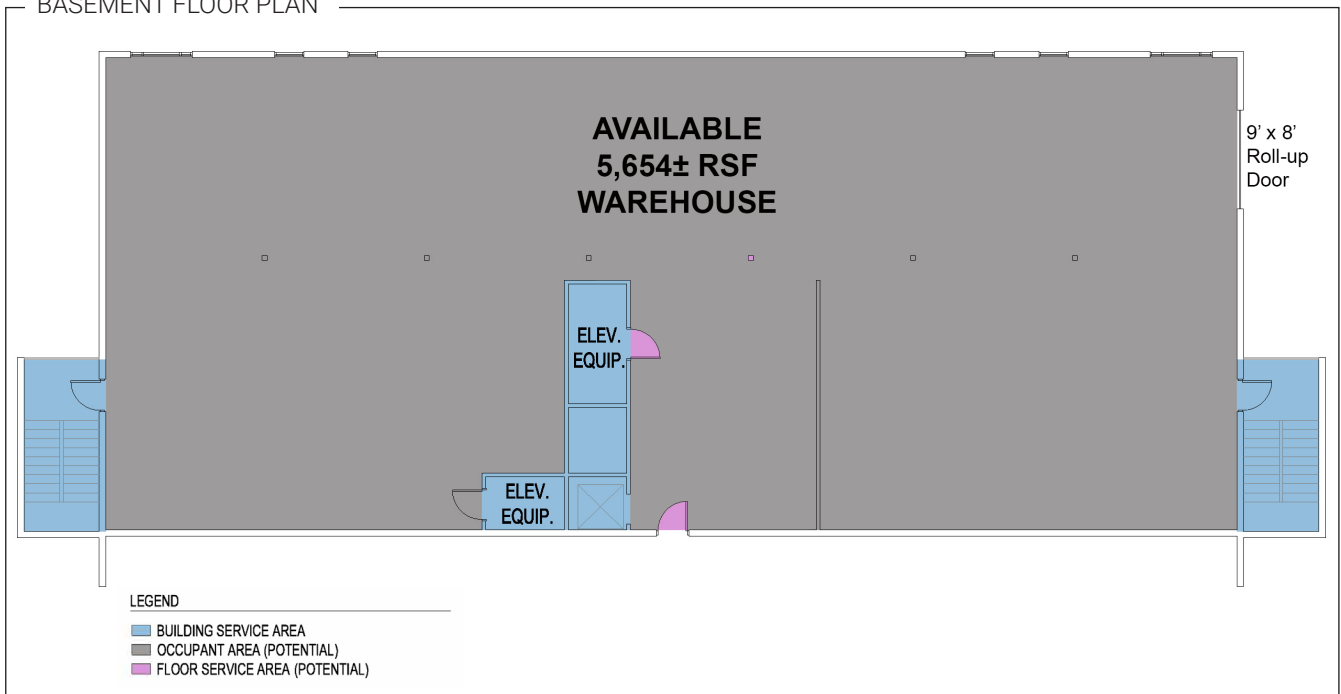


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FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



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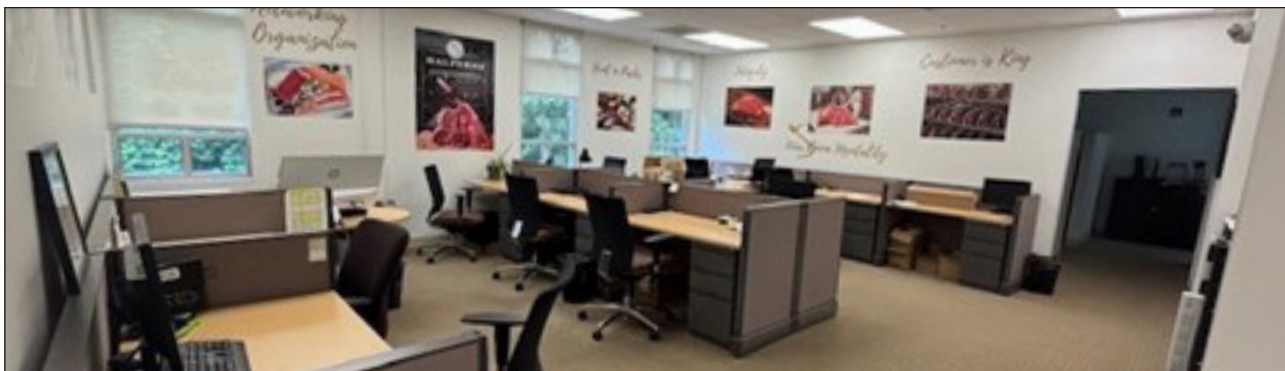
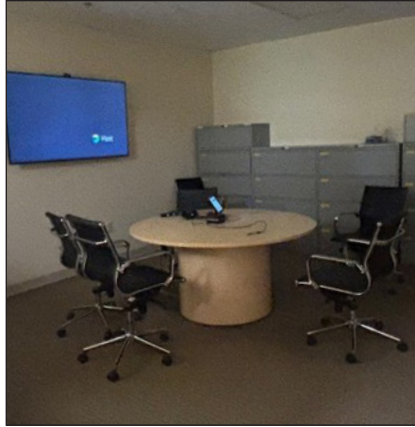
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