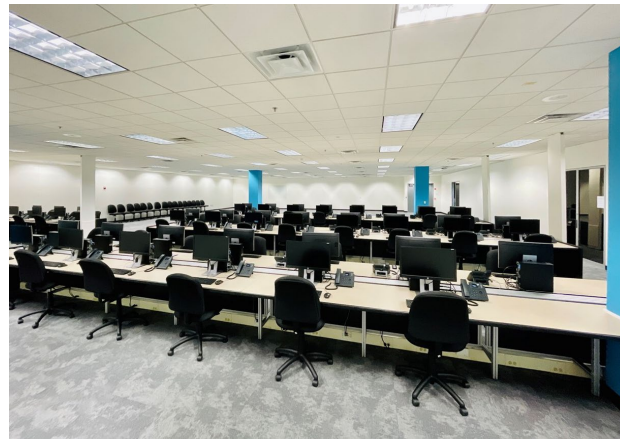


NORTHWEST ATLANTA  
**OFFICE SUBLEASE**  
**67,000 RSF - 2<sup>nd</sup> Floor**

*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**

NNN Rate



**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 - 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](mailto:Boris.garbuz@cushwake.com)  
License #348429

**CUSHMAN & WAKEFIELD, INC.**

1180 Peachtree Street, NE  
Suite 3100  
Atlanta, Georgia 30309  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)



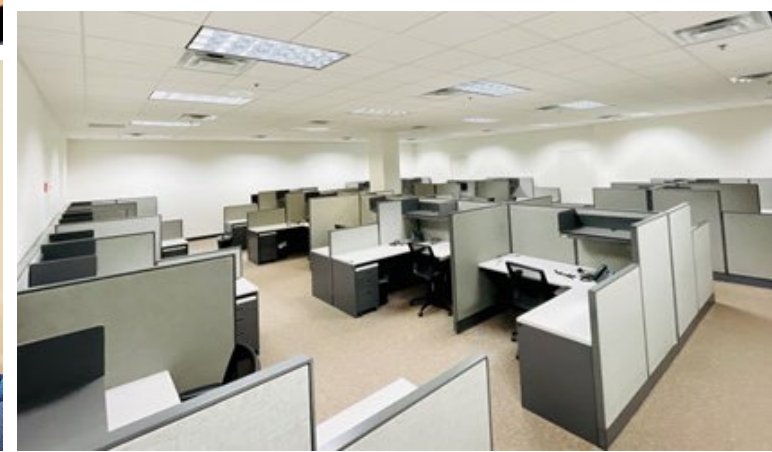
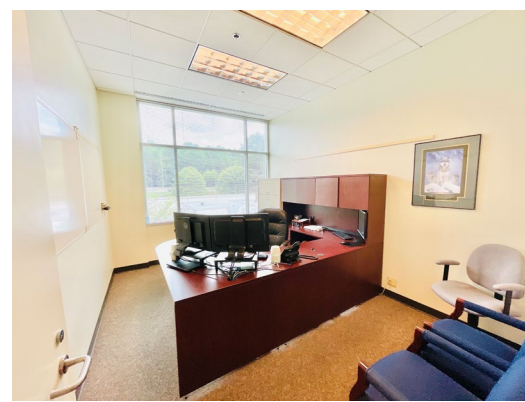
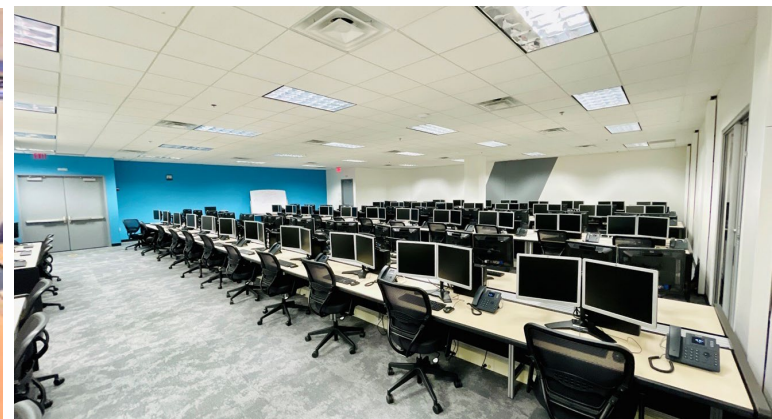
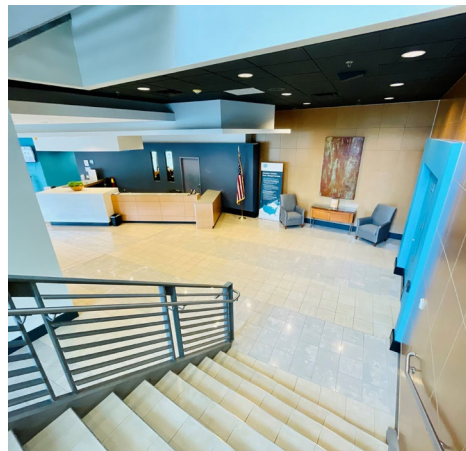


