

OAK VIEW 1

APPROX. 11,170 - 26,448 RSF
SUBLEASE

BUILDING DETAILS

Address: 1165 Sanctuary Park
Alpharetta, GA 30009

Building RBA: 157,809 SF

Sanctuary Park RBA: 1.57 M SF

Property Class: A

Built: 2000

Parking: 4/1,000 SF

SUBLEASE INFORMATION

Suite: 400

Size: Approx. 11,170-26,448 RSF

Asking Rate: \$18.00 PSF full service

Term: Thru May 2020

Occupancy: Immediate for 11,170 SF

FURNITURE INCLUDED



SUBLEASE AVAILABLE

WITH HIGH-END
MODERN BUILDOUT

LOCATED IN
SANCTUARY PARK

**DISTINCT PARK ENVIRONMENT WITH LAKE AND OVER
2 MILES OF OUTDOOR TRAILS, AMENITIES INCLUDE:**

- New 25,000 SF Amenity Center with dining, conferencing, fitness center, & indoor/ outdoor collaborative space
- **PRIVATE SHUTTLE TO NORTH SPRINGS MARTA TRAIN.**
- Gated Community with 24/7 security
- Three corporate conference centers
- Two fitness centers with locker rooms
- Softball field and pavilion with active tenant leagues

INQUIRE TODAY



\$10 ⁵⁰ BELOW BUILDING
ASKING RATE



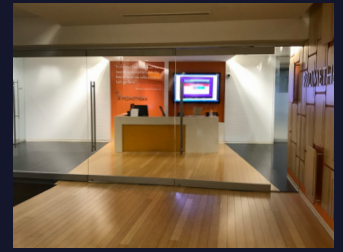
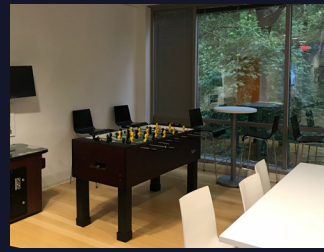
**CONTACT US
FOR MORE INFORMATION
OR TO SCHEDULE A TOUR**

