

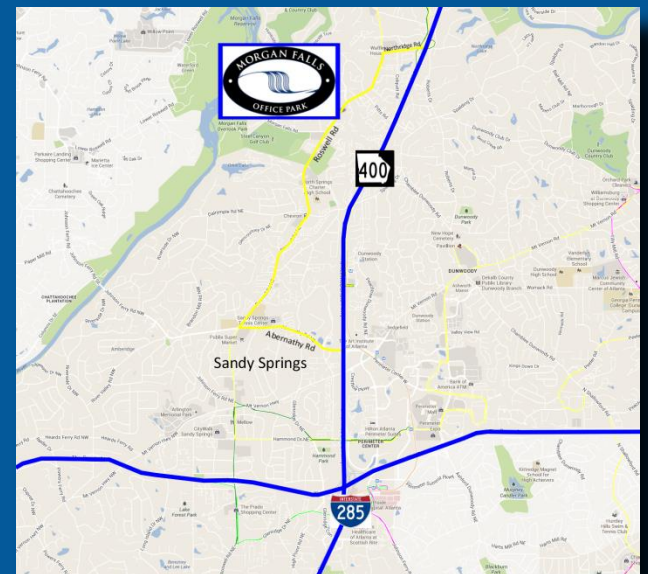
# FOR LEASE



## Morgan Falls, Building 100 1,000 – 56,500 RSF Office Space



- 1,000 – 56,000 RSF available
- Located on Roswell Road with quick access to Georgia 400 and MARTA bus service
- On-site Café with catering service capabilities
- Monument signage available
- Surrounded by
  - dozens of restaurants
  - banks
  - hotels
  - auto services
  - other office support services and
  - north Atlanta's finest residential areas
- Adjacent to the Sandy Springs government complex, and within walking distance of the Chattahoochee River Nature Center
- Abundant, free parking surrounding the Building



**ACPS** Atlanta Commercial Property Services

**Please Contact:**

Chandler Spratlin

800.462.4022

[chandler.spratlin@atlantacommercial.net](mailto:chandler.spratlin@atlantacommercial.net)

# Morgan Falls, Building 100

## 1,000 – 56,500 RSF Office Space Available



**Morgan Falls, Building 100**

### Amenities Located within two miles:

#### Restaurants

- |                                |                                |                            |
|--------------------------------|--------------------------------|----------------------------|
| Arby's                         | Erawan organic Thai Restaurant | Nyonya Asian Cuisine       |
| Buffalo Wild Wings Grill & Bar | Hong Kong City                 | Pizza Hut                  |
| Cafe 135                       | Johnny's New York Style Pizza  | Porto Brasil Restaurant    |
| Chick-fil-A                    | Kozro's Pizza and Wings        | SUBWAY Restaurants         |
| Chin Chin Express              | Lotus Restaurant               | Three Dollar Cafe Dunwoody |
| Circle Sushi                   | McDonald's                     | Tijuana Joe's Cantina      |
| Com Dunwoody Vietnamese Grill  | Moe's Southwest Grill          | Waffle House               |
| Domino's Pizza                 | Nations Cafe Lounge            | Wingstop                   |
| Enzo                           | North Peking Restaurant        |                            |

#### Automotive

- Aston Martin Atlanta
- Classic Cadillac Subaru & Fisker
- D.W. Campbell Goodyear
- HertzRent2buy Used Cars
- Lamborghini Atlanta
- Lotus of Atlanta
- NTB - National Tire & Battery
- O'Reilly Auto Parts
- QuikTrip
- RBM of Atlanta
- Sandy Springs Ford

#### Banks

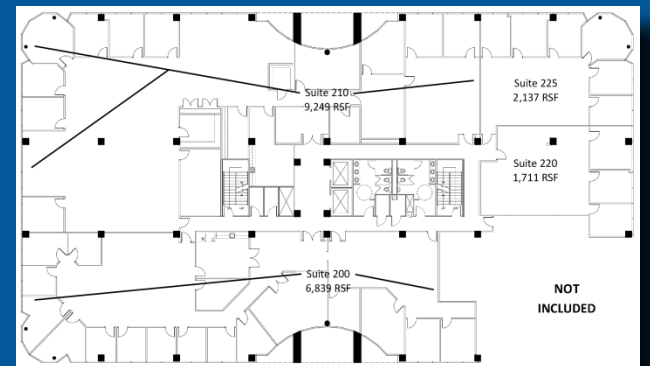
- Chase Bank
- Suntrust Bank
- Wells Fargo Bank

