

Suite 105 · Chamblee, Georgia 30341

5,093 SF

April 2028

Negotiable

Available

Suite 105 • 5,093 RSF • First Floor, Parkside Pier



- Lobby / Reception
- Huddle Room
- Phone / Focus Room
- Storage

Sublease Details

3453 Pierce Drive · Suite 105 · Chamblee, GA

KEY SUBLEASE TERMS

Rentable Area 5,093 RSF	Entire suite — full floor availability
Lease Expiration April 2028	Coterminous with master lease
Base Rent Negotiable	Market rate guidance available upon request
Furniture & FF&E Available	Existing furniture negotiable with sublease
Electricity Separately Metered	Tenant responsible for direct utility
Parking 2.8 / 1,000 SF	Surface + City of Chamblee on-street

BUILDING



PARKSIDE PIERCE · 3453 PIERCE DRIVE · CHAMBLEE, GA

FLOOR PLAN · SUITE 105

ARCHITECTURAL LEGEND

1	RECEPTION AREA
2	OFFICE SPACE
3	CONFERENCE ROOM
4	RESTROOM
5	STORAGE
6	ENTRY
7	LOBBY
8	MEETING ROOM
9	TRAINING ROOM
10	RECEPTION AREA
11	OFFICE SPACE
12	CONFERENCE ROOM
13	RESTROOM
14	STORAGE
15	ENTRY
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99	TRAINING ROOM
100	RECEPTION AREA

ONE FLOOR PLAN

ARMOR HOLDINGS

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