

CAMPUS 244

STATE OF THE ART SUBLEASE AVAILABLE

APPROXIMATELY 20,000 - 43,186 RSF AVAILABLE



ABOUT CAMPUS 244

Campus 244 is a 12-acre campus that will feature workspace, upscale boutique hotel, and retail spaces. It is a perfect HQ location with easy access to major highways. The 5-story office building has efficient 90,000 SF floorplates and direct access to covered parking.

The campus will also feature high-quality on-site restaurants, bars, and cafés with outdoor dining options. There is also a state-of-the-art fitness center and modern, well-lit bike storage.

LOCATION

Campus 244 is located in Central Perimeter, Atlanta's largest office submarket.

- 3-minute walk to Dunwoody MARTA station
- Multi-access to I-285 and GA-400
- Less than half a mile to Perimeter Mall
- Close to multiple dining and retail options

OFFICE FEATURES

- Spacious roof deck for conferencing & entertaining
- Operable windows
- State-of-the-art HVAC systems
- Touchless elevator & restroom technologies
- On site conference and fitness center
- On site upscale hotel & multiple restaurants
- Bike facilities, showers, & lockers on site
- Furniture Available (150 +/- sit stand pod desks and chairs)

3RD FLOOR



- Term Expires April 30, 2035
- Uniquely large floorplate allowing maximum efficiency to operate in a dense & collaborative environment that drives company culture
- Operable windows (limited)
- 12+ ft ceilings in an adaptive reuse project
- Stained concrete with carpet in-lays
- Nice balance of collaborative space, private offices, and conference/meeting rooms