#### Grocery/Pharmacy

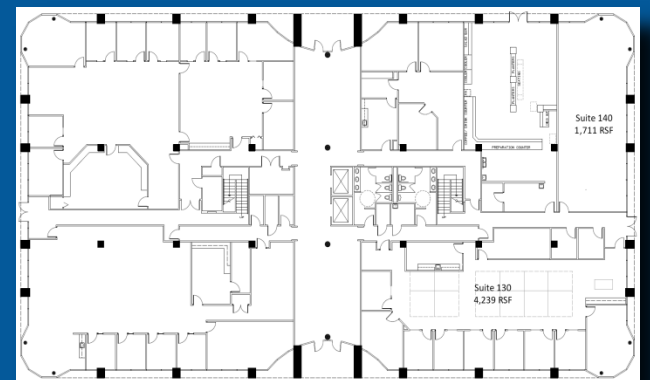
- CVS Pharmacy
- Kroger
- Publix
- Rite Aid
- The Fresh Market
- Walgreen's

#### Other

- The UPS Store
- Workbench Ace Hardware



**Second-Floor Plan**



**First-Floor Plan**

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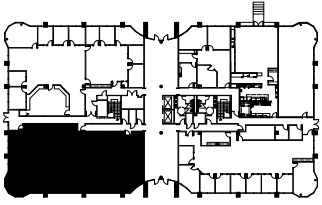
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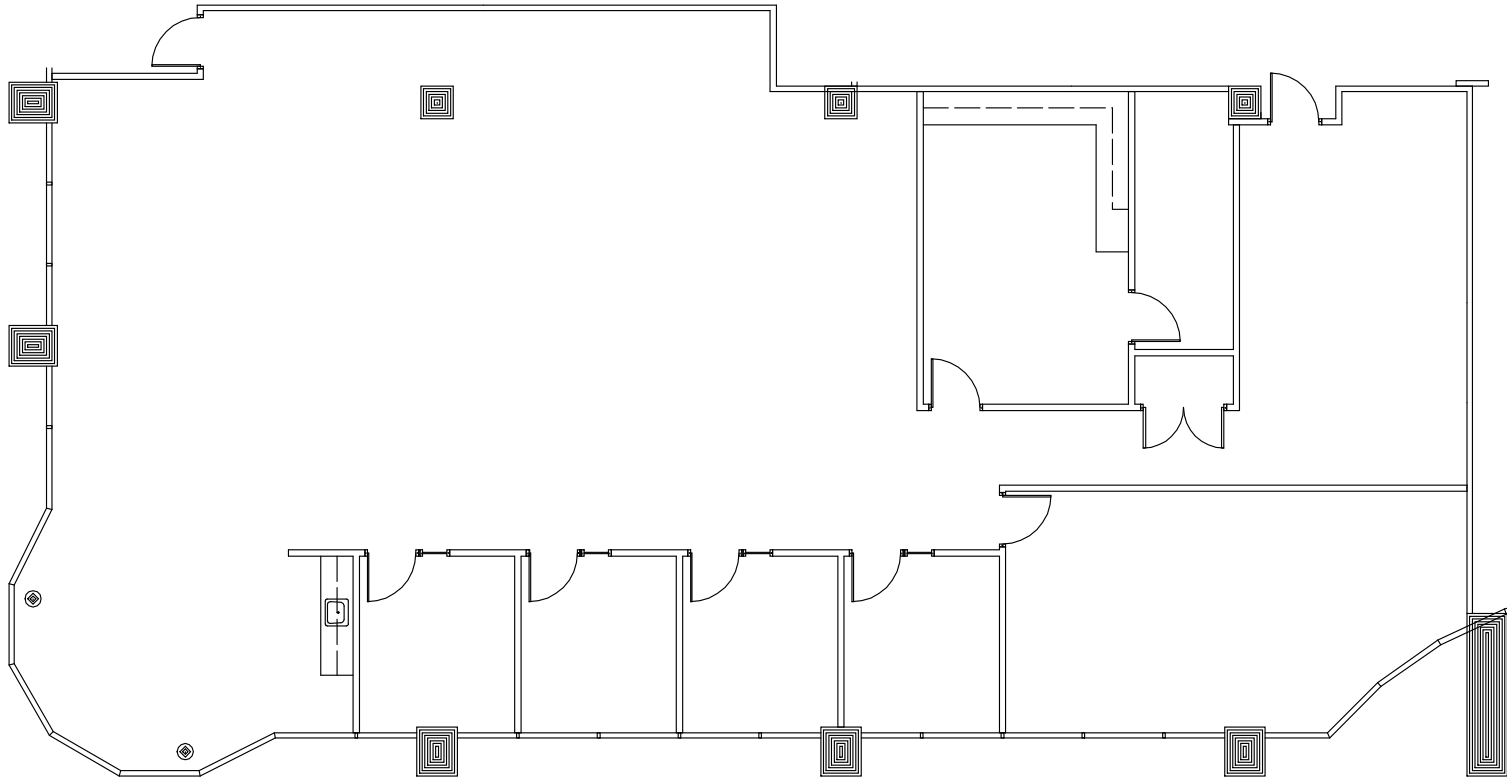
[chandler.spratlin@atlantacommercial.net](mailto:chandler.spratlin@atlantacommercial.net)

