

NORTHWEST ATLANTA

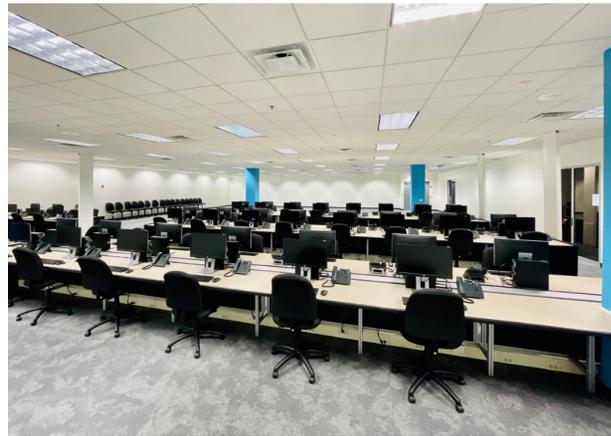
OFFICE SUBLEASE

67,000 RSF - 2nd Floor

Move-in Ready & Furniture Included

Highlands Park

5600 United Drive
Smyrna, GA 30082



SPACE INFORMATION



67,000 RSF

Divisible to
15,400 SF



\$16.00/SF

Modified Gross
(Net of Tax)
OPEX & Utilities included



8/31/2035

Sublease
Expiration



ELEVATOR

Access



FURNITURE

Available at no
add'l cost



PARKING

360 Surface
Parking Spaces

- Subtenant will have access to common area lobby with security personnel in lobby during business hours
- Fire suppression systems - fully sprinklered throughout
- Building contains 6 bay loading docks with dual height clearance, levelers, and a freight elevator.

**FOR MORE
INFORMATION,
CONTACT:**

BORIS GARBUZ

Director
(404) 682 3418
Boris.garbuz@cushwake.com
License #348429

CUSHMAN & WAKEFIELD, INC.

1180 Peachtree Street, NE
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Atlanta, Georgia 30309
www.cushmanwakefield.com