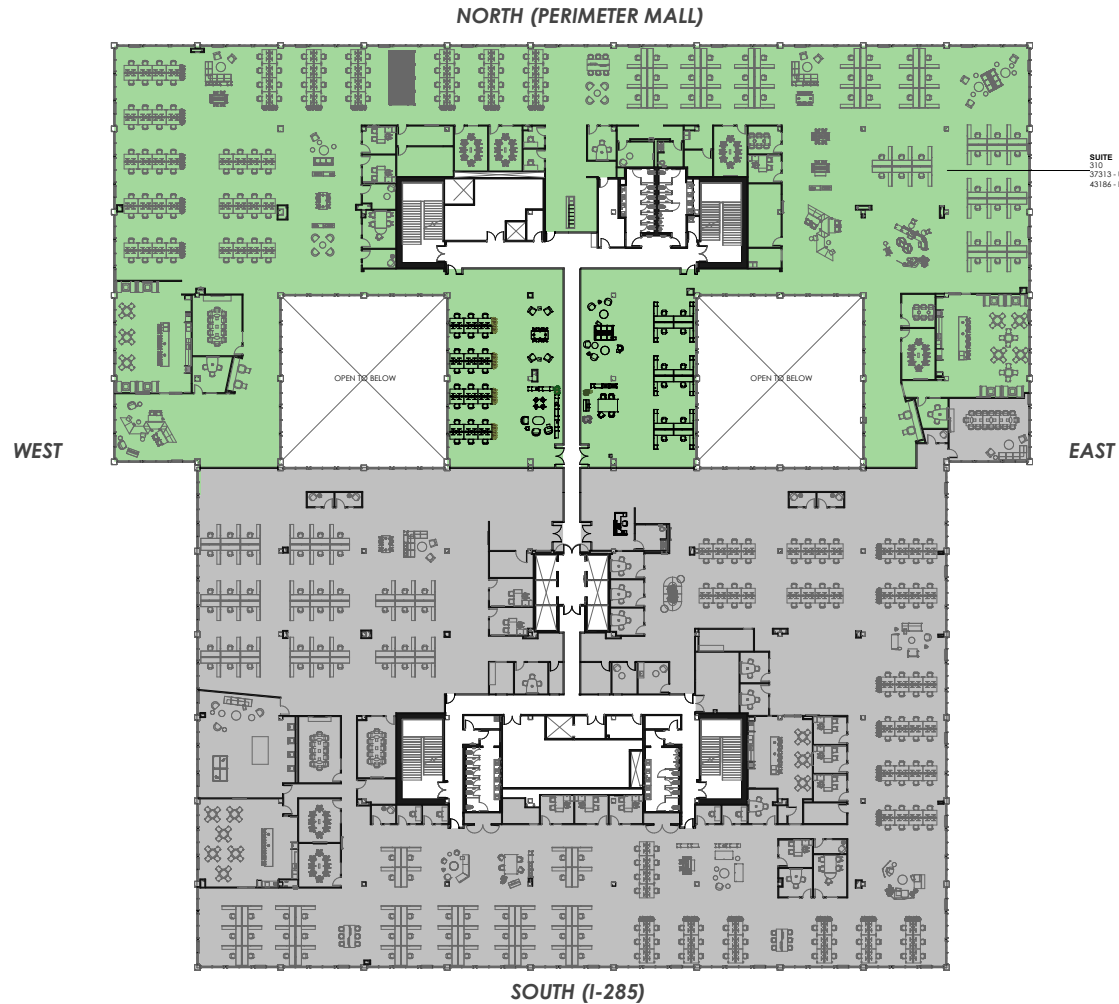
3RD FLOOR



*Scan the QR Code to
see drone footage
of the space!*



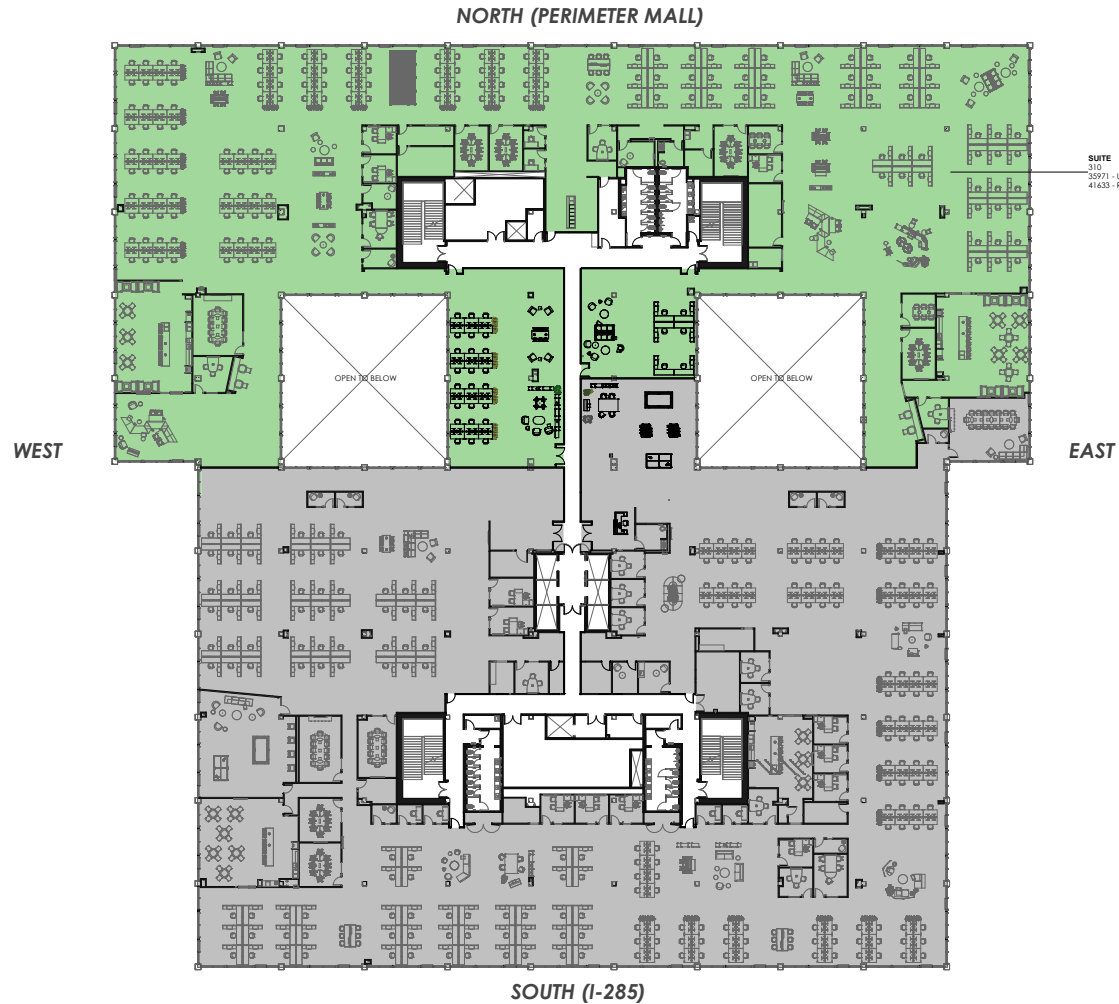
- Dense configuration perfect for marketing & tech firms
- Additional restrooms to support dense user requirements
- Multiple break rooms and conference rooms in each quadrant
- 3/1000 free parking in deck and free surface parking lot on site
- Potential signage opportunity