Atlanta Commercial Property Services – 1 Glenlake Parkway, Suite 700 – Atlanta, GA 30328 – [www.atlantacommercial.net](http://www.atlantacommercial.net)

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Location Plan



## Morgan Falls - Building 100

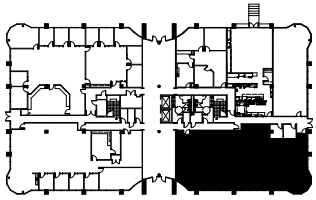
7840 Roswell Road  
Sandy Springs, GA 30350

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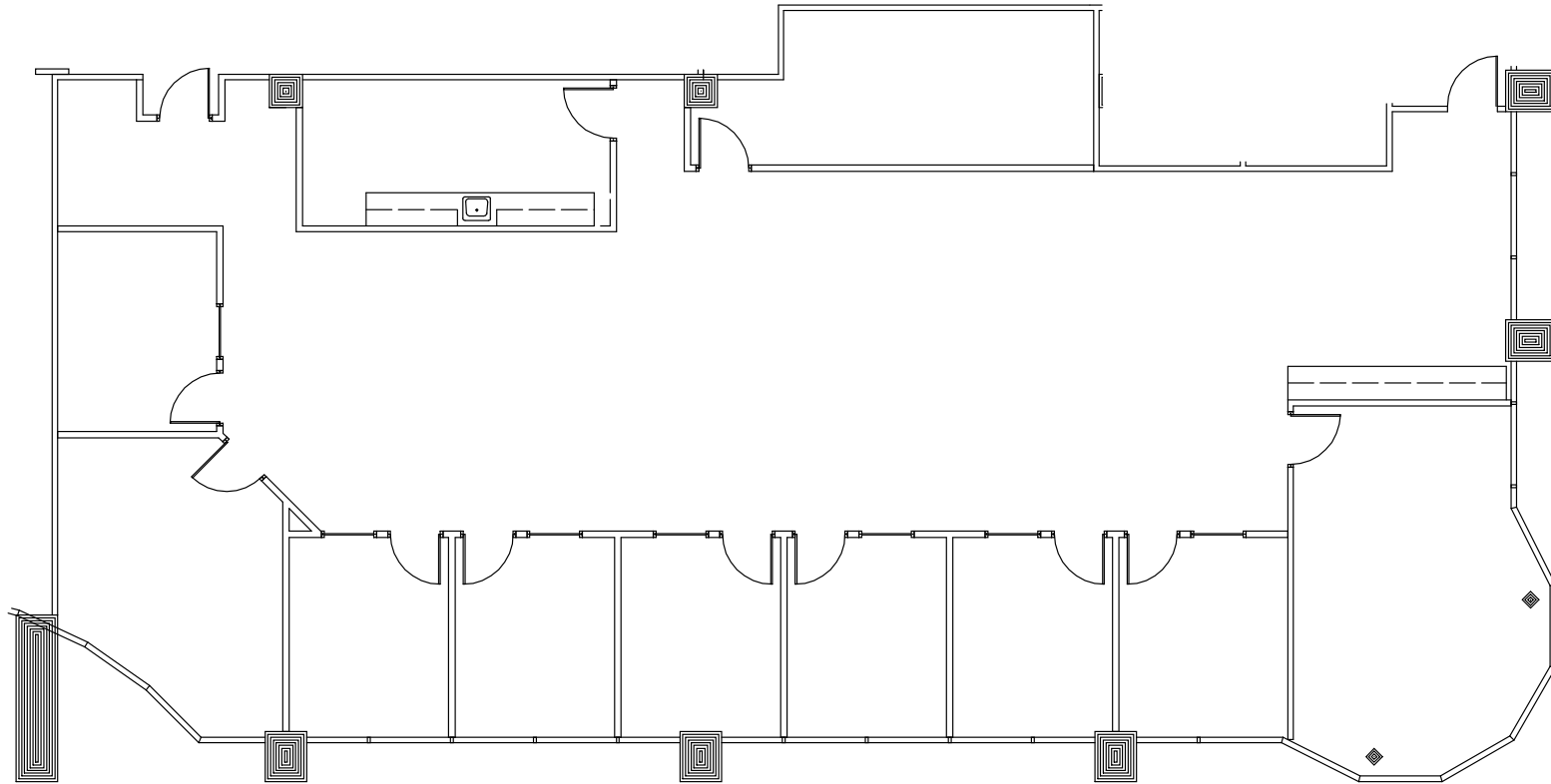
**Suite 110 • 4,530 RSF**

