

CENTRAL PERIMETER

SUBLEASE 60,402 RSF

Move-in Ready – Floors 1-3

Morgan Falls Office Park Building 100

7840 Roswell Road
Sandy Springs, GA 30350



SPACE LAYOUT

	1 st Floor	2 nd Floor	3 rd Floor	TOTAL
Workstations	62	109	139	310
Private Offices	0	4	5	9
Large Conference Room	5	6	5	16
Medium Conference Room	6	5	5	16
Phone Room	4	8	8	20
Coffee Bar/Café	1	0	0	1

SPACE INFORMATION

60,402 RSF
TOTAL SPACE

14,441 RSF – 1st floor
22,766 RSF – 2nd floor
23,195 RSF – 3rd floor

ASKING RATE
NEGOTIABLE – INQUIRE!

4/30/2025
SUBLEASE TERM

FURNITURE
INCLUDED

4.0/1,000 SF
PARKING RATIO

- Move-in ready
- Upgraded finishes throughout
- Free Parking
- Easy access to GA-400 via Northridge

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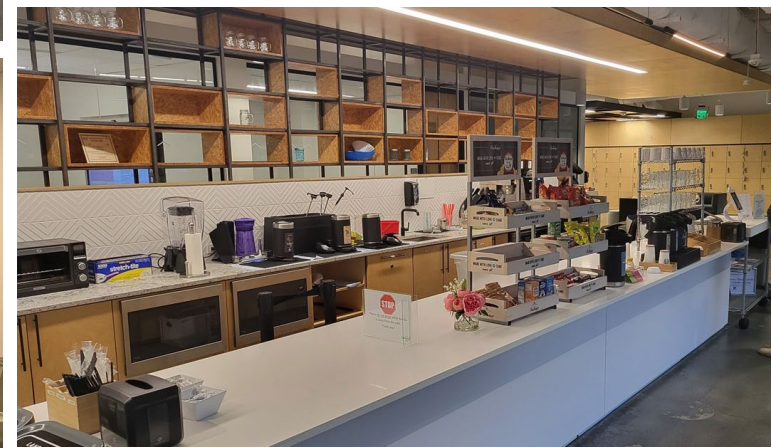
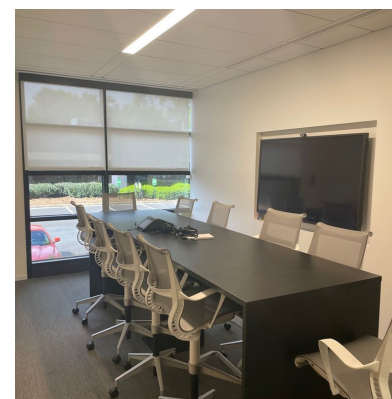
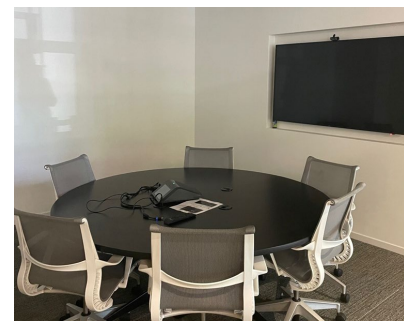
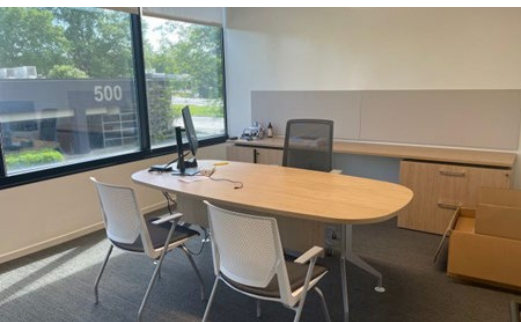
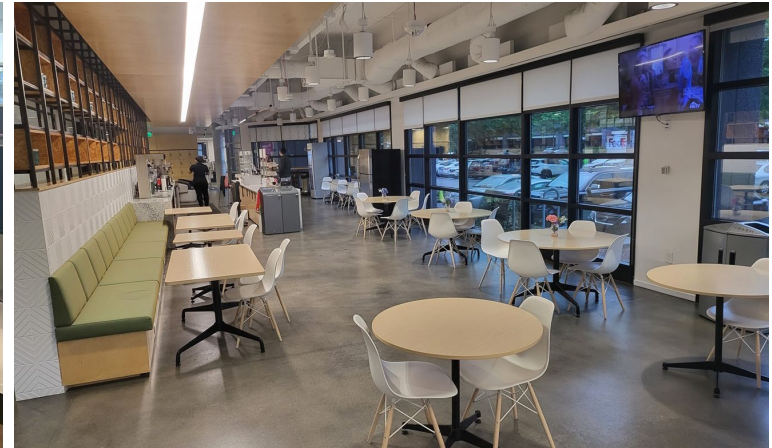
CUSHMAN & WAKEFIELD, INC.
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60,402 RSF OFFICE SUBLEASE SPACE PHOTOS

