

FIRST GENERATION SUBLEASE

7TH FLOOR | 14,916 RSF

T₃ WEST MIDTOWN

383 17th Street, Atlanta, GA 30363



SPACE INFORMATION

14,916 RSF
7th FLOOR SPACE

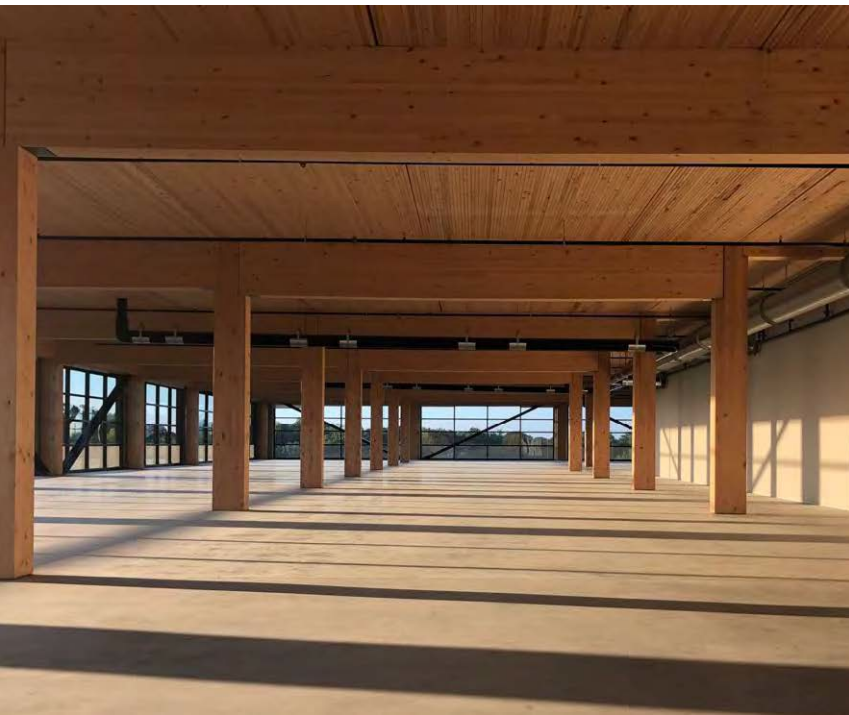
\$30.00/SF NNN
QUOTED RATE

1ST Generation (Shell)
SPACE CONDITION

2.0/1,000 SF
PARKING RATIO

6/30/2029
SUBLEASE TERM

TI Allowance Available



**Atlanta's first heavy
timber office building with
a private, top floor
balcony and excellent
Midtown views**

On-site Amenities

- Rooftop terrace
- Tenant lounge
- Fitness center
- Bike storage
- Adjacent to Atlantic Station

APRIL PARRISH

Executive Director

(404) 682 3413

april.parrish@cushwake.com

License #301359

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1180 Peachtree Street, NE, Suite 3100
Atlanta, Georgia 30309

www.cushmanwakefield.com

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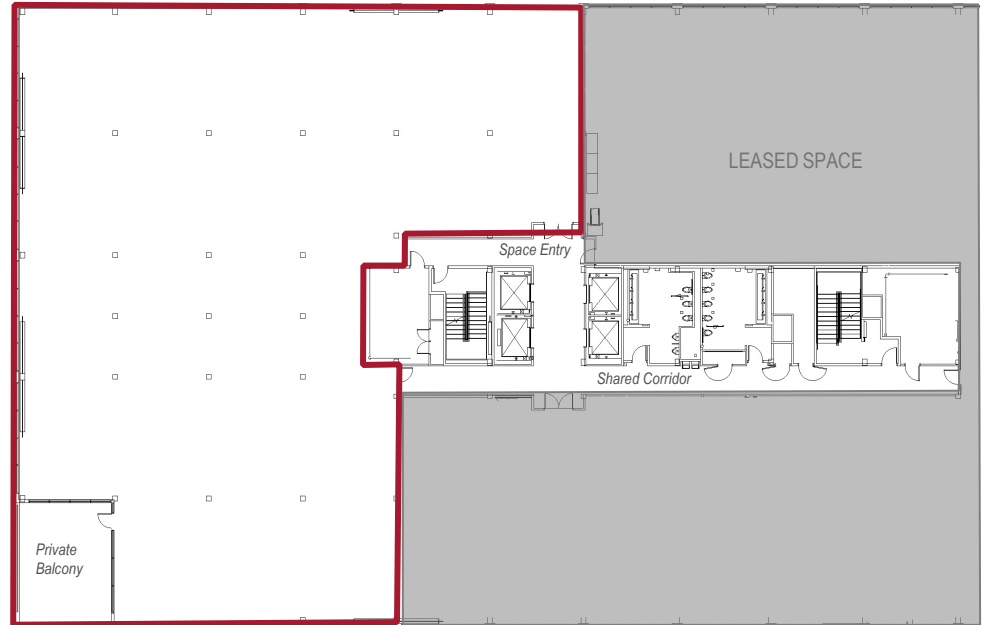
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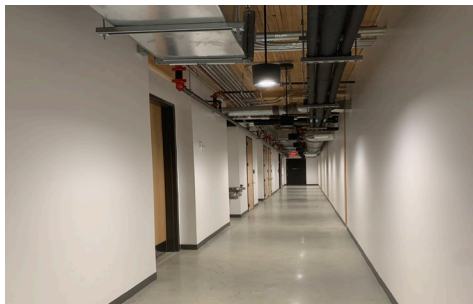
PREMISES