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1 Glenlake Parkway, Suite 700  
Atlanta, GA 30328

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Location Plan



## Morgan Falls - Building 100

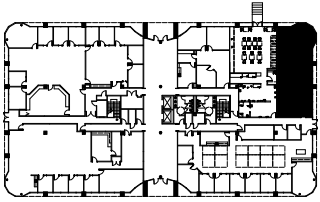
7840 Roswell Road  
Sandy Springs, GA 30350

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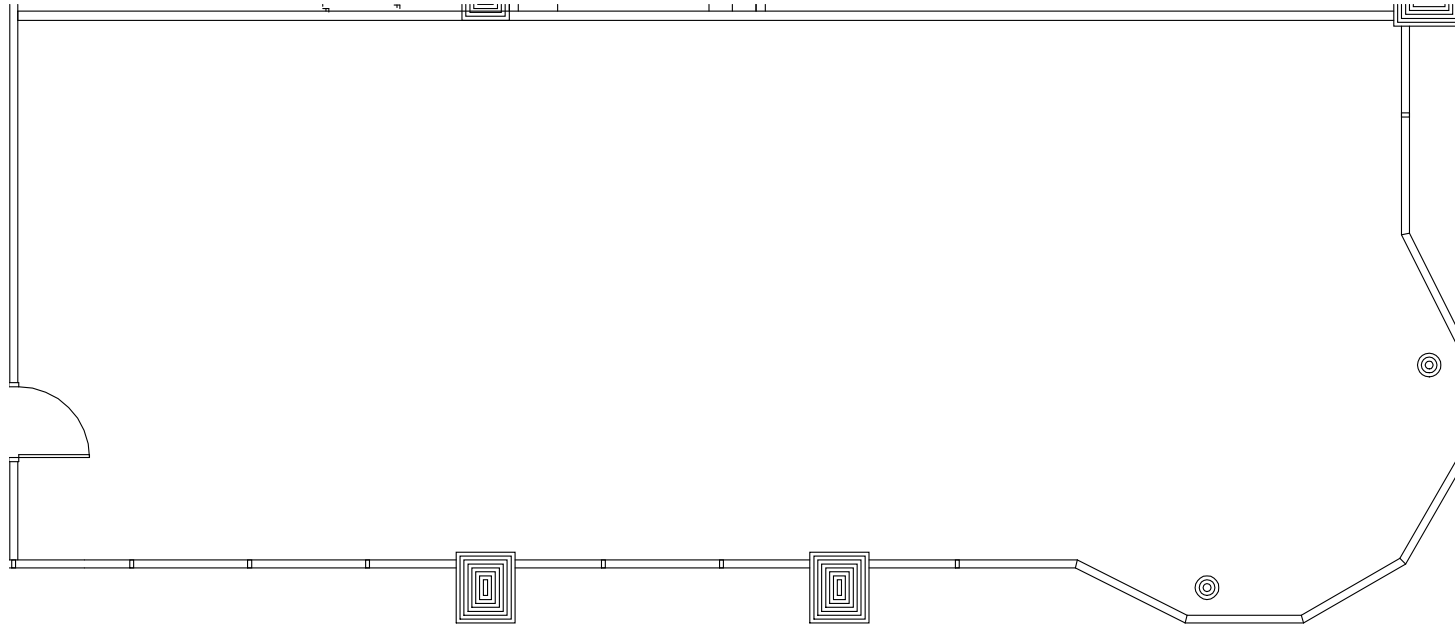
**Suite 130 • 4,239 RSF**