Morgan Falls
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60,402 RSF OFFICE SUBLEASE

1st FLOOR PLAN

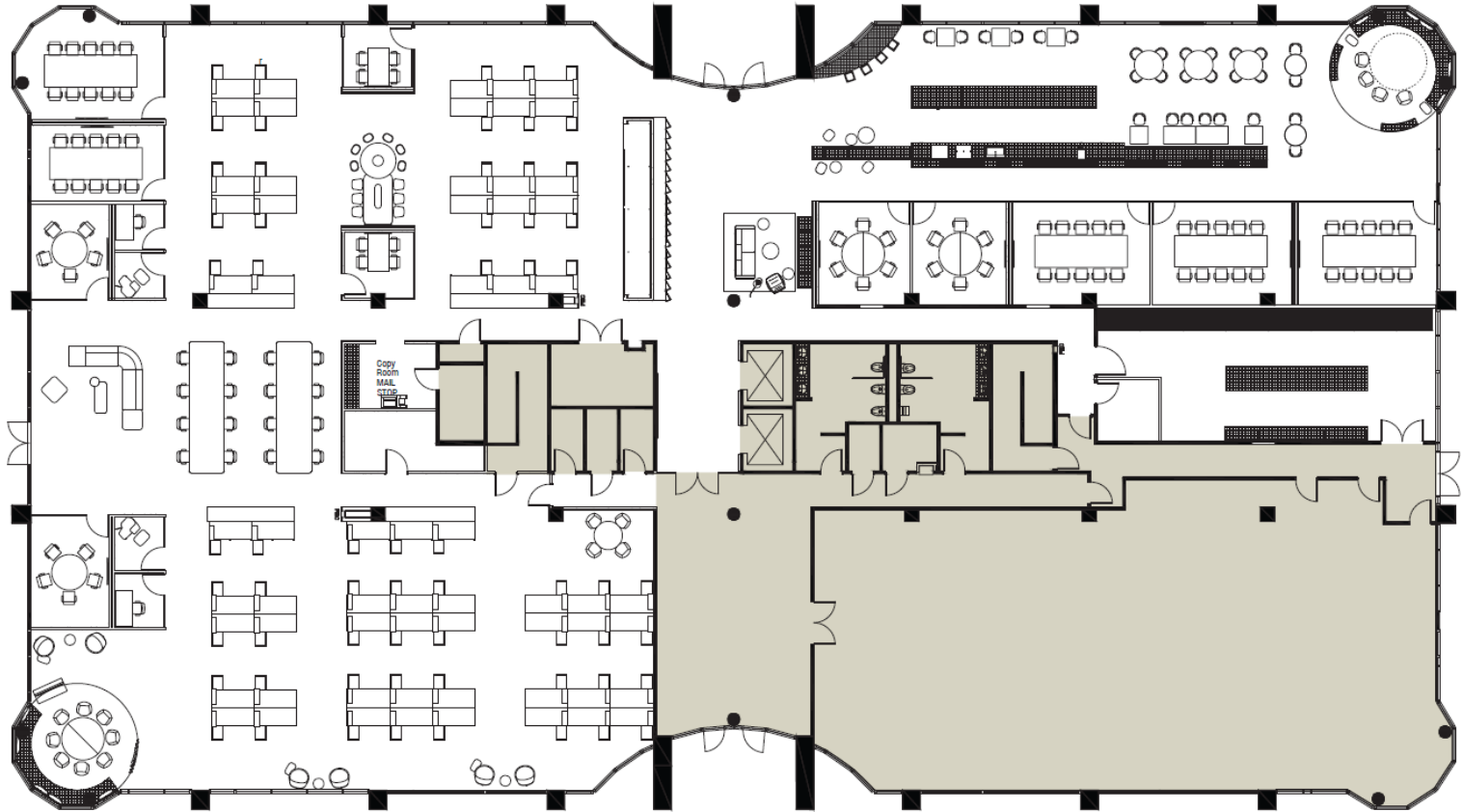
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1st FLOOR – 14,441 SF

