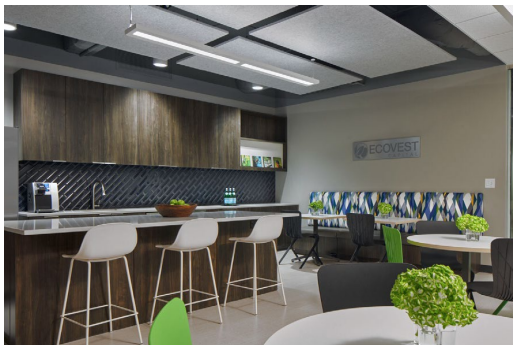




OFFICE SUBLEASE

Monarch Tower

3424 Peachtree Road NE, Atlanta, GA 30326



9,204 RSF

Negotiable

11/30/2029

Immediate

**TOTAL AVAILABLE
SUITE 700**

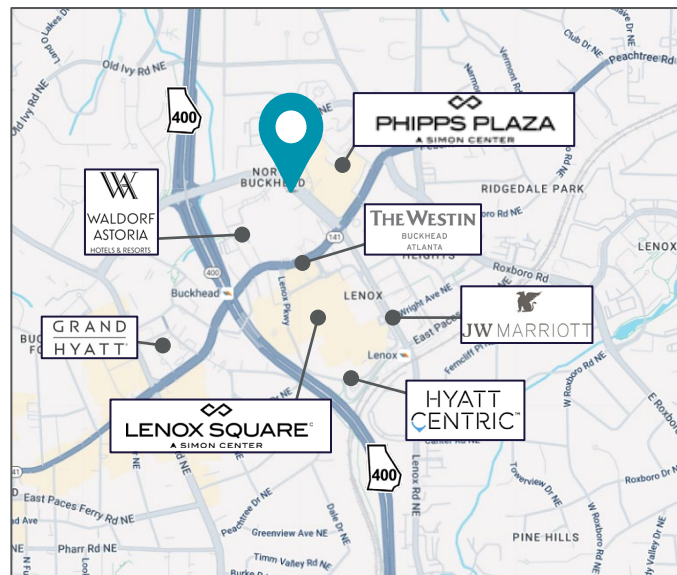
**FULL-SERVICE
RATE**

**SUBLEASE
EXPIRATION**

**OCCUPANCY UPON
SUBLEASE EXECUTION**

Space Features & Highlights

- FF&E Negotiable
- Covered parking available
- On-site New York Prime restaurant, Simmer Café, fitness center, conferencing facilities and dry cleaning
- Direct access to GA-400
- Excellent central location surrounded by notable dining, retail, hotels and amenities



**FOR MORE
INFORMATION,
CONTACT:**

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License #340836

SYDNEY MAYSON
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CUSHMAN & WAKEFIELD, INC.
1180 Peachtree Street, NE, Suite 3100
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www.cushmanwakefield.com

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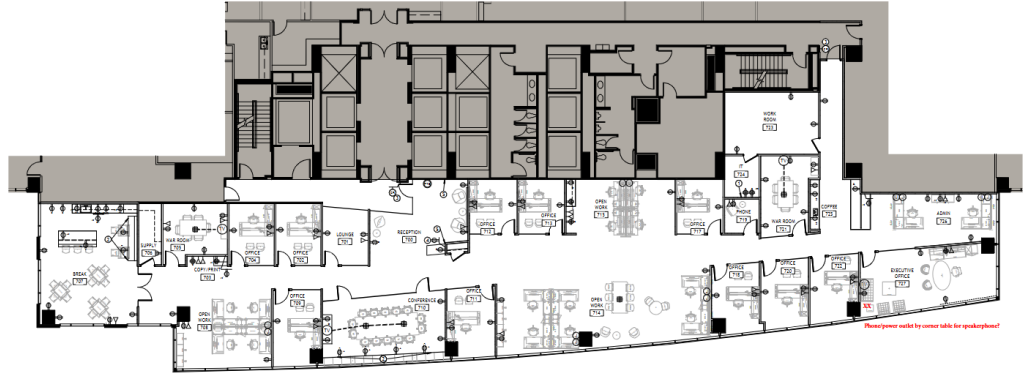
OFFICE SUBLEASE MONARCH TOWER

3424 Peachtree Road, Atlanta, GA 30326



SUITE 700 - 9,204 SF

- Breakroom w/ Kitchen
- Coffee Galley
- 1 File/Storage Room
- Reception
- 3 Open Workspaces
- 3 Small Conference
- 1 Large Conference
- 9 Private Offices
- 1 Executive Office



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