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Atlanta, GA 30328

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Location Plan



## Morgan Falls - Building 100

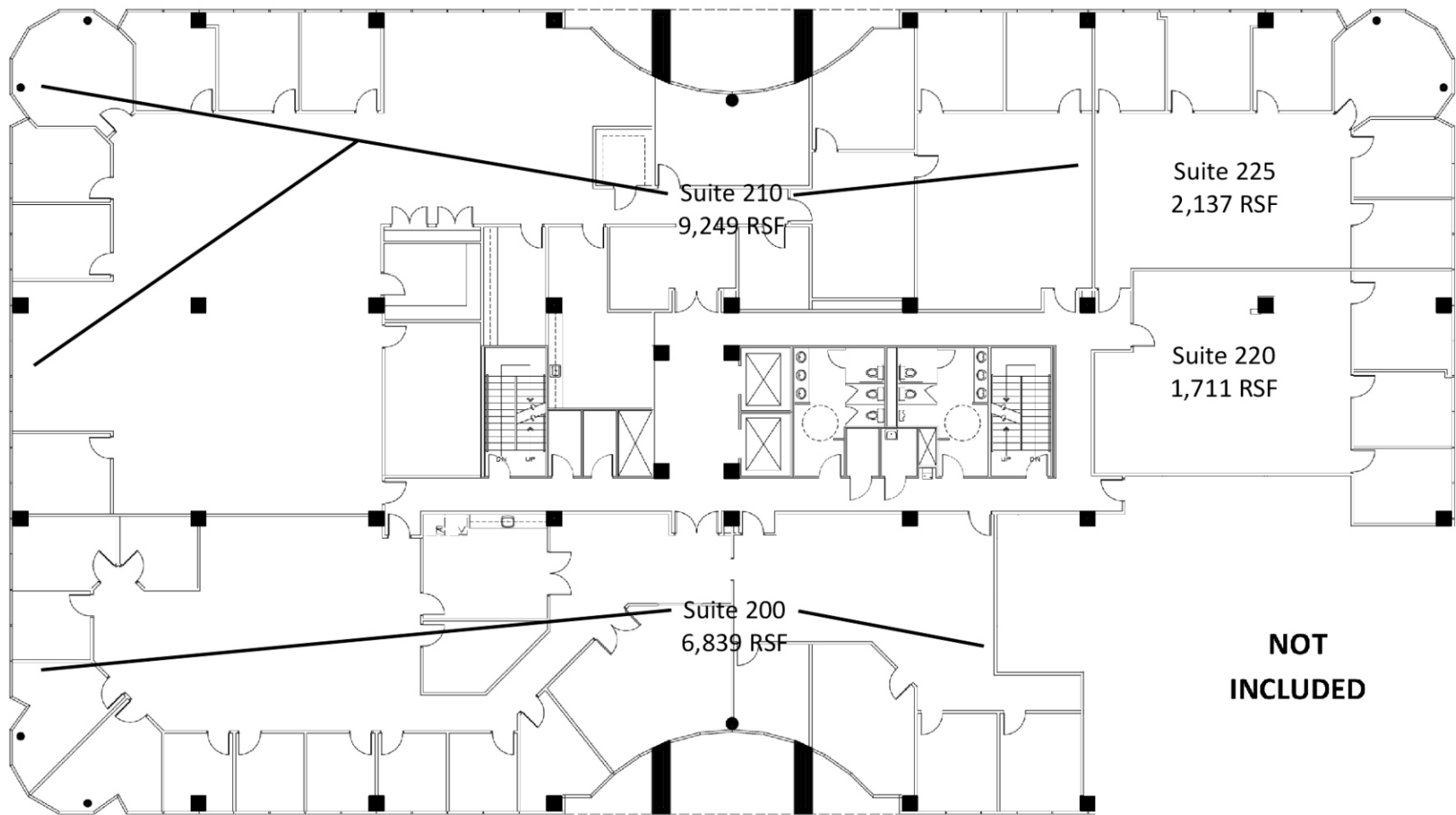
7840 Roswell Road  
Sandy Springs, GA 30350