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SPACE DETAILS

FULL FLOOR APPROX. 26,448 RSF

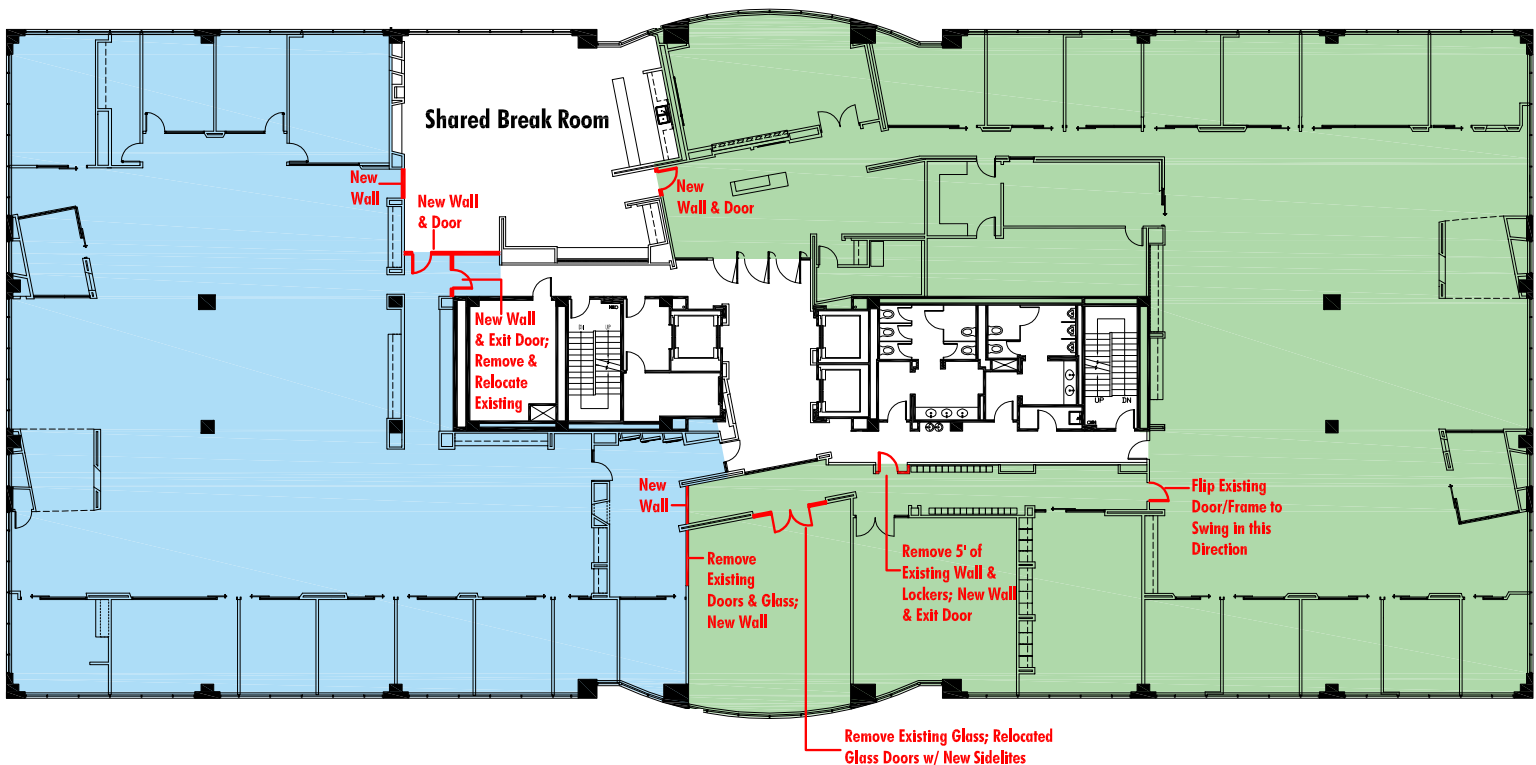
*BLUE & GREEN AREA

- 21 offices
- 1 large executive office/ conference room
- 107 workstations
- 2 large conference room
- 2 small conference rooms
- 2 collaborative space
- 1 customer support room
- 1 break room
- 1 server room
- 1 IT Storage
- 1 training room
- 1 recreational room

PROPOSED DEMISED AREA APPROX. 11,170 RSF

*BLUE AREA

- 10 offices
- 1 large executive office/ conference room
- 55 workstations
- 1 large conference room
- 1 small conference room
- 1 collaborative space
- 1 shared break room
- 1 mail room



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PHOTO TOUR OF SUBLEASE SPACE & AMENITIES

This Class-A office space is located in the Oak View I building of Sanctuary Park. This high-end, modern buildout boasts offices with interior glass walls, allowing natural light to flow through the entire space. The highly desirable low workstations and all furniture will be included. This impressive space is \$10.50 below the building's ask rate.



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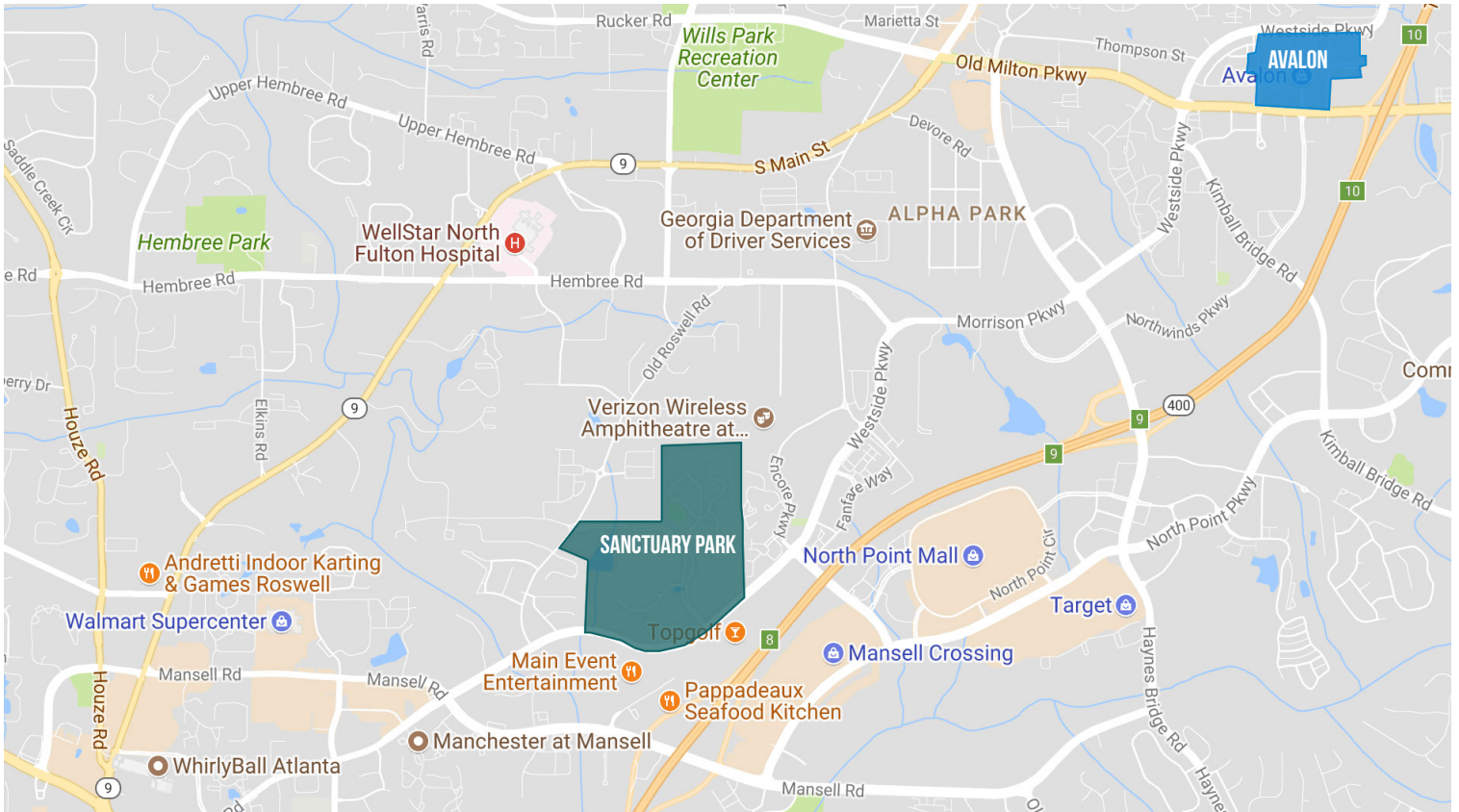
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LOCATION MAP