Workstations	62
Private Offices	0
Large Conference Room	5
Medium Conference Room	6
Phone Room	4
Coffee Bar/Café	1



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2nd FLOOR PLAN

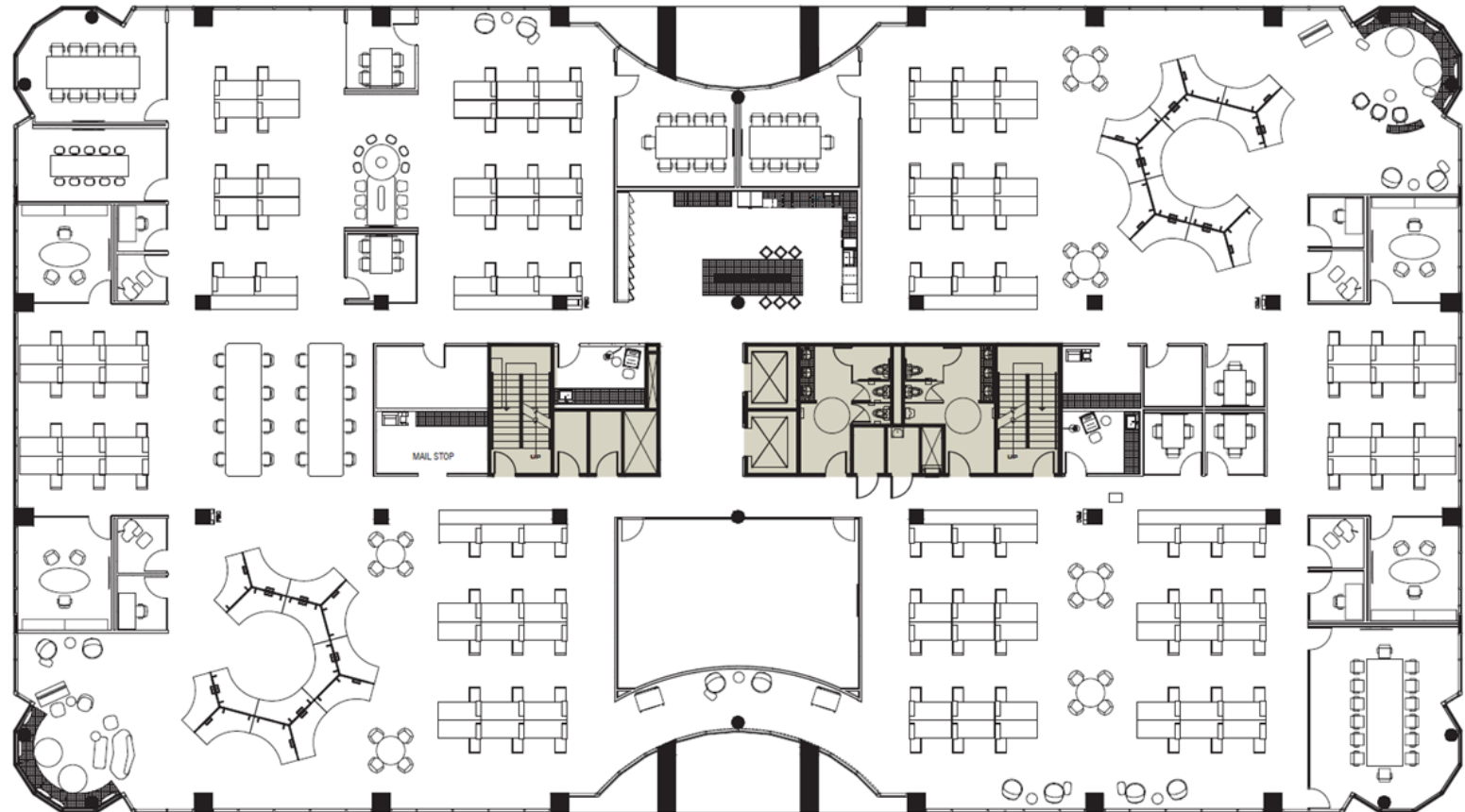
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2nd FLOOR – 22,766 SF