**ACPS** Atlanta Commercial Property Services

**Suite 140 • 1,711 RSF**

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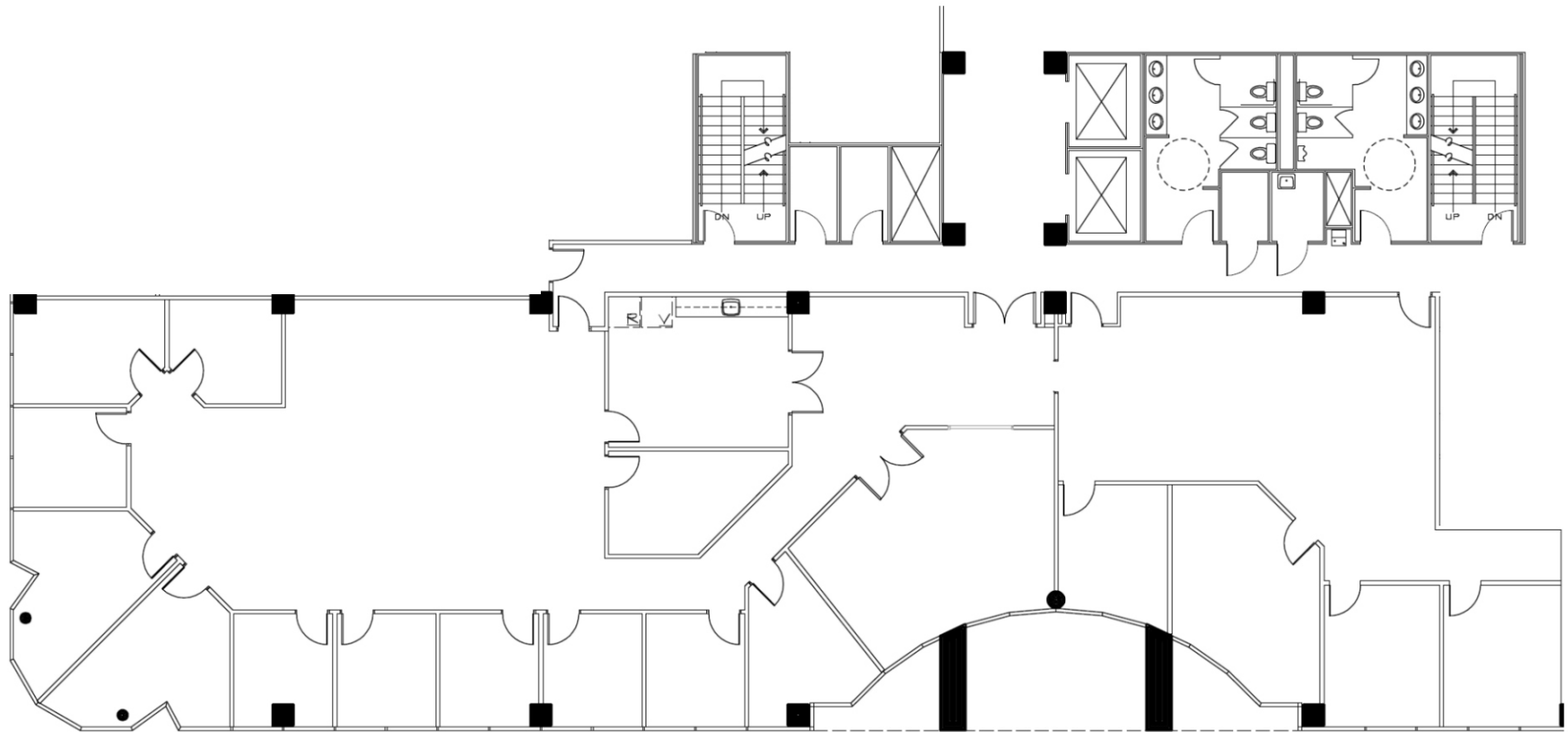
## Morgan Falls - Building 100

7840 Roswell Road  
Sandy Springs, GA 30350

**ACPS** Atlanta Commercial Property Services

Suite 200- 19,966 RSF (Total Contiguous)  
Suite 200- 6,839 RSF      Suite 220- 1,711 RSF  
Suite 210- 9,249 RSF      Suite 225- 2,137 RSF

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Atlanta, GA 30328  
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## Morgan Falls - Building 100

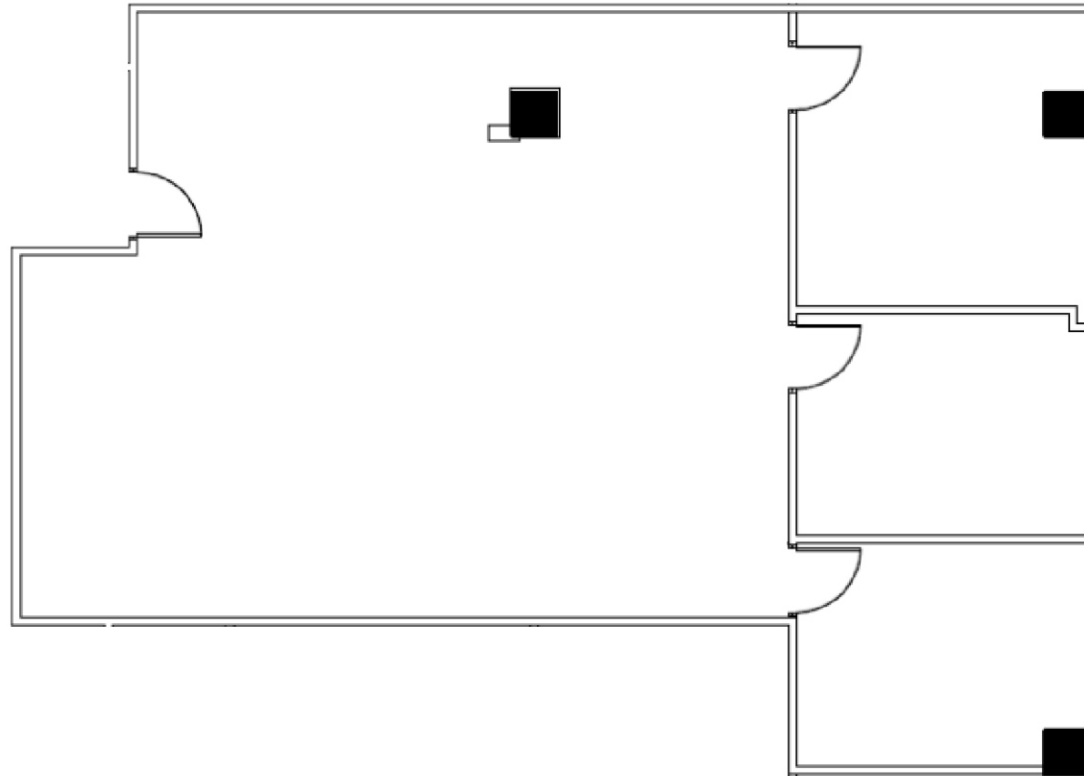
7840 Roswell Road  
Sandy Springs, GA 30350

