

**FOR SUBLEASE**  
**33,251 RSF**

**SUNTRUST PLAZA**  
**GARDEN OFFICES**

303 PEACHTREE CENTER AVE NE SUITE 200  
ATLANTA, GA 30303

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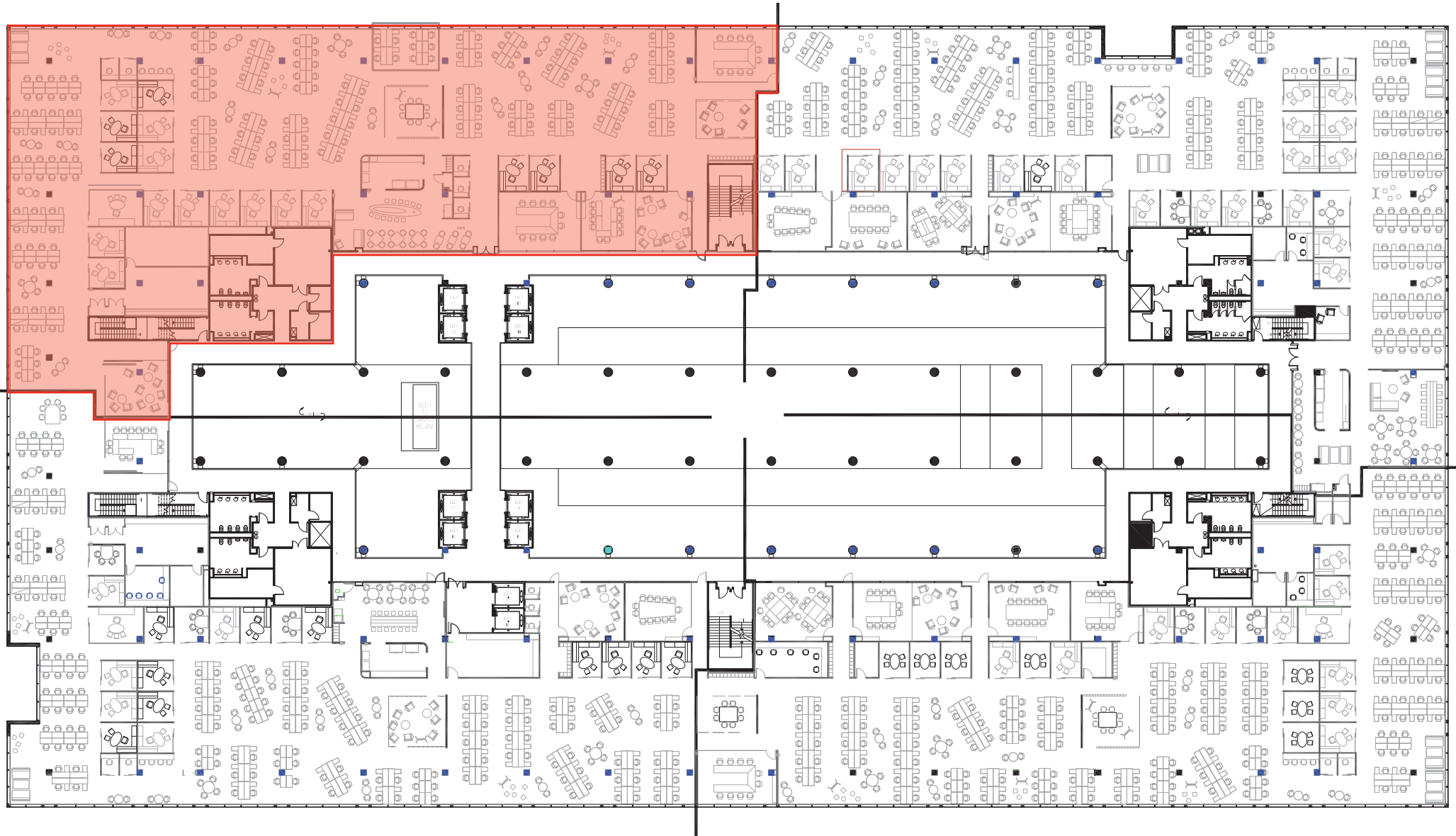
## Location

SunTrust Plaza Garden Offices is a Class A building located in Downtown Atlanta. Amenities at SunTrust Plaza include fine eateries and fast food restaurants, an auto salon, a bank, a dry cleaner, and a corporate Concierge. All are on the premises for easy access and convenience. The complex provides covered, secure access to the Peachtree Center MARTA station, and is adjacent to five world-class hotels, Peachtree Center's 70 retail shops and restaurants, and the Peachtree Center Athletic Club. SunTrust Plaza is located directly off of the I-75/85 connector and is 7.5 miles from Hartsfield International Airport. SunTrust Plaza also offers direct access to the Gwinnett and Cobb County bus systems.