Workstations	109
Private Offices	4
Large Conference Room	6
Medium Conference Room	5
Phone Room	8



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3rd FLOOR PLAN

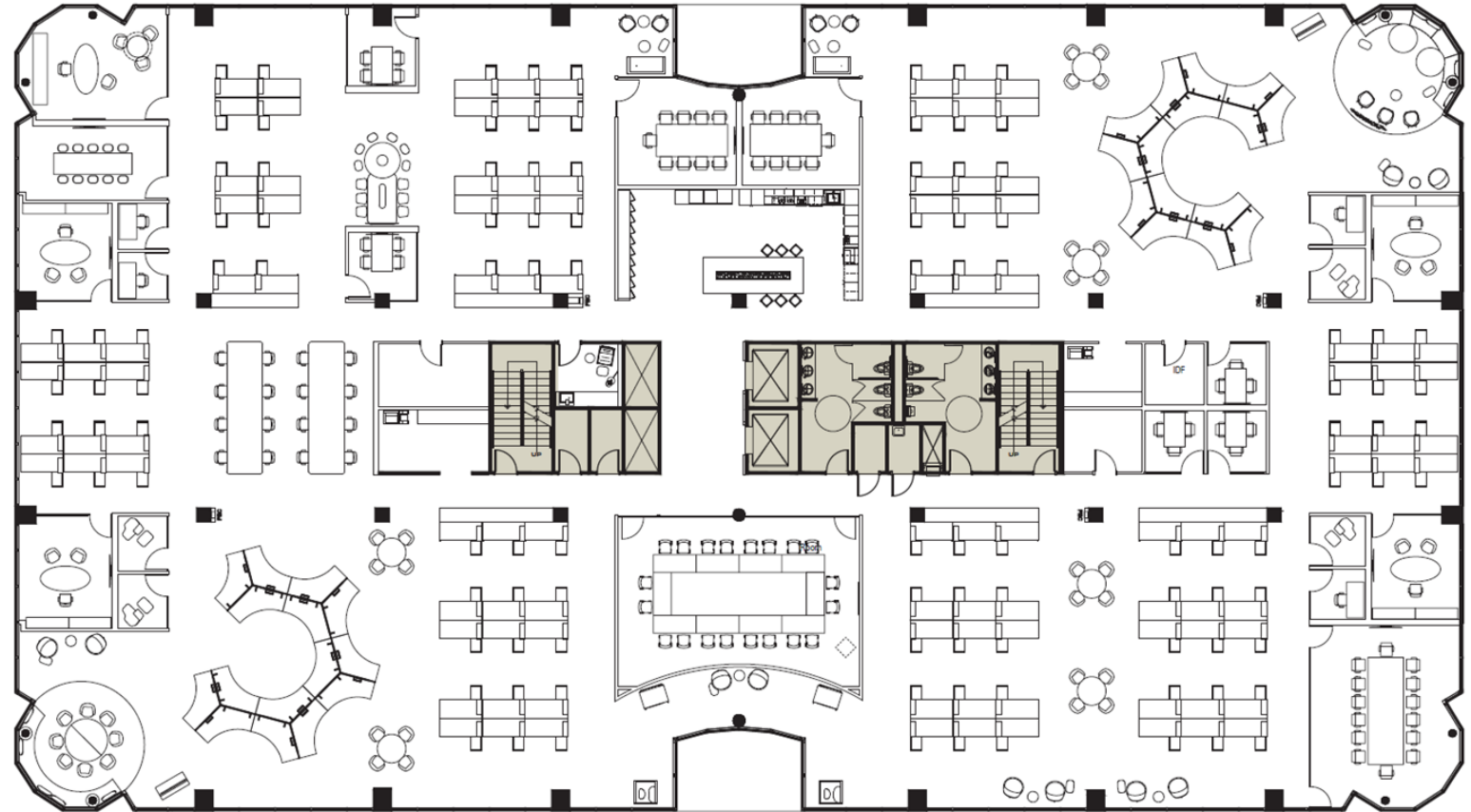
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3rd FLOOR – 23,195 SF

Workstations	139
Private Offices	5
Large Conference Room	5
Medium Conference Room	5
Phone Room	8



