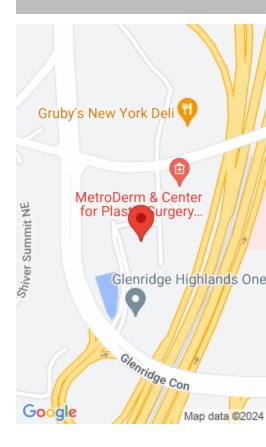


### **GLENRIDGE HIGHLANDS TWO**

https://www.atlantasublease.com

New office space sublease at Glenridge Highlands Two in Central Perimeter Sublease Space Highlights: 8,000 – 22,473 RSF (divisible) The sublease rate is \$18.50/SF (50% off the direct rate in the building!) Sublease Term through 8/31/2026 Plug-and-play space with existing furniture available Immediate access to GA-400 and I-285 High credit Sublandlord Free parking



# **Quick Info**

#### Call us now

Phone: 404-455-1600 Email: info@AtlantaSublease.com Address: 2110 Powers Ferry Road, Suite 198, Atlanta, GA 30339



Building Name: Glenridge Highlands Two	Atlanta Office Submarket: Central Perimeter
Class of Building: Class A Office Space	Suite#: 500
SF Available: 22,473 sq ft	Subdividable: Yes
Minimum Subdividable (SF): 8000 sq ft	Market Rate/SF (Est.): \$36.50
Sublease Rate/SF: \$18.50	Sublease Expiration Date: 8/31/2026
Listing Broker Name: Nathan Williams	Date added: Added 6 months ago

## **Amenities & Features**

**Amenities:** Cafe, Conferencing Facility, Fitness Center

**Features:** 24-hour Access, Covered Parking, Energy Star Labeled, Furniture Available, On-Site Property Management, On-Site Security

### Sublandlord is Represented By:

Listing Company: Scotland Wright Associates

## **Building Details**

Building Name: Glenridge Highlands Two Year Renovated: 2021

Building Size (RSF): 426496

Rental Rate/SF (Est.): \$36.50

Property Details & Highlights: Building Highlights: • Newly renovated lobby • Brand-new tenant lounge • Conference facility
• Fitness center • On-site food options • Covered parking (3.25/1000) • On-site property management

Year Built: 2000

Building Class: Class A Office Space

Lease Type: Full-Service

Parking Ratio/1,000 SF Leased: 3.25

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