

±66,529 - 100,484 SF AVAILABLE



FOR SUBLEASE

1650 Bluegrass Lakes Pkwy | Alpharetta, GA 30004

CHANCE TAYLOR

Principal
O | 404.442.2805
ctaylor@lee-associates.com

CONNOR WINKLER, SIOR

Executive VP / Principal
O | 404.442.2803
cwinkler@lee-associates.com

MIKE SUTTER, SIOR

Executive VP / Principal
O | 404.442.2804
msutter@lee-associates.com



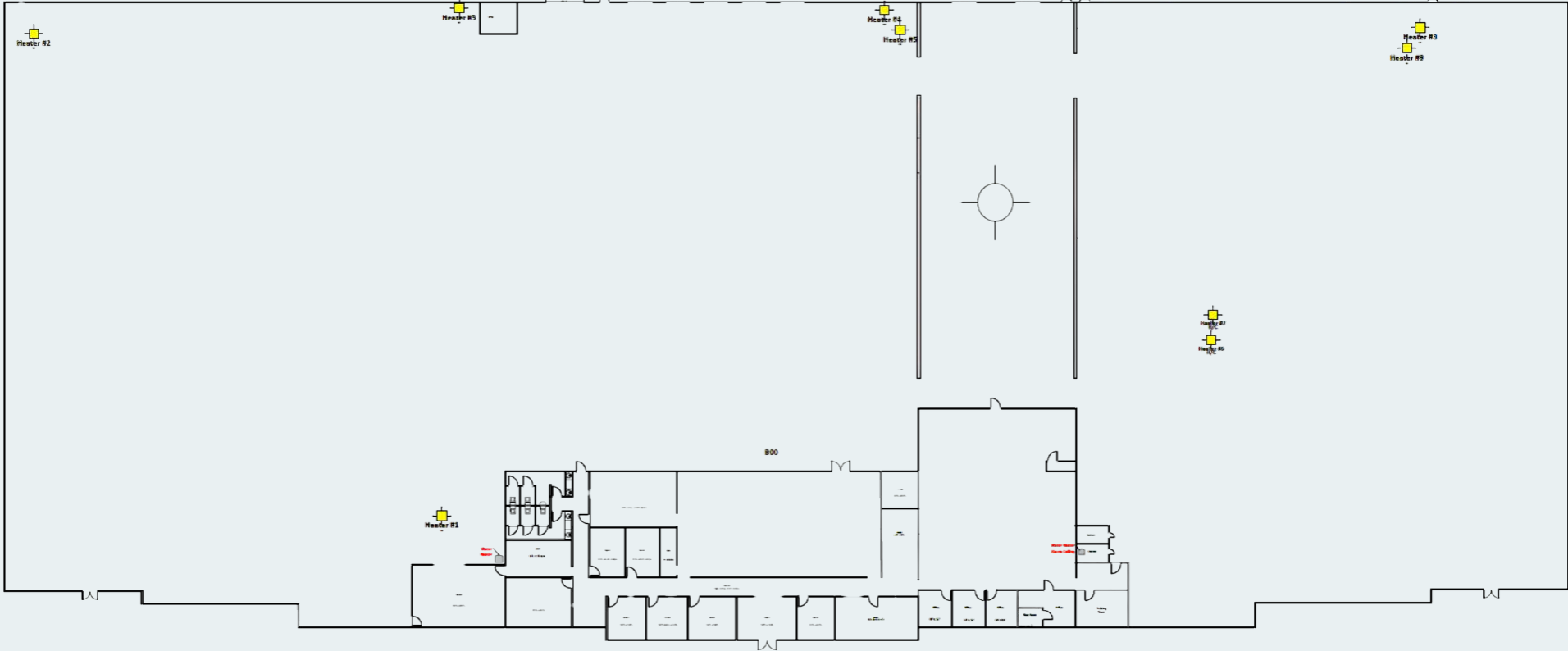
All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW



- *Building Size: ±100,484 SF*
- *Available SF: ±66,529-100,484 SF*
- *Office SF: ± 10,500 SF*
- *Clear Height: 24'*
- *Sprinklers: Wet Sprinkler System*
- *Column Spacing: 50'w x 50'd*
- *Dock Doors: 10 DH (5 EOD and 2 Pit Levelers)*
- *Drive-In Doors: 3 DI - 1 DI Door (12'x14')*
- *Sublease Term Through: 4/17/2030*
- *Available: Now*

FLOOR PLAN



CHANCE TAYLOR
Principal
O | 404.442.2805
ctaylor@lee-associates.com

CONNOR WINKLER, SIOR
Executive VP / Principal
O | 404.442.2803
cwinkler@lee-associates.com

MIKE SUTTER, SIOR
Executive VP / Principal
O | 404.442.2804
msutter@lee-associates.com



