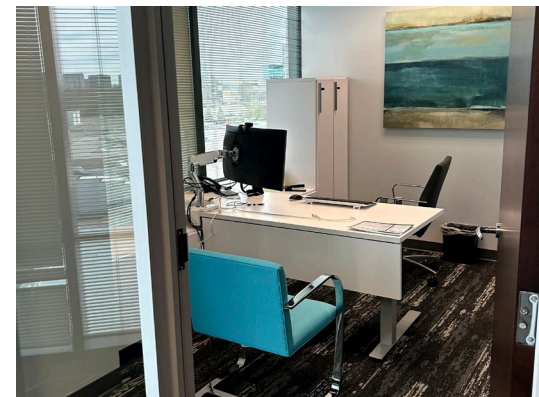
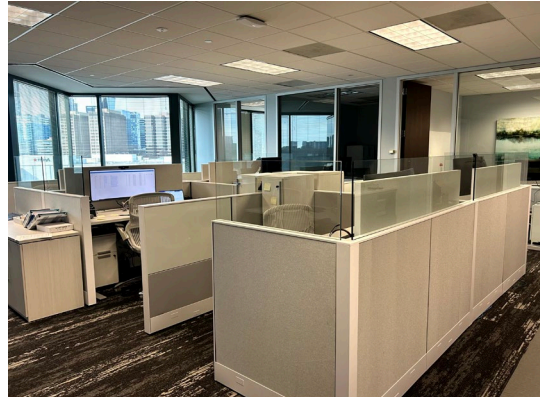




OFFICE SUBLEASE Buckhead Tower

3399 Peachtree Road, Atlanta, GA 30326



2,227 RSF

\$32.00/RSF

11/30/2025

IMMEDIATE

7TH FLOOR

FULL-SERVICE

EXPIRATION

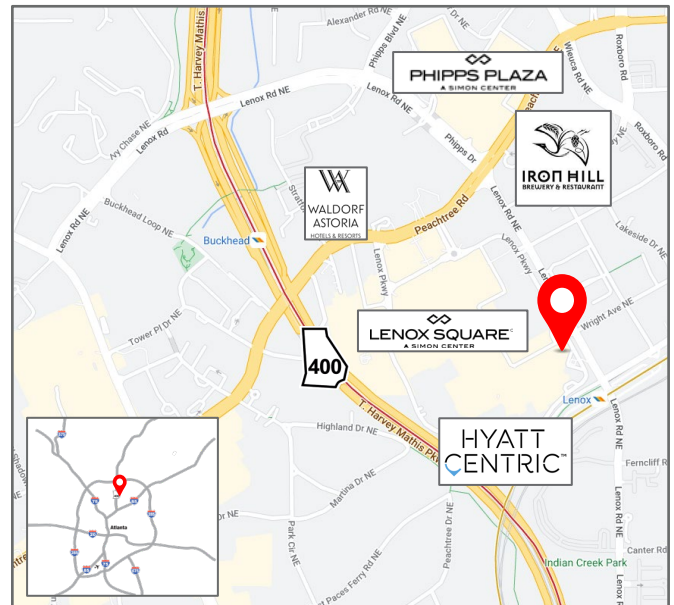
OCCUPANCY

Space Features & Highlights

- Former spec-suite in excellent condition with highly upgraded, modern finishes
- Elevator lobby exposure
- Furniture included

Excellent Amenities & Location

- New on-site café, upgraded fitness center, conference center, outdoor tenant lounge and newly appointed lobby
- Adjacent to MARTA
- Attached to JW Marriott & Lenox Mall



APRIL PARRISH
Executive Director
(404) 682 3413
april.parrish@cushwake.com
License #301359

