

PREMIUM CLASS A OFFICE SUBLEASE

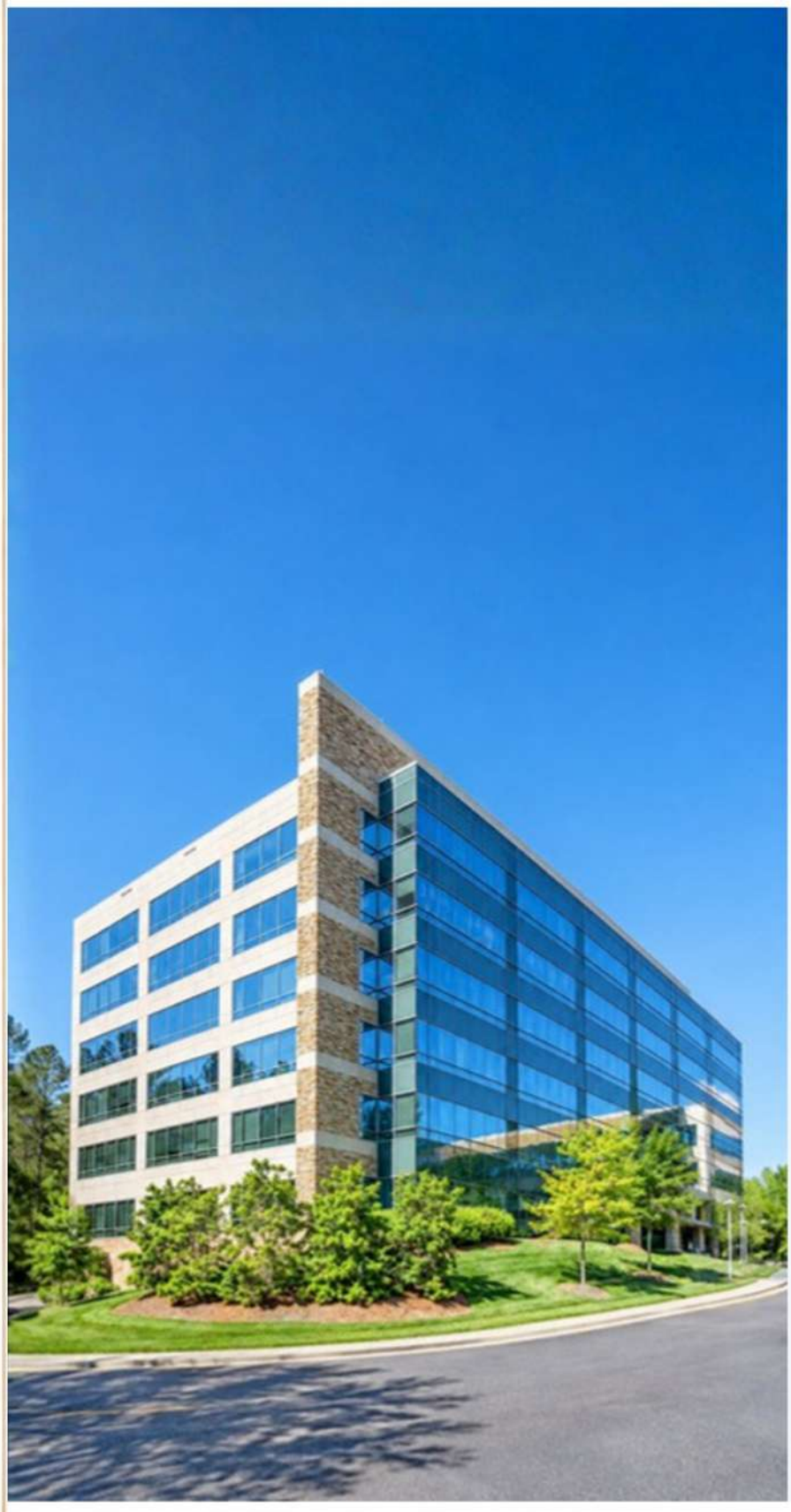
SANCTUARY

1110 SANCTUARY PKWY, 4TH FLOOR,
ALPHARETTA, GA
| ±6,500 - 26,003 SF AVAILABLE
SUBLEASE RATE: NEGOTIABLE

PLUG & PLAY
FULLY
FURNISHED

TBRE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



A rare opportunity to sublease a substantial **Class A** office footprint in one of Alpharetta's premier corporate environments. This expansive 4th-floor space offers approximately **6,500–26,003 SF** with an **existing professional build-out and FF&E available**, providing flexibility for companies seeking a large, established workplace without the time and expense of starting from scratch.

Designed for an established corporate environment, the space combines private offices, conference facilities, open work areas and existing workstations within a polished, professional setting. This **turnkey opportunity** offers a practical solution for companies looking for flexibility, efficiency and a premium North Fulton location.

