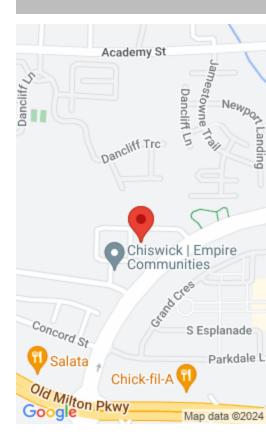


#### PRESTON RIDGE IV https://www.atlantasublease.com

Preston Ridge IV – Office Space Sublease Opportunity in North Fulton Sublease space highlights: 4,000 – 15,103 RSF Available Sublease term expires January 31, 2031 Below market sublease rate Best Views in Alpharetta Generous improvement allowance available Brand new fitness center and tenant amenity center Onsite locker rooms Brand new conference center for tenants





### Call us now

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



Building Name: Preston Ridge IV Class of Building: Class A Office Space SF Available: 15,103 sq ft Minimum Subdividable (SF): 4000 sq ft Market Rate/SF (Est.): \$28.50 Sublease Expiration Date: 1/31/2031 Date added: Added 2 months ago

Atlanta Office Submarket: North Fulton Suite#: 250 Subdividable: Yes Listing Broker Name: Austin DuBois

# **Amenities & Features**

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

Features: 24-hour Access, Covered Parking, On-Site Property Management, On-Site Security

## Sublandlord is Represented By:

Listing Company: CBRE

### **Building Details**

Building Name: Preston Ridge IV Building Class: Class A Office Space Rental Rate/SF (Est.): \$28.50

Year Built: 2000 Lease Type: Full-Service

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