

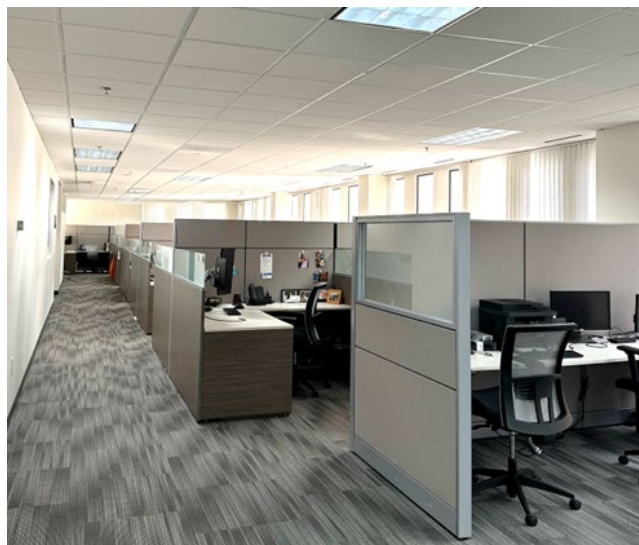
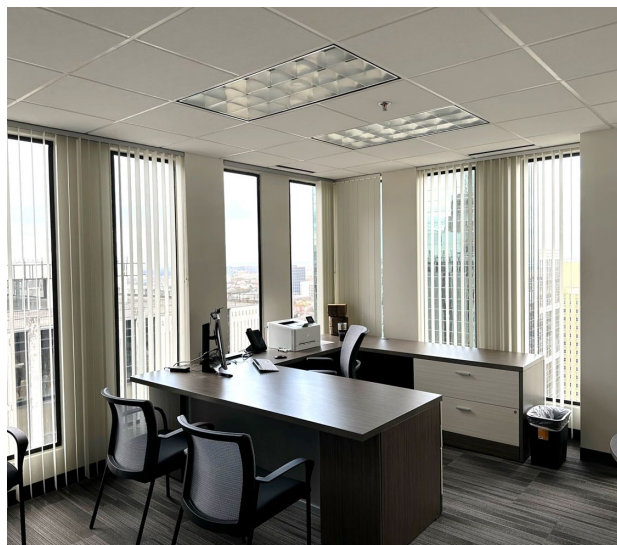
DOWNTOWN OFFICE

# SUBLEASE

24<sup>th</sup> Floor - 7,396 RSF

## Peachtree Center

235 Peachtree Street  
Atlanta, GA 30309



### SPACE INFORMATION

**7,396 RSF**  
24<sup>th</sup> Floor

**\$12.00/SF**  
FULL-SERVICE

**FURNITURE**  
AVAILABLE

**3/31/2027**  
SUBLEASE TERM

**2.0/1,000 SF**  
PARKING RATIO

### BUILDING & LOCATION HIGHLIGHTS

- Prime Downtown location with immediate access to abundant dining, retail, hotel and entertainment venues and options
- Direct access to Peachtree Center MARTA station
- Easy access to I-85/I-20
- Notable nearby amenities include:

CENTENNIAL  
OLYMPIC PARK

Mercedes-Benz  
STADIUM

world  
Coca-Cola

GEORGIA  
WORLD  
CONGRESS  
CENTER

GEORGIA AQUARIUM

State Farm  
ARENA

Hard Rock  
CAFE

CAPITAL CITY  
STADIUM

white oak  
KITCHEN & COCKTAILS

POLARIS

TIN  
LIZZY'S

Chick-fil-A

CVS pharmacy

RUTH'S  
CHRIS  
STEAK HOUSE

CUTS  
STEAKHOUSE

AmericasMart Atlanta

STARBUCKS  
COFFEE

MORTON'S  
THE STEAKHOUSE

MARRIOTT MARQUIS  
ATLANTA

COURTLAND GRAND  
HOTEL

COURTYARD  
BY MARRIOTT

THE WESTIN  
PEACHTREE PLAZA  
ATLANTA

THE RITZ-CARLTON®

HYATT  
REGENCY®

HOTEL  
INDIGO®

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**CUSHMAN &  
WAKEFIELD**

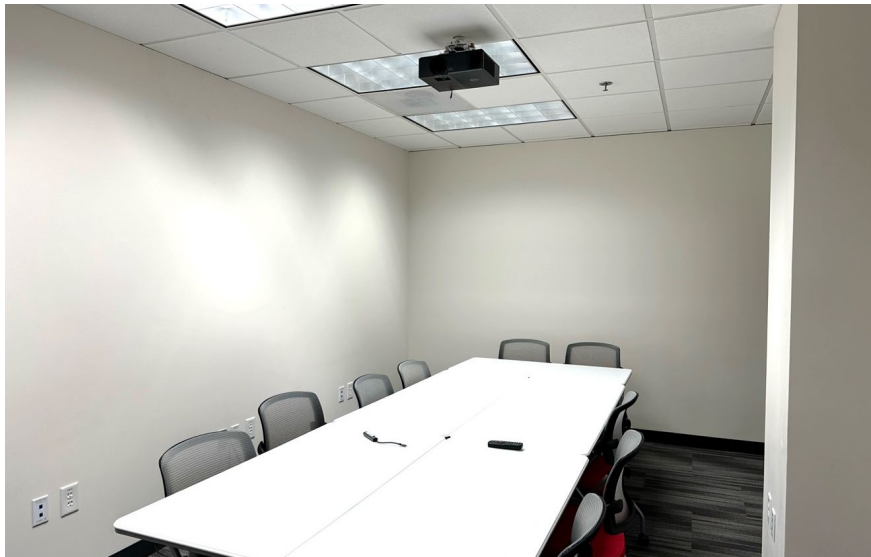
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DOWNTOWN OFFICE  
**SUBLEASE**  
7,396 RSF | 24<sup>th</sup> Floor

**Peachtree  
Center**

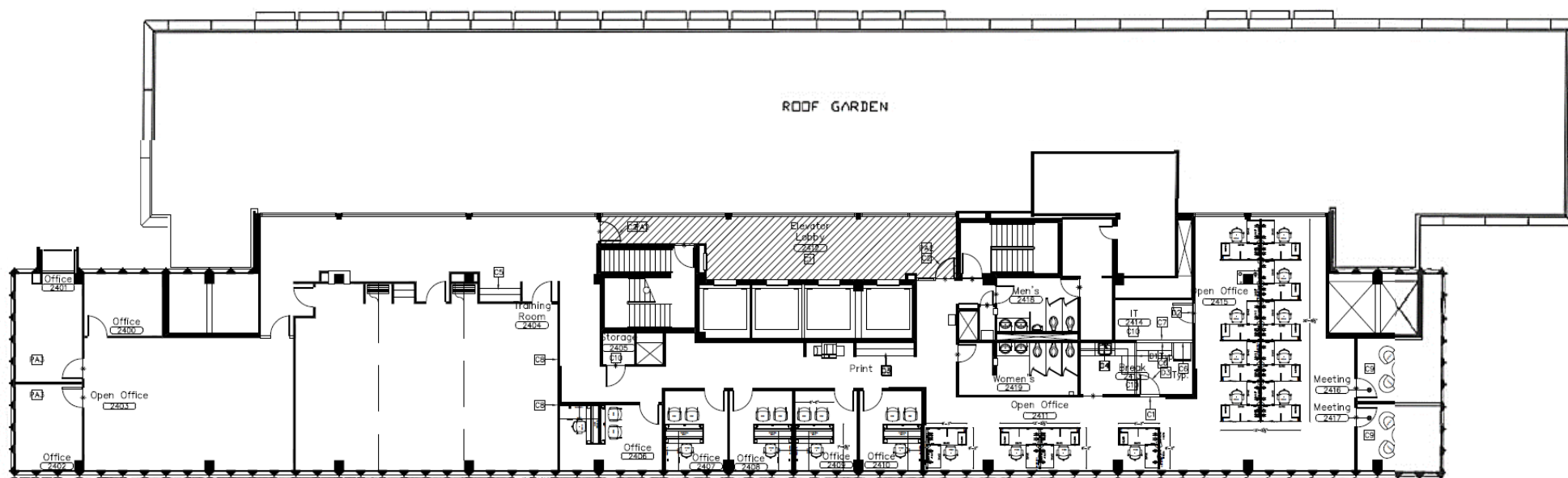
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**SUBLEASE**  
7,396 RSF | 24<sup>th</sup> Floor

# Peachtree Center

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## Penthouse space with Rooftop Garden area

- 8 offices
- 13 workstations  
(room for additional workstations)
- 2 conference rooms
- 1 training room
- 1 break room

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# DOWNTOWN OFFICE SUBLEASE 7,396 RSF | 24<sup>th</sup> Floor

## Peachtree Center

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Atlanta, GA 30309



### EXCEPTIONAL DOWNTOWN LOCATION

- Excellent I-85 interstate visibility and access
- Peachtree MARTA station on-site
- Located within the Hotel District offering superior hotel accommodations all within a mile of the building
- Abundant nearby dining, retail and amenities both on-site and within walking distance
- Notable meeting venues and entertainment options nearby
- Situated between Georgia Tech & Georgia State University

Centennial Olympic Park	0.4 miles
Underground Atlanta	0.6 miles
State Farm Arena	0.7 miles
Mercedes-Benz Stadium	1.0 miles
Georgia World Congress Center	1.4 miles
Midtown Atlanta	1.5 miles
Buckhead Atlanta	6.5 miles
Hartsfield Jackson Atlanta International Airport	11 miles

### NOTABLE DINING OPTIONS



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