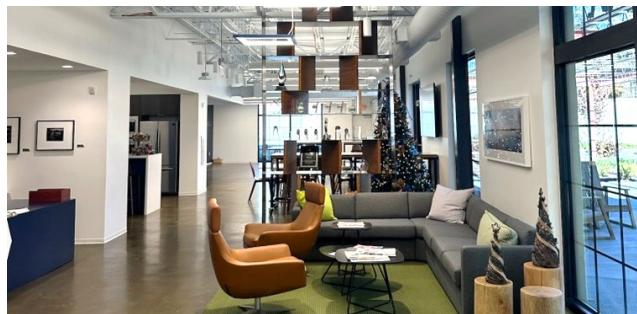


TECHNOLOGY PARK

OFFICE SUBLICENSE

Full-Building: 60,500 RSF



SPACE INFORMATION

\$29.00/RSF

Base Rate

Occupancy

Negotiable

60,500 RSF

Full Building Available

11/30/2030

Sublease Term

Plug & Play

Furniture included

Parking

Ample Dedicated Surface

BUREAU
125 Technology Parkway
Peachtree Corners, GA 30092

Exclusive full-building sublease in the heart of Technology Park. The Bureau offers prime visibility and convenience with direct access to Hwy 141 and the Tech Park Trail, plus proximity to premier dining, retail and lifestyle destinations like The Forum and Town Center.

Bureau is adjacent to a new public gathering space that will include a turf area for casual games and open-air relaxation, dedicated food-truck stalls, EV and alternative mobility charging stations and a loading/unloading zone for transit buses.



CONTACT:

