

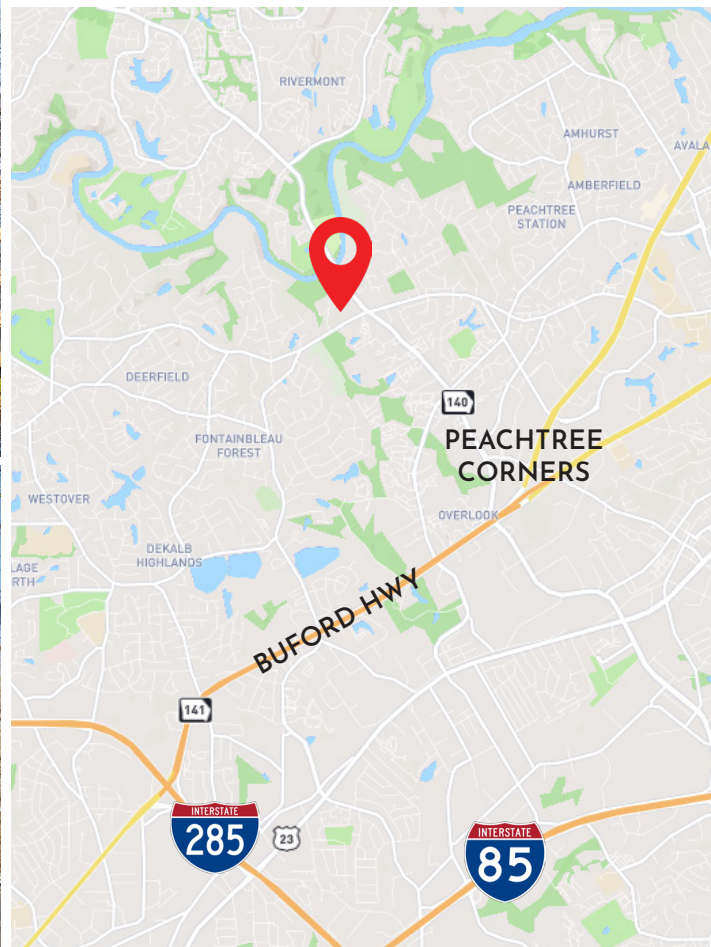
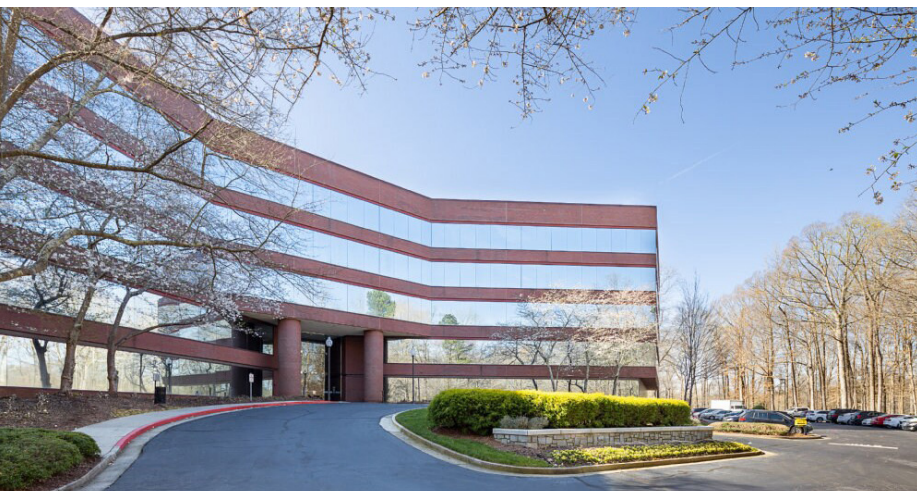
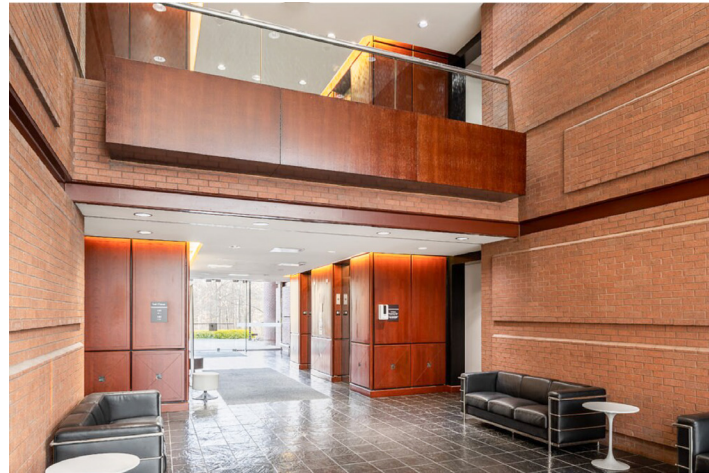