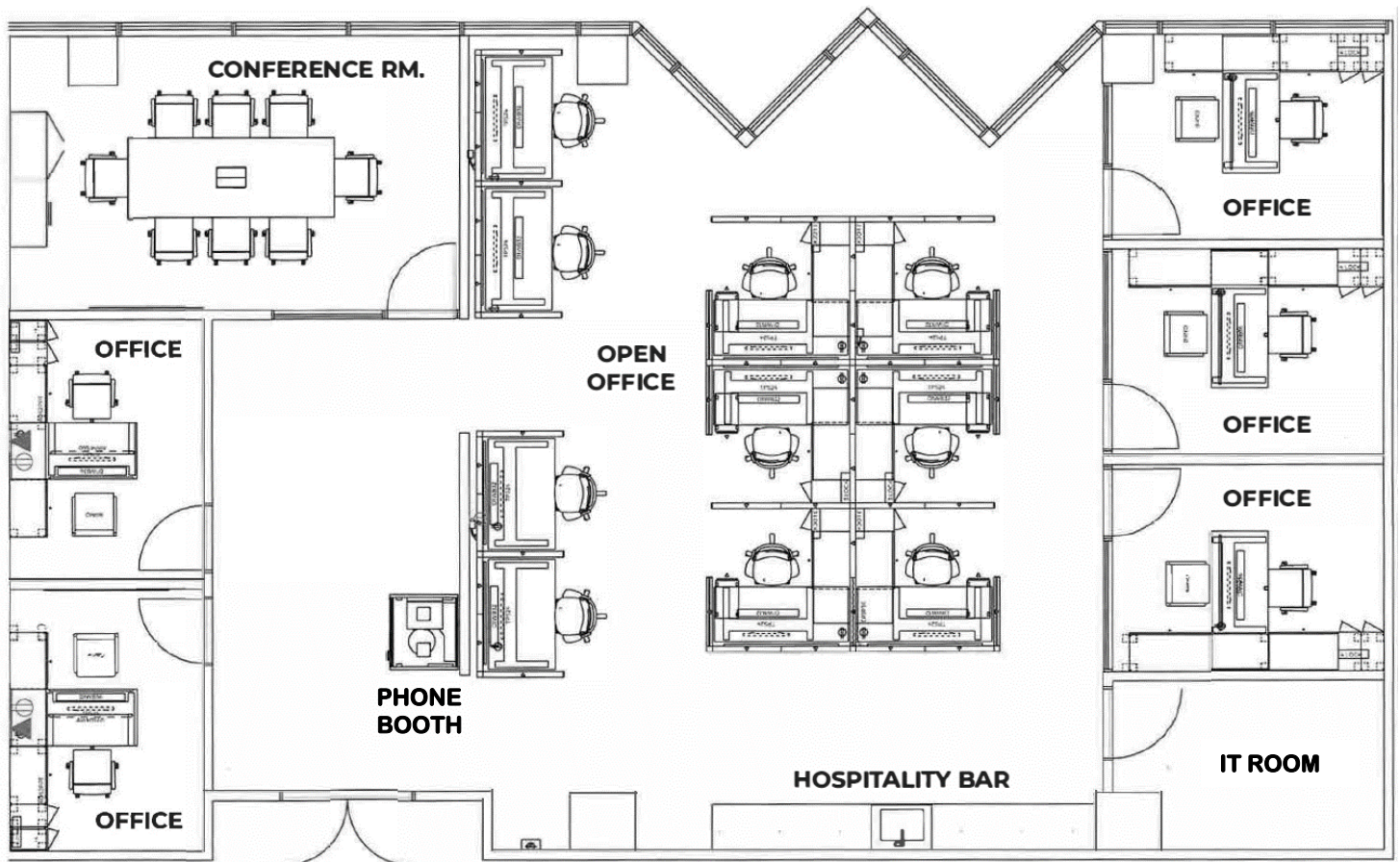
ERIN SMITH
Managing Director
(404) 682 3444
erin.smith@cushwake.com
License #337500

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

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

Suite 710: 2,227 RSF

- 5 offices
- 10 workstations
- Conference Room
- Hospitality Bar
- Phone Booth
- IT Room

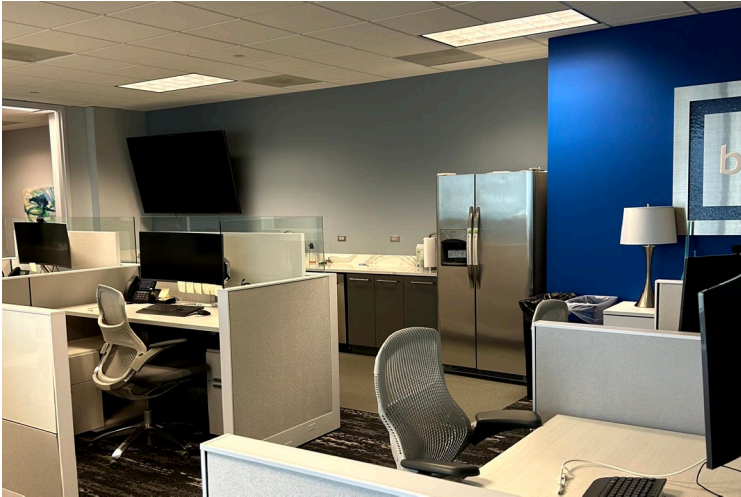
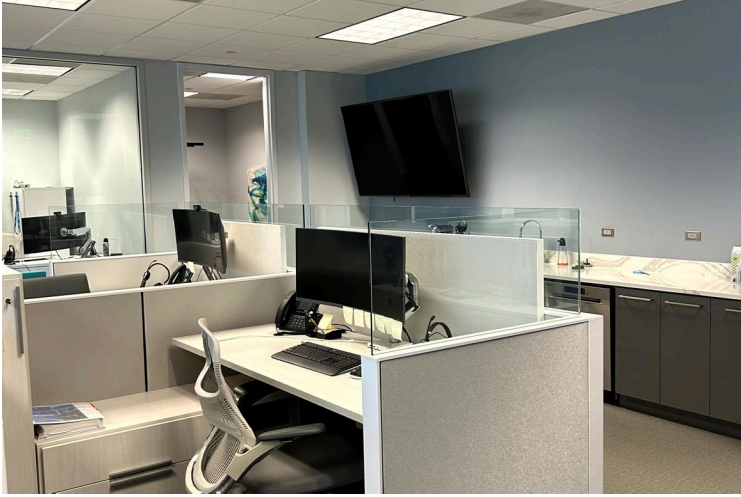


APRIL PARRISH
Executive Director
(404) 682 3413
april.parrish@cushwake.com
License #301359

ERIN SMITH
Managing Director
(404) 682 3444
erin.smith@cushwake.com
License #337500

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

2,227 RSF FOR SUBLEASE



APRIL PARRISH
Executive Director
(404) 682 3413
april.parrish@cushwake.com
License #301359

ERIN SMITH
Managing Director
(404) 682 3444
erin.smith@cushwake.com
License #337500

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

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)