KEY FEATURES

FLEXIBLE TERMS & COMPETITIVE RATES | ASKING PRICE: NEGOTIABLE | ±6,500–26,003 SF | 4TH FLOOR FULLY FURNISHED | FF&E AVAILABLE CLASS A OFFICE | AMPLE PARKING PRIVATE OFFICES | CONFERENCE ROOMS OPEN WORKSPACE | GA-400 ACCESS FULL-SERVICE LEASE | PREMIER CAMPUS AMENITIES

THE 4TH FLOOR

EXCLUSIVE FULL-FLOOR SUBLEASE OPPORTUNITY





CORPORATE-READY WORKSPACE

145 open workstations, private offices, focus rooms, and multiple conference spaces.

FULL-FLOOR OPPORTUNITY

An expansive 4th-floor footprint offering privacy, flexibility, and room to grow.

TURNKEY & FULLY FURNISHED

Move-in ready workspace with existing furniture, workstations, and a professional build-out.

PREMIUM SANCTUARY PARK

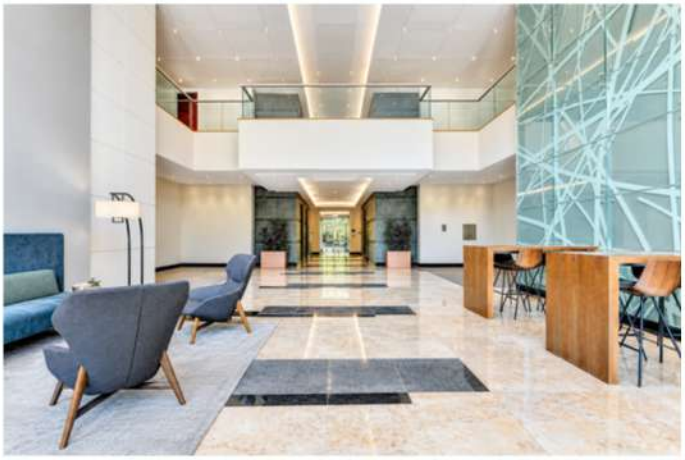
Located in a premier corporate campus with exceptional on-site amenities and services.