LOCATION HIGHLIGHTS

★ SUBJECT SITE

ATL Int'L Airport | 39.3 mi | 45 mins

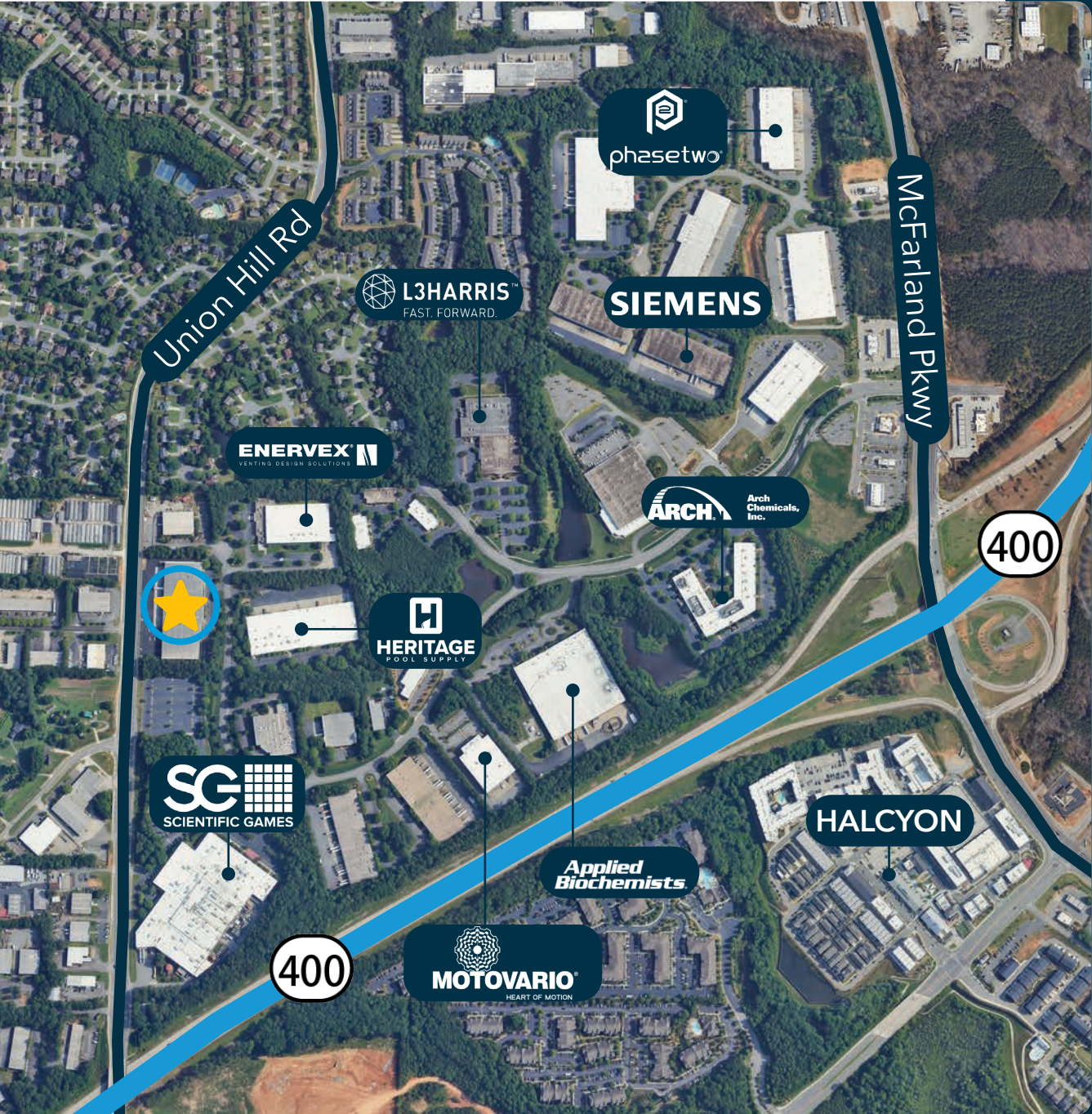
McFarland Pkwy | 1 mi | 3 min

GA-400 | 1.2 mi | 4 mins

GA Hwy 9 | 3.3 mi | 8 mins

Interstate 285 | 18.4 mi | 20 mins

Interstate 85 | 25 mi | 26 mins



CHANCE TAYLOR

Principal
O | 404.442.2805
C | 404.606.0024
ctaylor@lee-associates.com

CONNOR WINKLER, SIOR

Executive VP / Principal
O | 404.442.2803
C | 308.393.8248
cwinkler@lee-associates.com

MIKE SUTTER, SIOR

Executive VP / Principal
O | 404.442.2804
C | 404.668.1473
msutter@lee-associates.com