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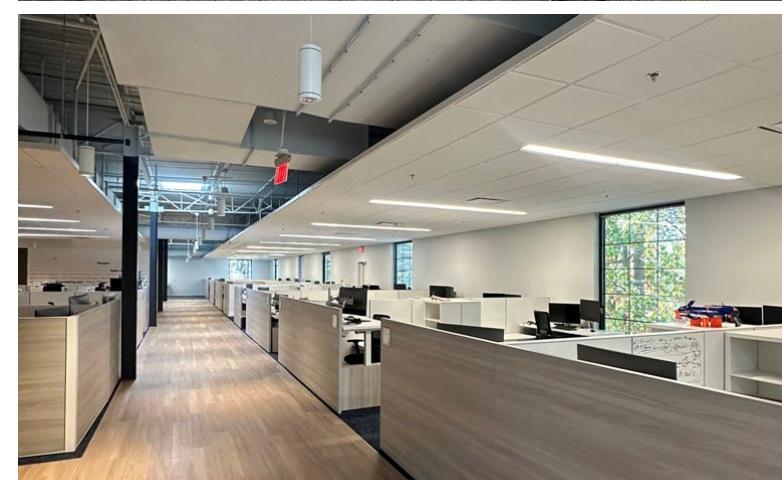
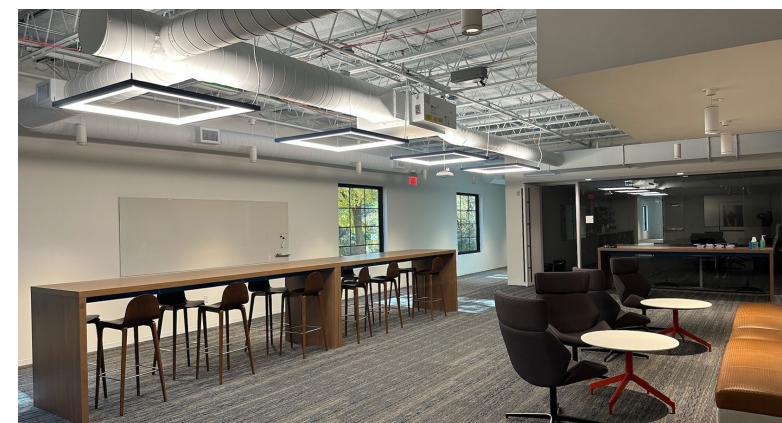
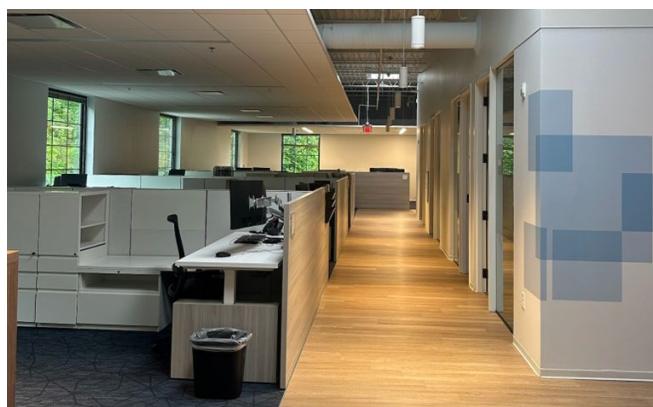
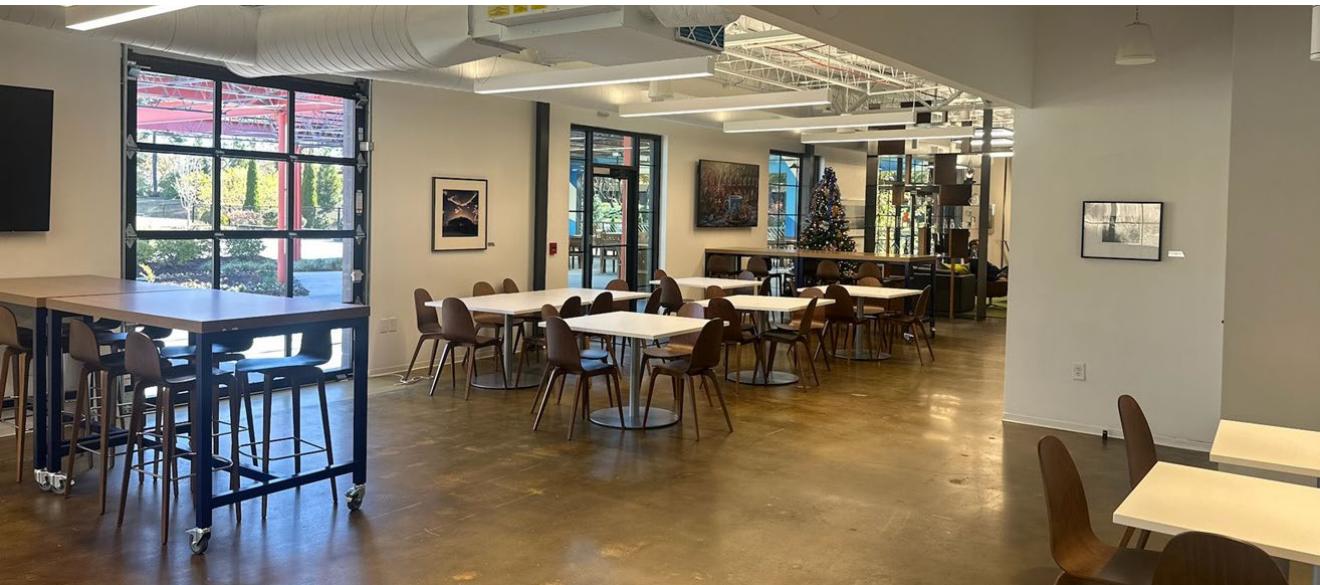
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 **CUSHMAN & WAKEFIELD**
CUSHMAN & WAKEFIELD, INC.
1180 Peachtree Street, NE, Suite 3100, Atlanta, Georgia 30309
www.cushmanwakefield.com

60,500 RSF OFFICE SUBLEASE SPACE PHOTOS

BUREAU

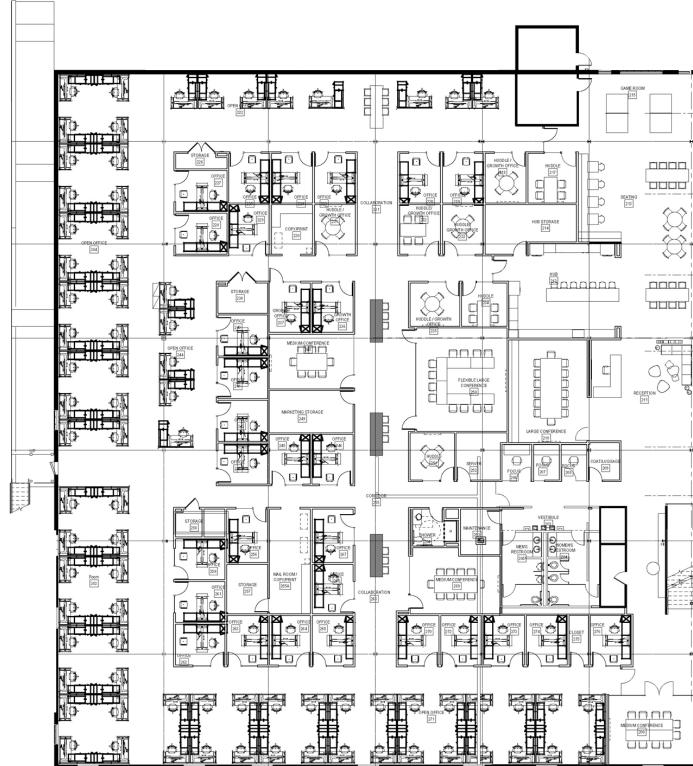
125 Technology Parkway
Peachtree Corners, GA 30092