OFFICE SUBLEASE

# SPACE PHOTOS

## Highlands Park

5600 United Drive  
Smyrna, GA 30082



OFFICE SUBLEASE

# FLOOR PLAN

## Highlands Park

5600 United Drive  
Smyrna, GA 30082

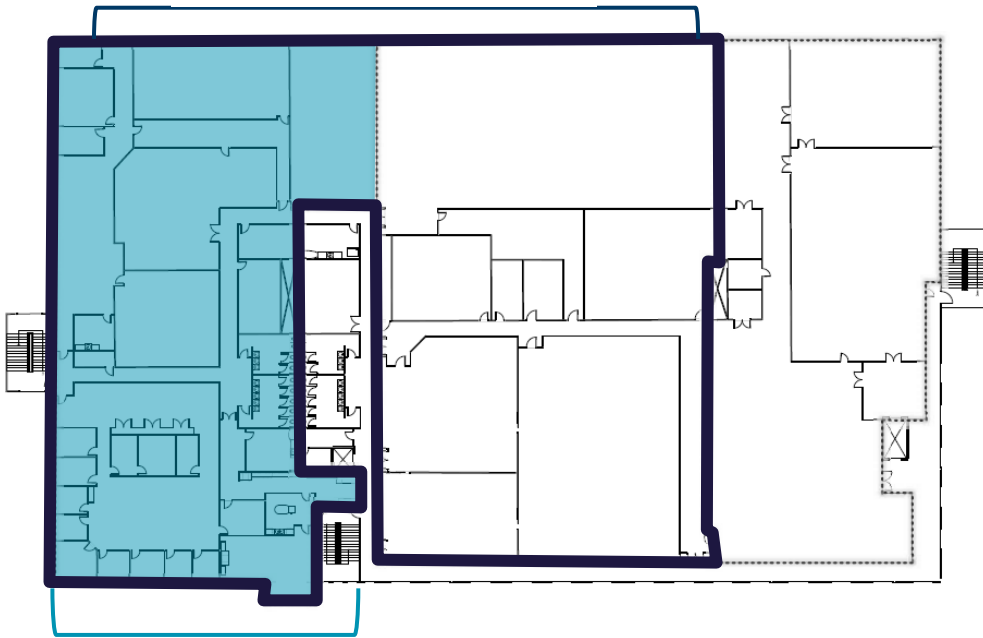


### 2nd Floor: 67,000 SF

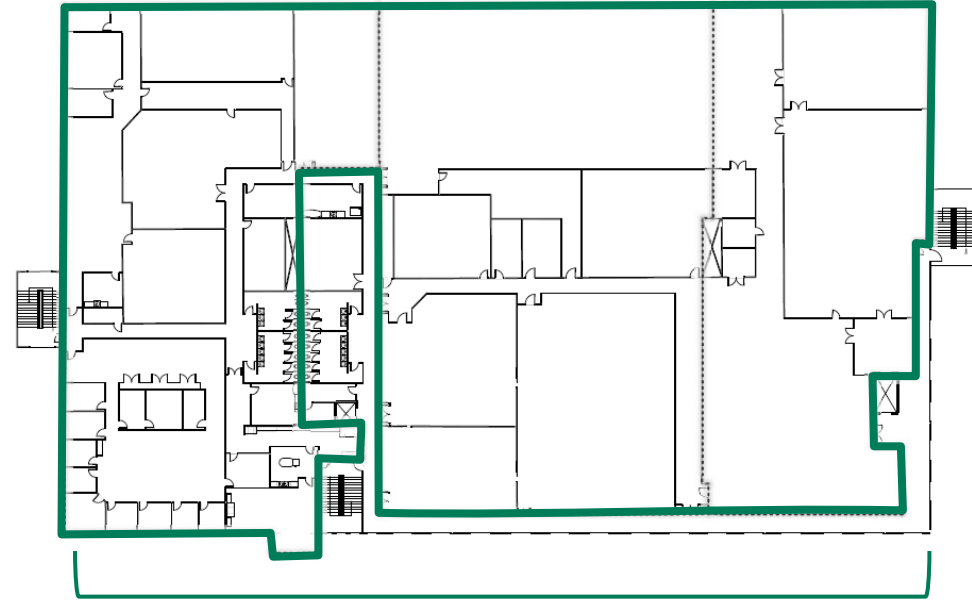
*Subdivisible*

<b>OPTION 1</b>	15,400 <sup>+/-</sup> SF
<b>OPTION 2</b>	35,800 <sup>+/-</sup> SF
<b>OPTION 3</b>	67,000 <sup>+/-</sup> SF

**OPTION 2**  
35,800<sup>+/-</sup> SF



**OPTION 1**  
15,400<sup>+/-</sup> SF



**OPTION 3**  
67,000<sup>+/-</sup> 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

5600 United Drive  
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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