OPTION 1

SUITE 310 (GREEN) - 43,186 RSF

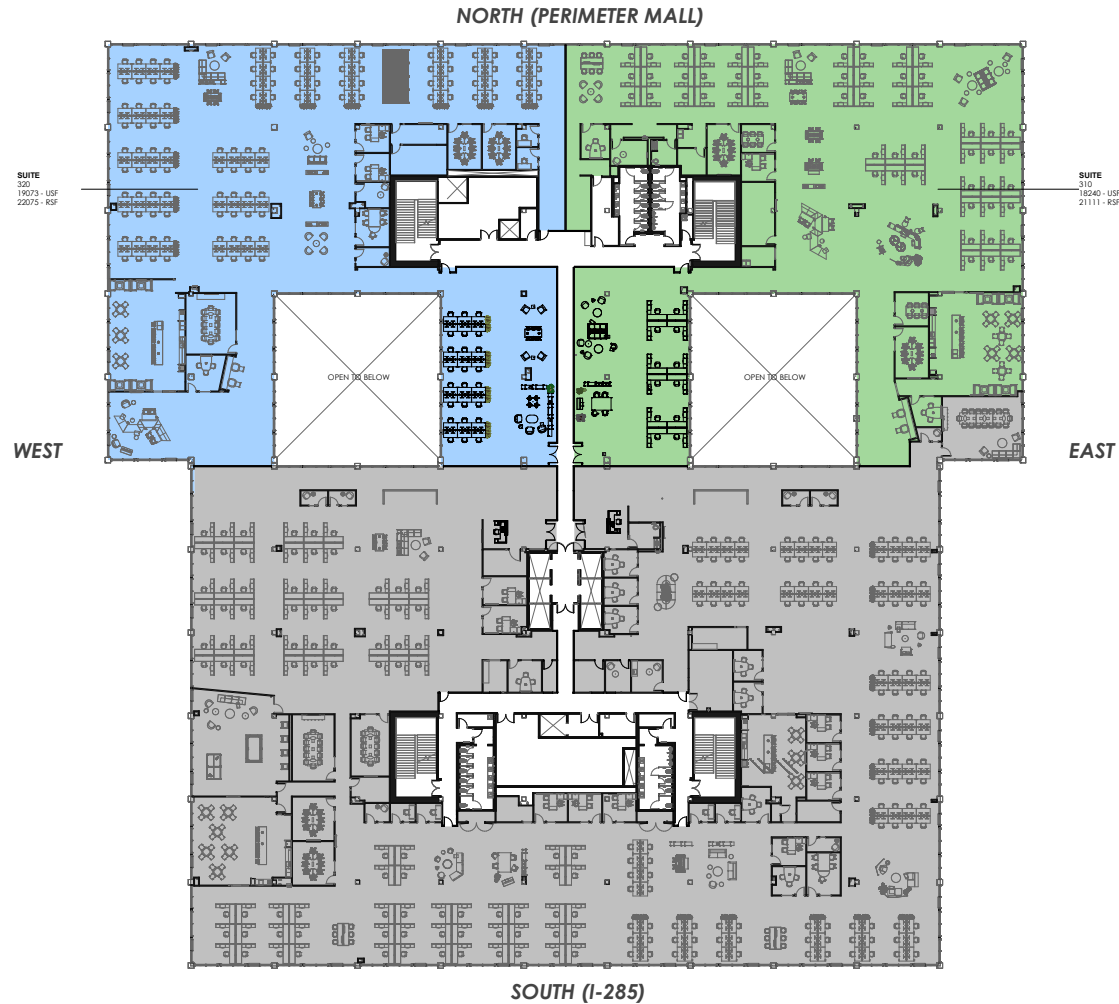
- Dense configuration perfect for marketing & tech firms
- Additional restrooms to support dense user requirements
- Multiple break rooms and conference rooms in each quadrant
- 3/1000 free parking in deck and free surface parking lot on site
- Potential signage opportunity



OPTION 2

SUITE 310 (GREEN) - 41,633 RSF

- Dense configuration perfect for marketing & tech firms
- Additional restrooms to support dense user requirements
- Multiple break rooms and conference rooms in each quadrant
- 3/1000 free parking in deck and free surface parking lot on site
- Potential signage opportunity



OPTION 3

SUITE 310 (GREEN) - 21,111 RSF
SUITE 320 (BLUE) - 22,075 RSF

SCHEDULE A TOUR

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