**ACPS** Atlanta Commercial Property Services

**Suite 200 6,869 RSF**

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**Morgan Falls - Building 100**

7840 Roswell Road  
Sandy Springs, GA 30350

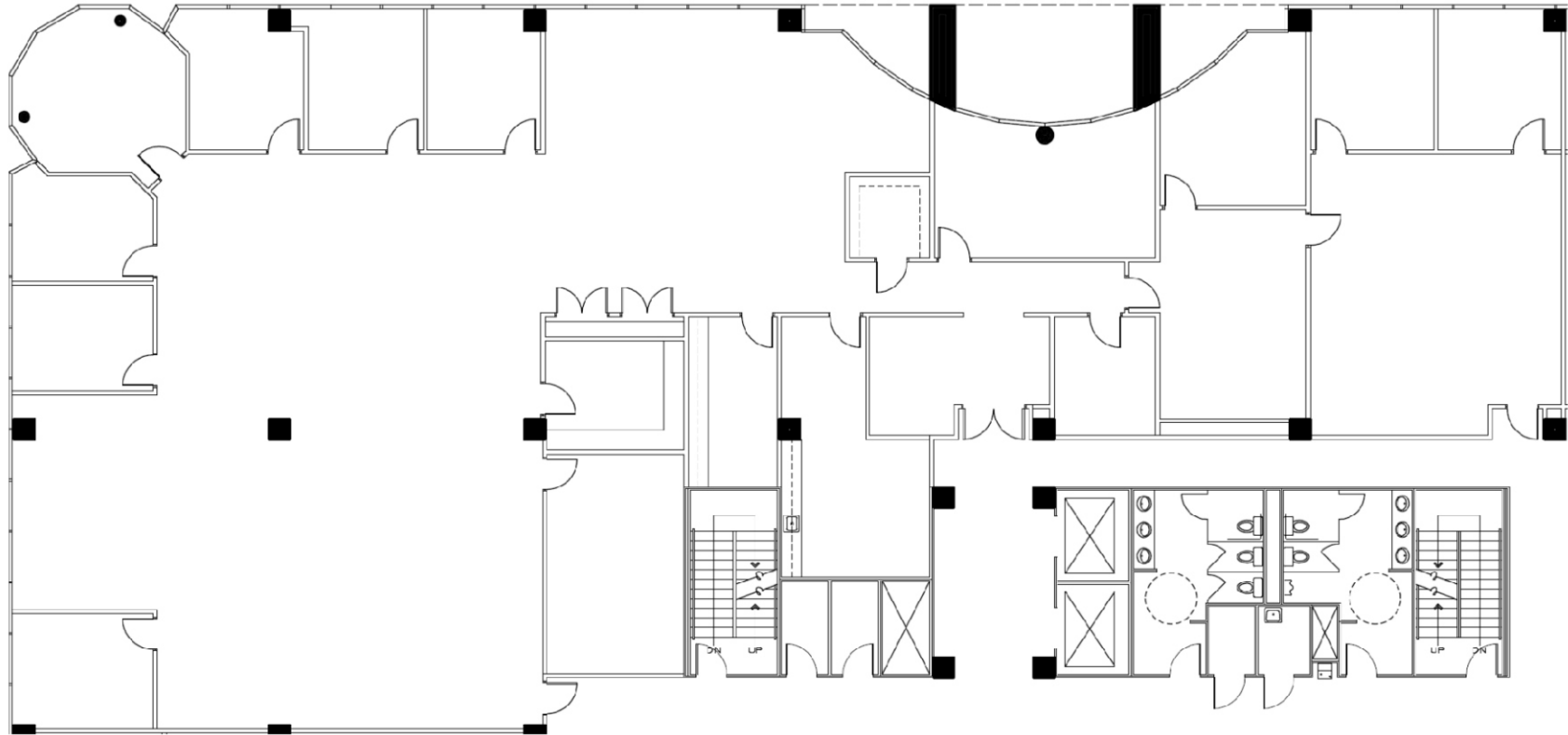
**ACPS** Atlanta Commercial Property Services