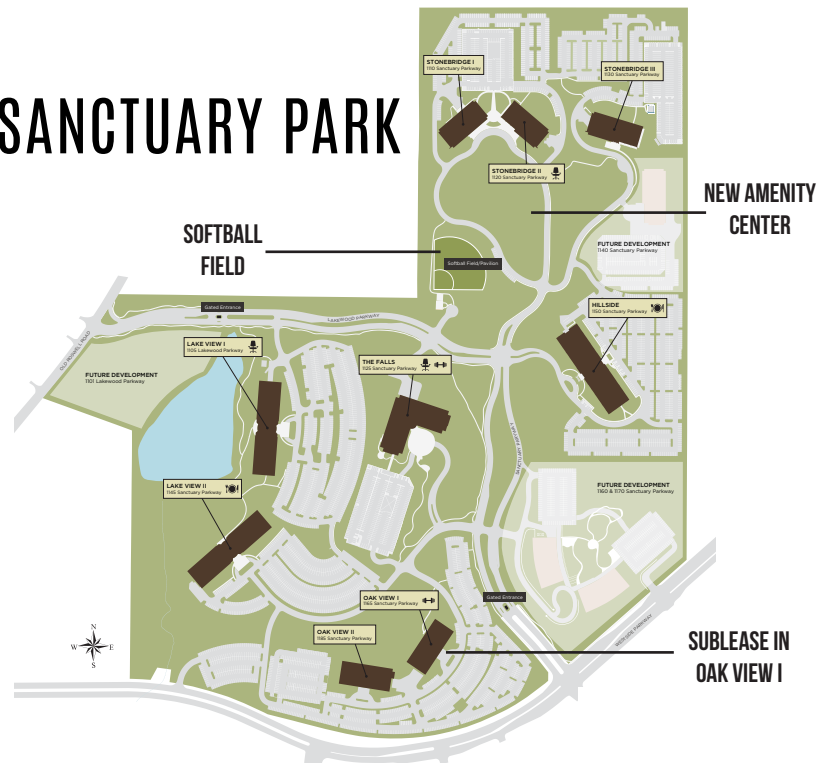
GETTING HERE IS EASY

Sanctuary's optimal Alpharetta location offers convenient access to GA-400, is just next door to the area's two most popular shopping destinations - Avalon & North Point Mall, and is just minutes from numerous hotels, restaurants, entertainment venues, and banks. The property also offers a complimentary shuttle for tenants to the nearby North Springs MARTA train station for alternative access around the city and to Hartsfield Jackson International Airport.

[INQUIRE TODAY](#)



SANCTUARY PARK



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