



100

Galleria Parkway

ATLANTA | GA | 30339

CBRE

2,231 RSF ON 13TH FLOOR FOR SUBLEASE



PROPERTY OVERVIEW

2,231 RSF

Class A Office Sublease

This turnkey sublease opportunity offers 2,231 rentable square feet (RSF) of fully furnished Class A office space within a newly constructed office park. Featuring new furniture, fixtures, and equipment (FF&E), the space is ideally suited for a professional services firm, consulting group, technology company, or any organization seeking a move-in ready office solution with a flexible term.

- Move-in ready furnished office
- Modern Class A environment
- Efficient mix of private offices and collaborative workspace
- Access to high-quality shared amenities
- Attractive short-term sublease through November 2029
- New construction with contemporary finishes and infrastructure

Tenants enjoy access to a premier amenity package, including

- Tenant lounge
- Fitness center
- Conference and training facility

12.1.26
AVAILABLE

\$44/RSF
RATE

CLASS A
BUILDING TYPE

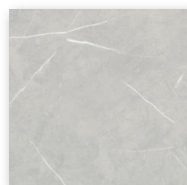
3.2/1000
PARKING RATIO



Entry Flooring



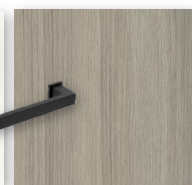
Paint



Break Room Flooring



Break Room Counter/Cabinets & Hardware

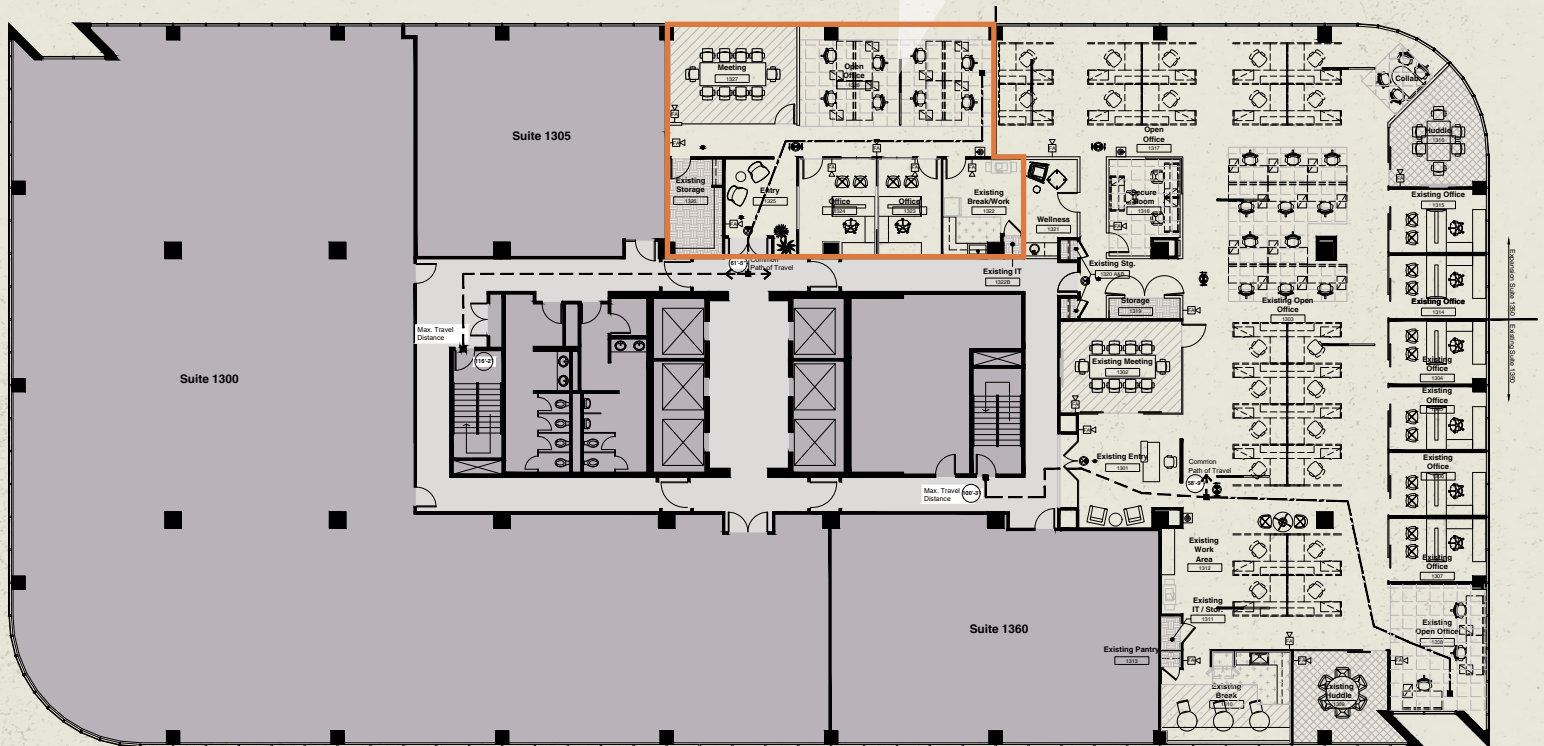
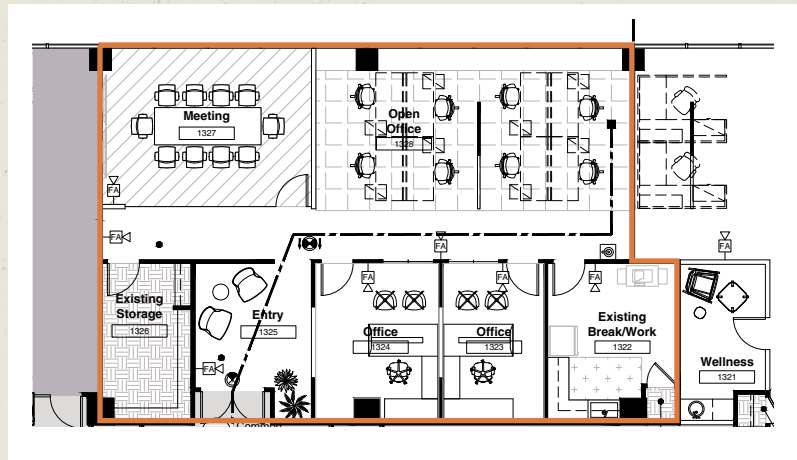


Meeting Carpet



Office/Open Office Carpet

FLOOR PLAN



2,231 RSF

- Reception area
- Conference room with seating for 10
- Open workspace accommodating 8 workstations
- 2 private offices
- Break/work area
- Storage room

A map of the Atlanta, Georgia area. A green location pin is placed in the northern part of the city, near the intersection of I-75 and I-285. The text '100 GALLERIA' is overlaid in a large, bold, black serif font. The map shows various highways, including I-75, I-285, I-85, I-95, and I-20, as well as numerous city names and suburbs like Marietta, Kennesaw, Smyrna, Mableton, East Point, Conyers, and Stockbridge. The map is oriented with North at the top.

2,231 SF OFFICE SPACE FOR SUBLEASE

100

**Galleria
Parkway**



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