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WORLDWIDE  
REAL ESTATE SERVICES

# ±2,884 SF Office Space **FOR SUBLEASE** through 5/31/2027

3295 River Exchange Dr  
Peachtree Corners, GA 30092



CONTACT



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## PROPERTY OVERVIEW

This corner suite offers an excellent sublease opportunity at \$20/RSF full service plus electric for ±2,884 SF, available through May 31, 2027, with the option to wrap the lease into a longer lease term. The space was remodeled in 2022, featuring updated carpet, ceiling tiles, and lighting throughout, and is delivered in move-in-ready condition. The layout includes five private offices, nine cubicle workstations, and a dedicated breakroom, with furniture negotiable. The property sits on a ±7.73-acre site and is part of a ±115,000 SF building, supported by approximately 1,000 parking spaces, offering exceptional accessibility and convenience.

- \$20/RSF FS + Electric
- Sublease through 5/31/27 with opportunity to wrap the lease into a longer lease term
- Furniture is negotiable
- Space remodeled in 2022 (carpet, ceiling tiles, and lighting throughout)
- 5 private offices, 9 cubicle workstations, breakroom
- Corner suite



**LEASE RATE:**  
\$20/RSF FS + Electric



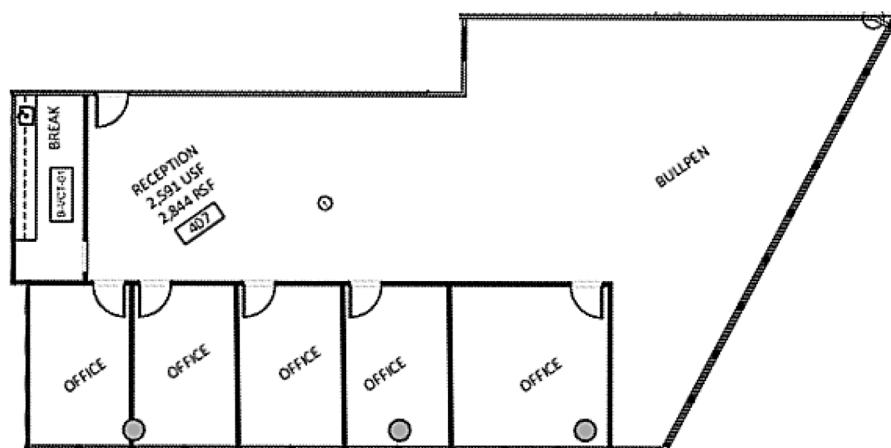
**BUILDING SIZE:**  
±115,000 SF



**AVAILABILITY:**  
Through 5/31/2027



**AVAILABLE SPACE:**  
±2,884 SF



Virtual WalkthroughTour



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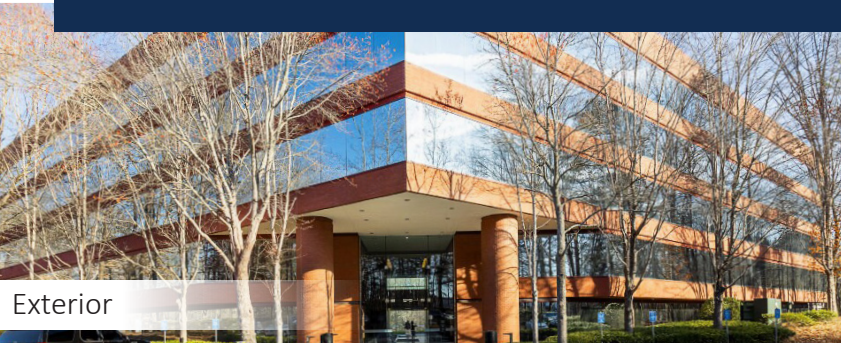
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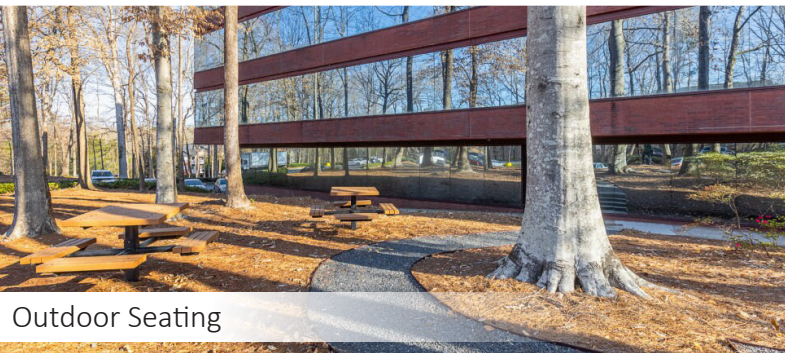
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Exterior