60,500 RSF OFFICE SUBLEASE FLOOR PLANS

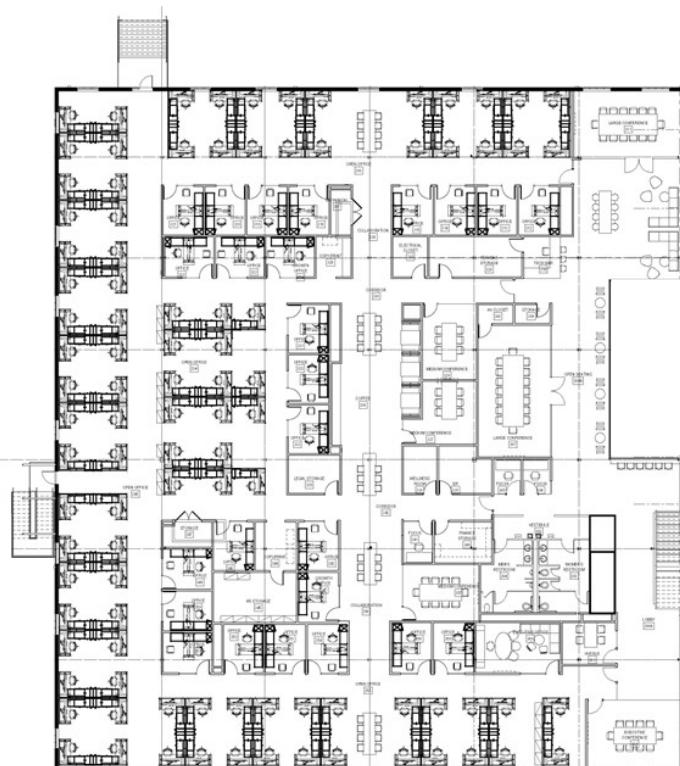
LEVEL 2

- 77 workstations
- 30 private offices
- 8 huddle rooms
- 11 conference rooms
- 1 Break Room/Game Area



LEVEL 3

- 98 workstations
- 24 private offices & 1 executive office
- 1 huddle rooms & 3 focus rooms
- 6 conference rooms
- 7 open office/collaboration areas



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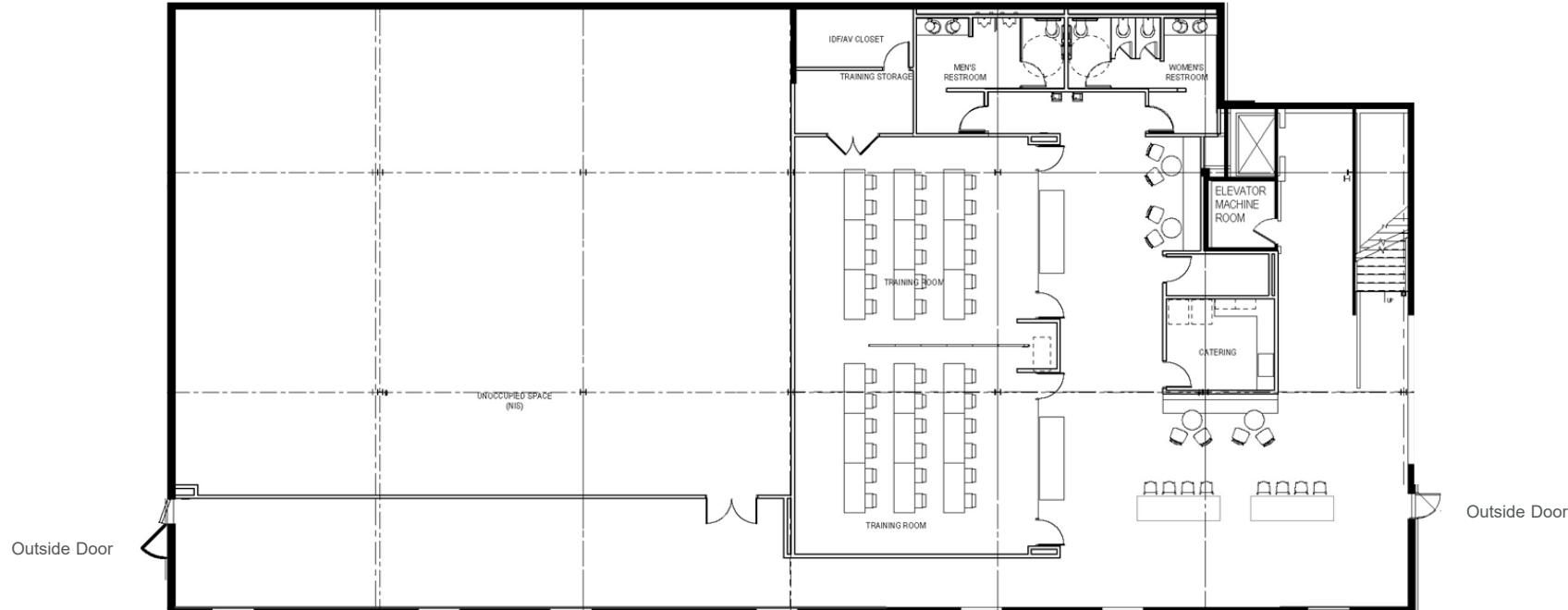
60,500 RSF OFFICE SUBLEASE FLOOR PLANS