4TH FLOOR SPACE PLAN

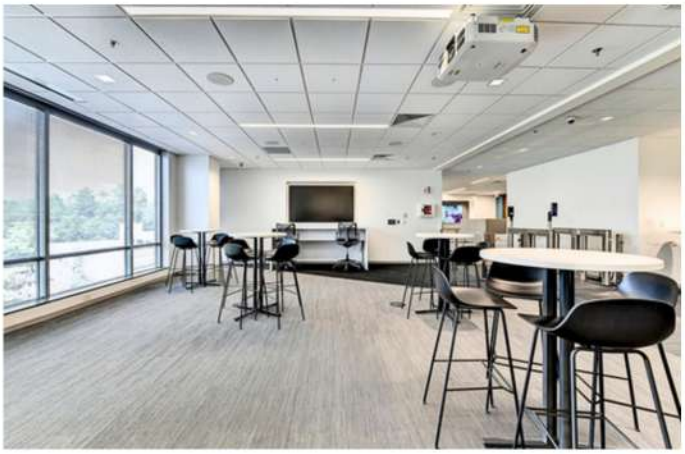


OFFICE GALLERY





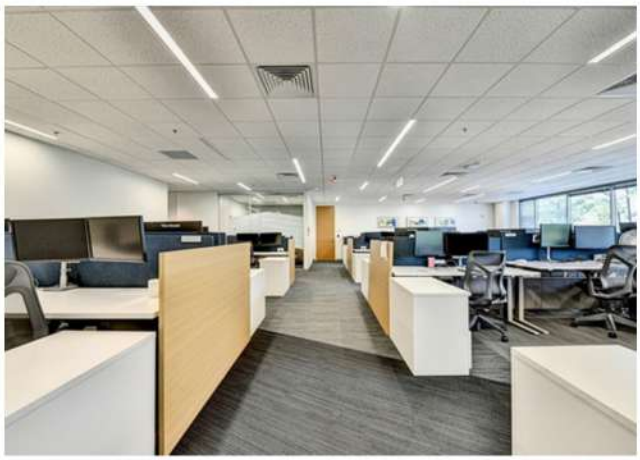








OFFICE GALLERY II













LOCATION ADVANTAGES





MINUTES FROM AVALON
PREMIER DINING, SHOPPING, ENTERTAINMENT & LIFESTYLE AMENITIES.



FUTURE NORTH POINT
PROPOSED REDEVELOPMENT CONCEPT

PRIME NORTH FULTON LOCATION

LOCATED IN ONE OF ALPHARETTA'S PREMIER CORPORATE DESTINATIONS, SURROUNDED BY ESTABLISHED BUSINESSES AND PROFESSIONAL SERVICES.

DIRECT GA-400 ACCESS

CONVENIENT ACCESS TO GA-400 PROVIDES EFFICIENT CONNECTIVITY TO NORTH FULTON, BUCKHEAD, AND THE GREATER ATLANTA METRO AREA.

MINUTES FROM AVALON

CLOSE TO AVALON, DOWNTOWN ALPHARETTA, NORTH POINT AND A WIDE RANGE OF DINING, SHOPPING, HOTELS, AND ENTERTAINMENT.

PREMIER CORPORATE CAMPUS

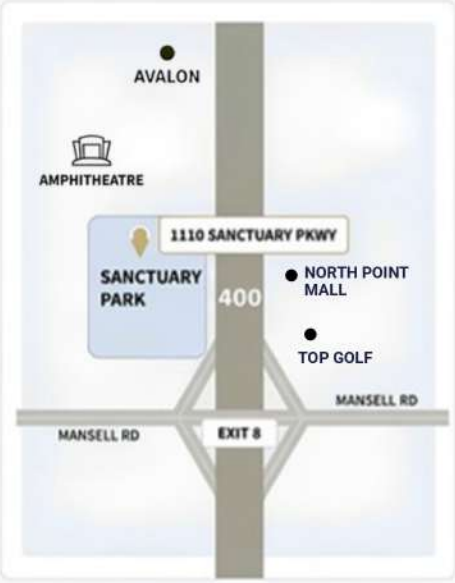
SET WITHIN SANCTUARY PARK, OFFERING A PROFESSIONAL CAMPUS ENVIRONMENT WITH ON-SITE AMENITIES, FITNESS, DINING, CONFERENCE FACILITIES, AND OUTDOOR SPACES.

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Population	4,143	72,064	180,186
Households	1,943	29,074	70,259
Median Household Income	$114,982	$120,932	$127,423
Population Growth 2025-2030	+4.15%	+1.74%	+1.02%

Source: 2025 demographic estimates via LoopNet.

PREMIER NORTH FULTON LOCATION
Minutes from GA-400, Avalon, Topgolf Alpharetta and the region's major corporate, dining and entertainment destinations.



SCHEDULE A TOUR

Explore The 4th-Floor Sublease Opportunity





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