**Suite 220 1,711 RSF**

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1 Glenlake Parkway, Suite 700  
Atlanta, GA 30328

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## Morgan Falls - Building 100

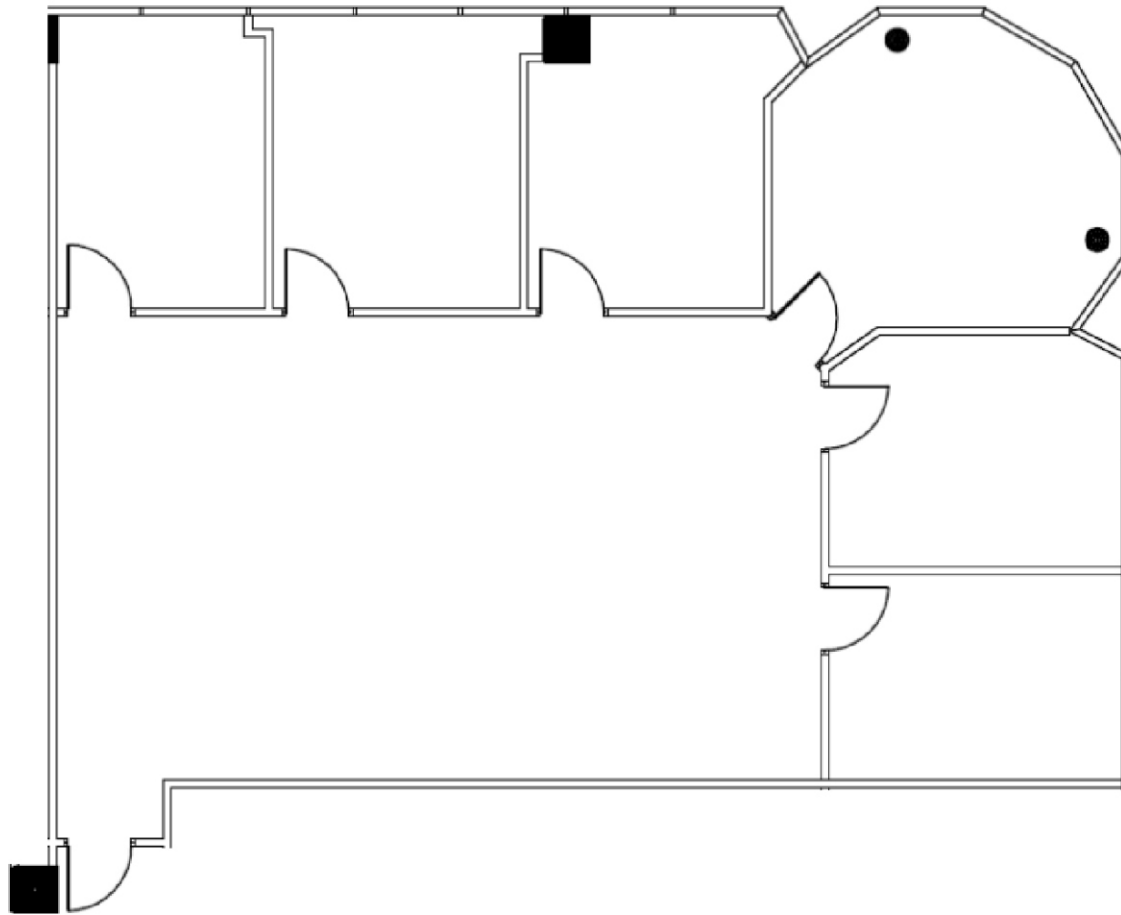
7840 Roswell Road  
Sandy Springs, GA 30350

**ACPS** Atlanta Commercial Property Services

**Suite 210 9,249 RSF**

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## Morgan Falls - Building 100

7840 Roswell Road  
Sandy Springs, GA 30350

**ACPS** Atlanta Commercial Property Services

**Suite 225 2,137 RSF**

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