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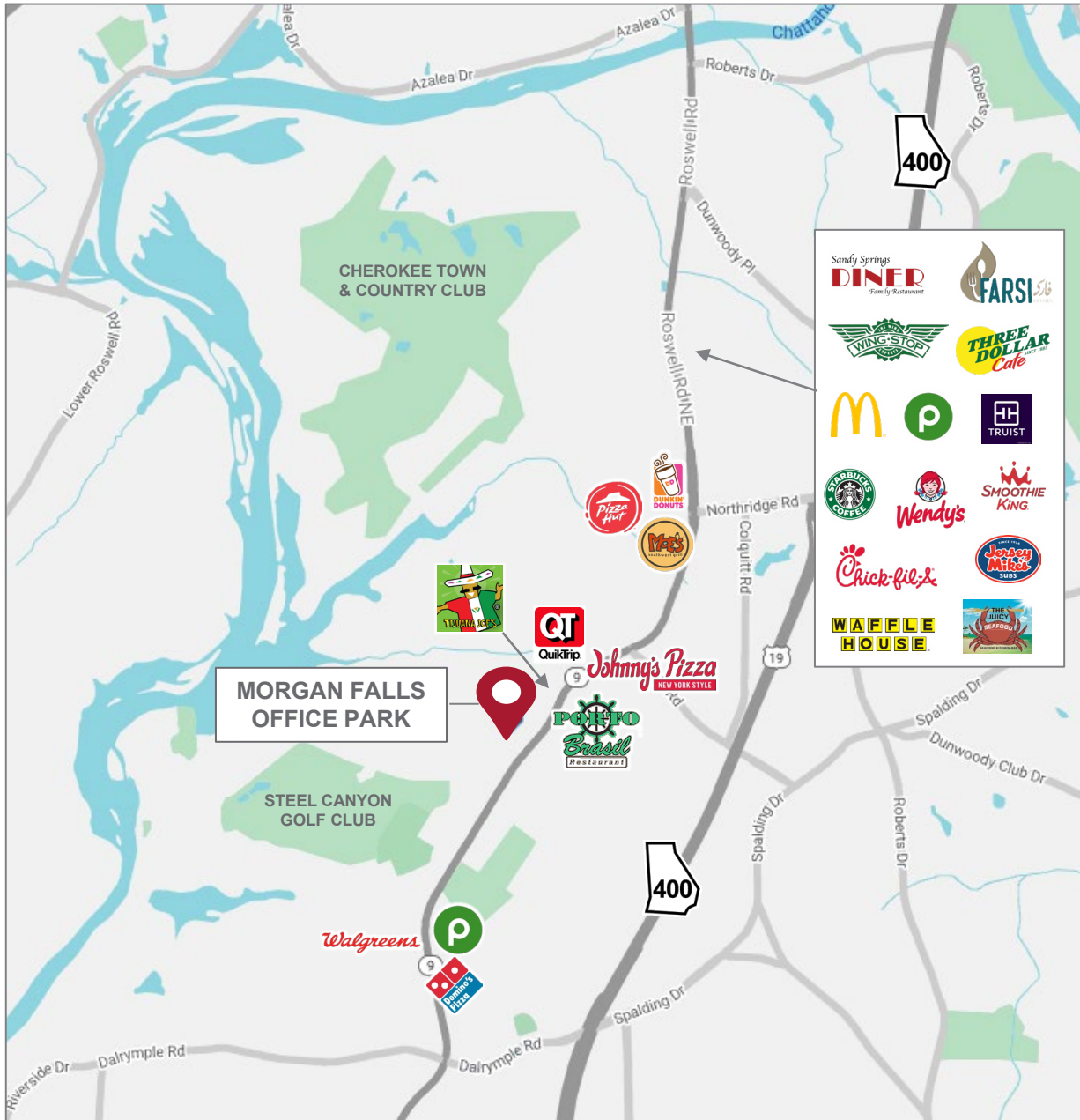


60,402 RSF OFFICE SUBLEASE

LOCATION OVERVIEW

Morgan Falls
Office Park
Building 100

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Exceptional Central Perimeter location offering quick access to GA 400 and abundant nearby amenities and retail.

1	Cherokee Town & Country Club	2.2 miles
2	Sandy Springs	3.6 miles
3	Perimeter Mall	4.5 miles
4	Chattahoochee River Recreation Area	3.8 miles
5	Downtown Roswell	4.3 miles