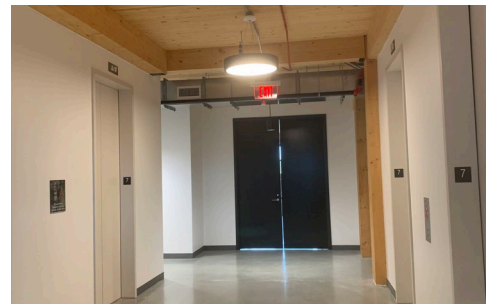
PRIVATE BALCONY



COMMON RESTROOMS



COMMON CORRIDOR



SPACE ENTRY

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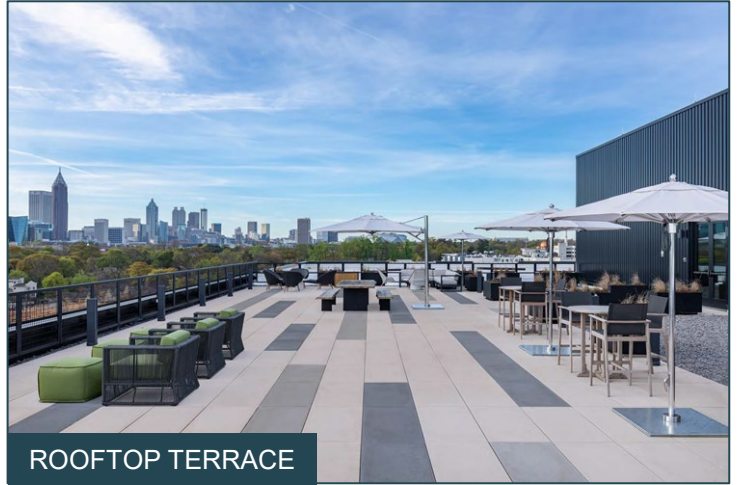
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EXCELLENT ON-SITE AMENITIES



FITNESS CENTER



ROOFTOP TERRACE



TENANT LOUNGE



TENANT LOUNGE



BIKE STORAGE



ATLANTIC STATION

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EXCEPTIONAL ACCESS & AMENITIES



PEDESTRIAN PROXIMITY:

5 MINUTE WALK TO
21 RESTAURANTS

3 MINUTE WALK TO
500+ HOTEL ROOMS

RESTAURANT ADDITIONS:

- 1 HOBNOB
- 2 BOWLERO GASTROPUB
- 3 BRICKSTONES KITCHEN AND BAR
- 4 AZOTEA CANTINA
- 5 TOSCANO
- 6 ROSÉ BISTRO & CHAMPAGNE BAR
- 7 BANTAM + BIDDY
- 8 FUTURE RESTAURANT

EXISTING RESTAURANTS:

- 9 PHO24
- 10 NAANSTOP
- 11 POKE BAR
- 12 GYU-KAKU
- 13 SALATA
- 14 ALLORA
- 15 ATLANTIC GRILL
- 16 BGR
- 17 CALIFORNIA PIZZA KITCHEN
- 18 ANGRY CRAB SHACK
- 19 YARD HOUSE
- 20 SRITHAI KITCHEN
- 21 ENVEGAN

MAP KEY:

- RETAIL/ENTERTAINMENT
- OFFICE
- RESIDENTIAL
- HOTEL/MIXED-USE
- EVENTS
- RESTAURANTS
- P PARKING ACCESS
- SHUTTLE TO ARTS CENTER MARTA STATION
- PATH TO PARKING
- BIKE LANE
- HIGHWAY ACCESS

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