## Sublease Highlights

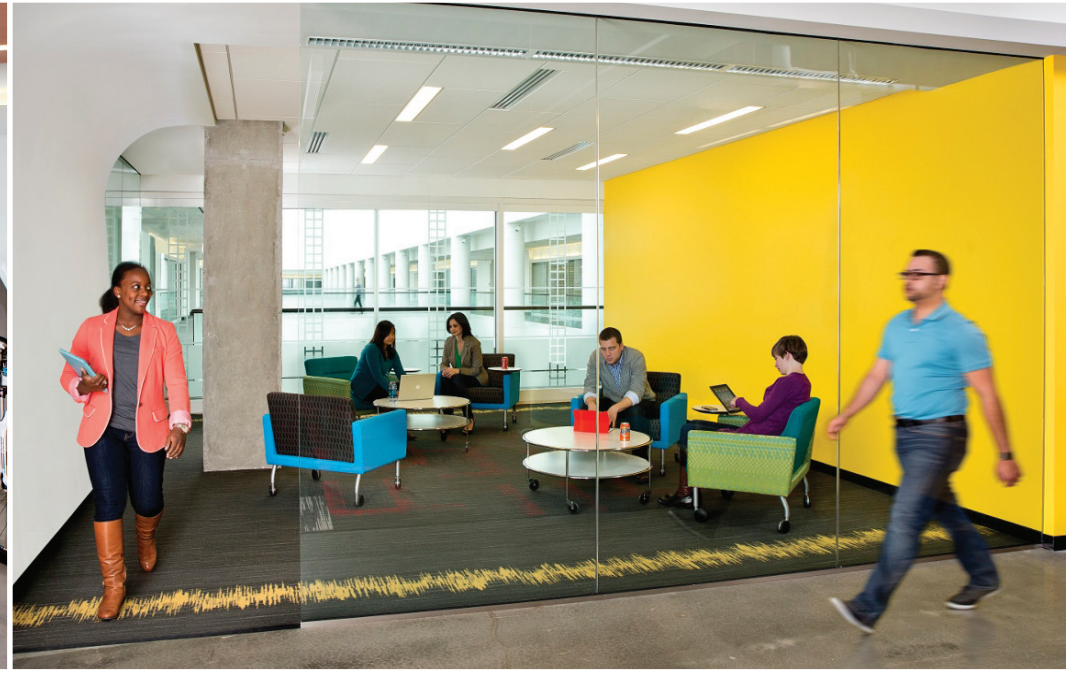
- > 33,251 RSF available for sublease on the second floor
- > Available April 2018
- > Term through December 2023
- > Rate negotiable
- > High-tech, creative design with open floorplan seating
- > 100% wireless connectivity to all work areas
- > 15-18 offices, 12 conference rooms, and 300 workstations
- > Furniture negotiable
- > Separate IDF room
- > Excellent credit sublandlord
- > Conference center in SunTrust Tower
- > Potential use of clients' 150-seat conference center on 3rd floor
- > Fitness center available

For Sublease > 303 Peachtree Center Ave NE Suite 200 > Floor Plan > 33,251 RSF Available





For Sublease > 303 Peachtree Center Ave NE Suite 200 > Interior Photos







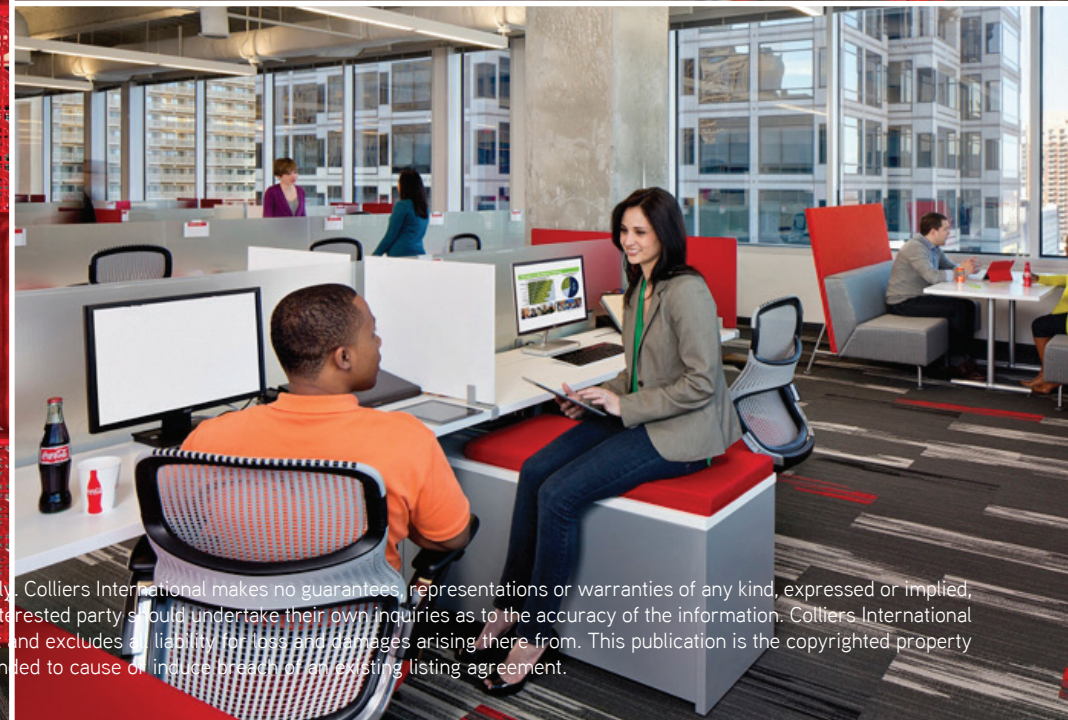
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