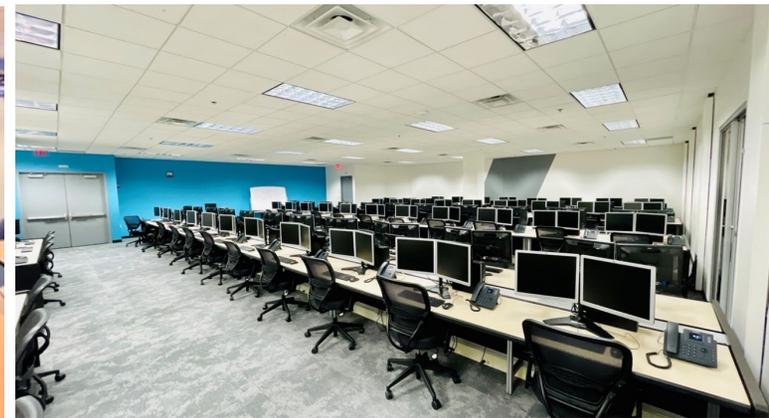


OFFICE SUBLEASE

SPACE PHOTOS

Highlands Park

5600 United Drive
Smyrna, GA 30082



OFFICE SUBLEASE

FLOOR PLAN

Highlands Park

5600 United Drive
Smyrna, GA 30082

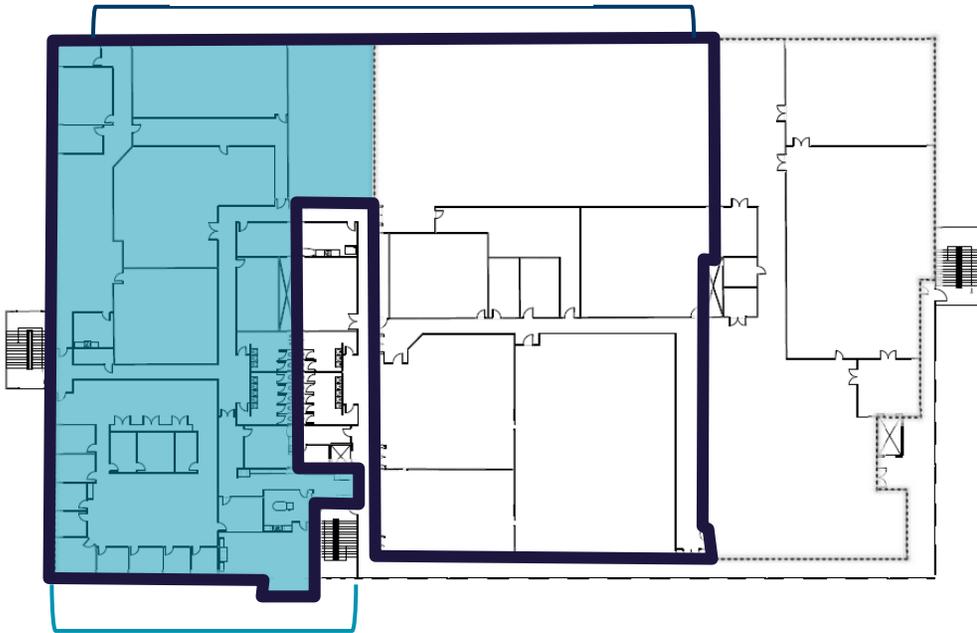


2nd Floor: 67,000 SF

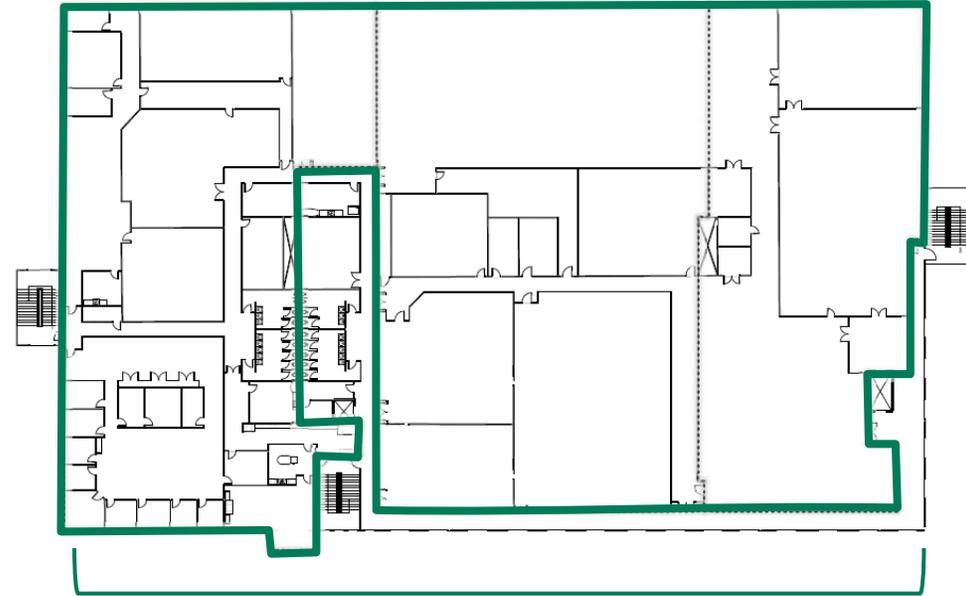
Subdivisible

OPTION 1	15,400 ^{+/-} SF
OPTION 2	35,800 ^{+/-} SF
OPTION 3	67,000 ^{+/-} SF

OPTION 2
35,800^{+/-} SF



OPTION 1
15,400^{+/-} SF



OPTION 3
67,000^{+/-} SF

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OFFICE SUBLEASE

PARKING & LOADING

Highlands Park

5600 United Drive
Smyrna, GA 30082



EXCELLENT LOADING & SURFACE PARKING LOT



Loading

- 6 dock high doors with dual height clearance
- Dock levelers
- Freight Elevator



Ample Parking

- 360 surface spaces
- Ideal for high density users such as a call center

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OFFICE SUBLEASE

LOCATION OVERVIEW

Highlands Park

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Smyrna, GA 30082



EXCEPTIONAL ACCESS & NEARBY AMENITIES



Excellent Access

Situated just off East-West Connector offering quick access to I-285 and I-75



Abundant Nearby Amenities

Including Truist Park, The Battery, Cumberland Mall, The Galleria and Cobb Energy Performing Arts Centre



Silver Comet Trail

Across street from Silver Comet Trail with over 61 miles of paved trail access spanning from Georgia to Alabama



Area Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	6,777	74,073	213,393
Projected 2028 Population	6,742	75,207	217,766
Households 2023	2,872	32,662	88,514
2023 Med. Household Inc.	\$94k	\$99k	\$75k
Total Consumer Spending	\$103M	\$1.18M	\$2.7M

HIGHLANDS PARK

5600 United Drive, Smyrna, GA 30082

OFFICE SUBLEASE



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