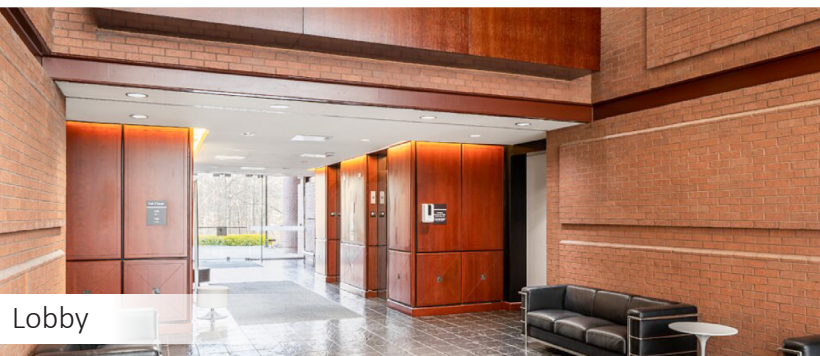
Exterior



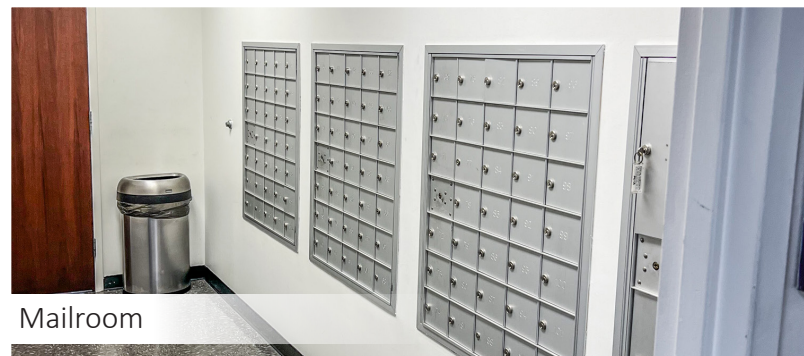
Outdoor Seating



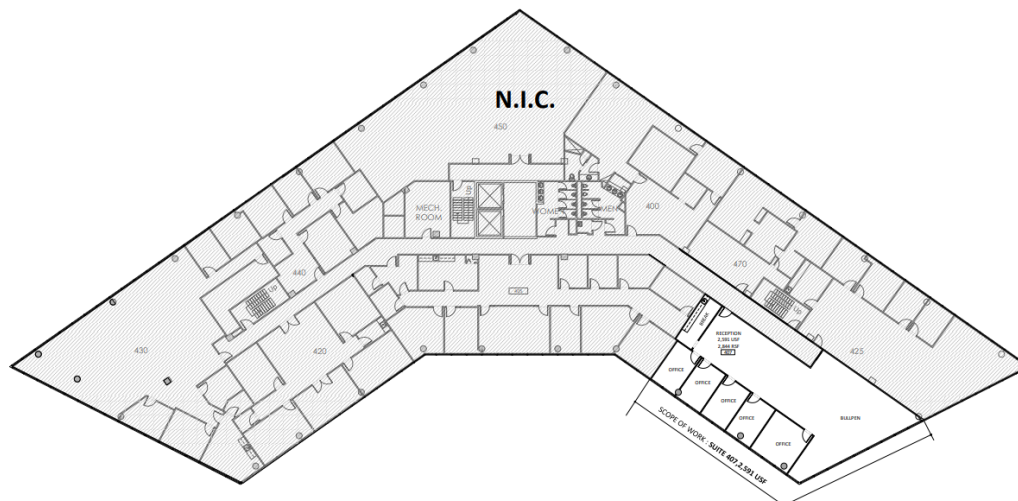
Lobby



Lobby



Mailroom



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Entry Way



Tenant Lounge & Conference Rooms



Tenant Lounge & Conference Rooms



Building Conference Room



Breakroom



Office Seating

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Printer Area



Office 1



Office 2



Office 3



Office 4



Office 5

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