



**\$25**

## **NORTHWINDS IV**

<https://www.atlantasublease.com>

Northwinds IV - New office sublease opportunity in North Fulton/Alpharetta Sublease Space Highlights: +/-5,000 - 19,745 Square Feet Available on the Top Floor (6th) with nice views of Central Perimeter & Buckhead. Below market sublease rate: \$25.00/SF (full-service) Improvement allowance available for new paint & carpet or other minor improvements. Sublease term through February 2028 [...]



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## **Quick Info**

### **Call us now**

Phone: 404-455-1600

Email: [info@AtlantaSublease.com](mailto:info@AtlantaSublease.com)

Address: 2110 Powers Ferry Road, Suite 198, Atlanta, GA 30339



**Building Name:** Northwinds IV  
**Class of Building:** Class A Office Space  
**SF Available:** 19,745 sq ft  
**Minimum Subdividable (SF):** 500 sq ft  
**Sublease Rate/SF:** \$25  
**Listing Broker Name:** Ryan Bowie

**Atlanta Office Submarket:** North Fulton  
**Suite#:** 600  
**Subdividable:** Yes  
**Market Rate/SF (Est.):** \$31  
**Sublease Expiration Date:** 2/28/2028  
**Date added:** Added 3 months ago

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## Amenities & Features

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

**Features:** 24-hour Access, Controlled Access, On-Site Property Management, On-Site Security

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## Sublandlord is Represented By:

**Listing Company:** Icon

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## Building Details

**Building Name:** Northwinds IV  
**Building Class:** Class A Office Space  
**Lease Type:** Full-Service  
**Parking Ratio/1,000 SF Leased:** 4

**Year Built:** 1999  
**Building Size (RSF):** 148800  
**Rental Rate/SF (Est.):** \$31

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