BUREAU

125 Technology Parkway
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LEVEL 1

- Large training room with catering kitchen
- Collaboration Area
- Storage/raw space for expansion



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60,500 RSF OFFICE SUBLEASE

LOCATION OVERVIEW

BUREAU

125 Technology Parkway
Peachtree Corners, GA 30092

A Connected Community for Work, Life, and Growth



Technology Park: An Innovation Hub

Tech Park, integrates residential and lifestyle amenities to support a vibrant live/work/play community. Home to Curiosity Lab, a 500-acre 5G-enabled living laboratory and its partnership with local schools STEM programs, the park attracts tech companies and supports real-world innovation testing.



Quality of Life

Top-rated schools, family-friendly housing and access to parks, golf, dining, and lodging options.



Conscious Growth

Development of Town Center—a vibrant 21-acre mixed-use destination, with new affordable housing and road upgrades now underway to enhance connectivity and livability.



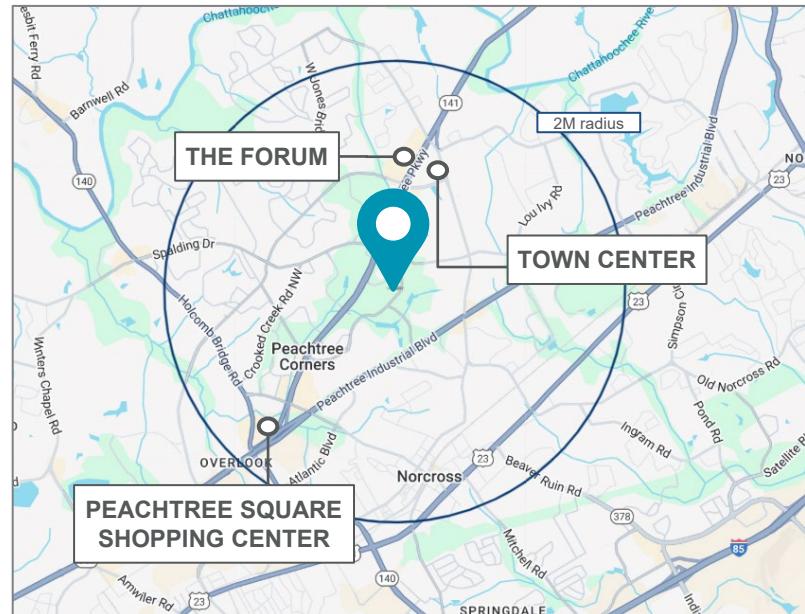
Seamless Connectivity

Direct access to Highway 141 and a quick 10-minute drive to I-285. Convenient MARTA connectivity via the GCT Xpress route and adjacent to the 11.5-mile Peachtree Corners Tech Park Trail linking shops, restaurants, and office parks.



Urban Conveniences Without the Hassle

Fast casual & upscale restaurants, coffee shops, and lifestyle centers all within a 2-mile radius



NEARBY DINING, RETAIL & AMENITIES



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