



6340

SUGARLOAF

STREAM

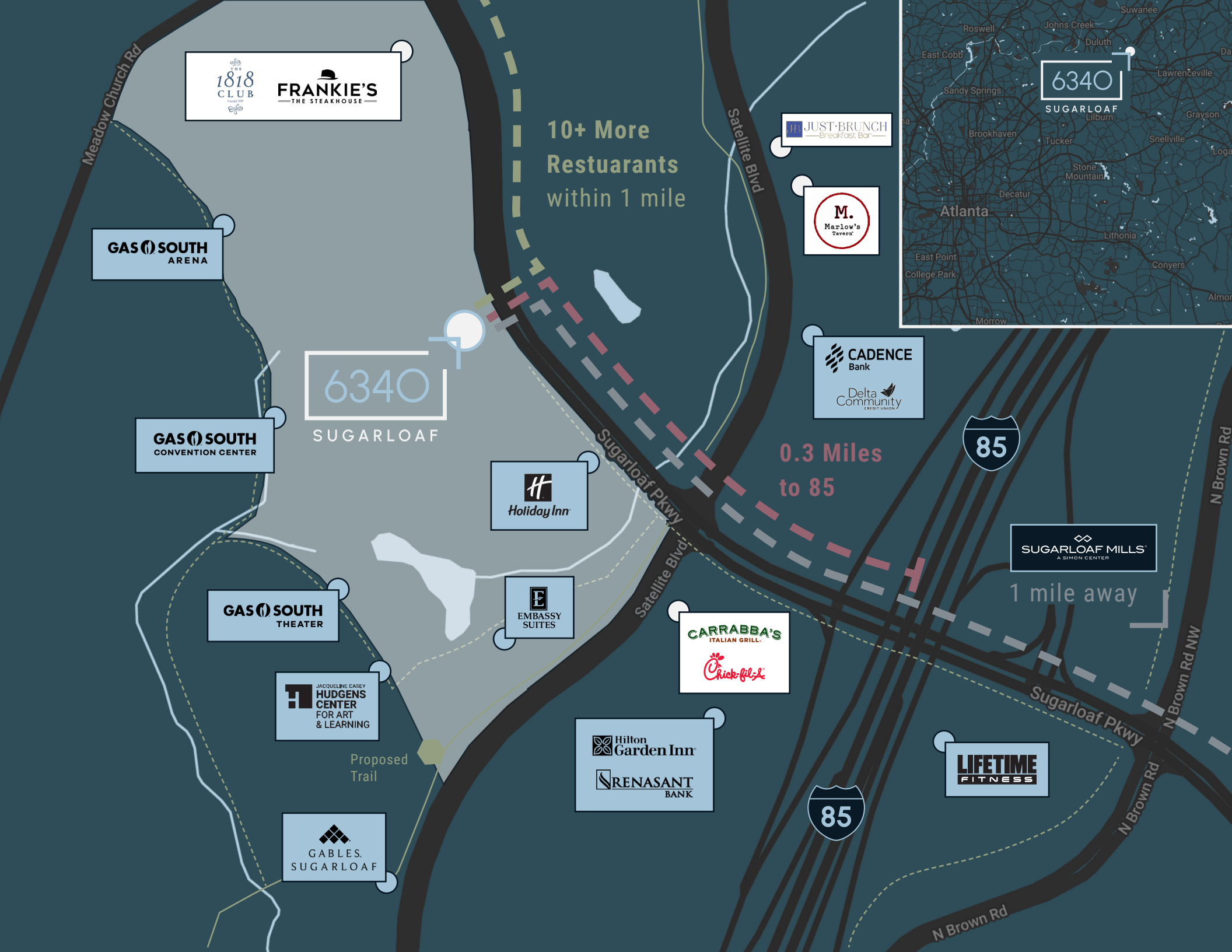
2,300 – 50,000 RSF

Office Space Available

- 1/2 Mile from TPC Sugarloaf
- Adjacent to Gas South District, Westin Hotel, Holiday Inn, and Frankie's Steakhouse
- Numerous Retail Amenities Including Sugarloaf Mall, Hotels, Banks, and Restaurants
- Excellent Ingress / Egress To I-85 - 0.3 Mile
- 4.0 / 1,000 Parking Ratio
- Signalized Entrance to Sugarloaf Parkway
- Main + Main Location



*Lobby Renovation Coming Soon



1818 CLUB
FRANKIE'S
THE STEAKHOUSE

GAS SOUTH
ARENA

GAS SOUTH
CONVENTION CENTER

GAS SOUTH
THEATER

JACQUELINE CASEY
HUDGENS
CENTER
FOR ART
& LEARNING

GABLES.
SUGARLOAF

6340
SUGARLOAF

H
Holiday Inn

E
EMBASSY
SUITES

Hilton
Garden Inn
RENASANT
BANK

CARRABBA'S
ITALIAN GRILL
Chick-fil-A

JUST BRUNCH
Breakfast Bar

M.
Marlow's
Tavern

CADENCE
Bank
Delta
Community
CREDIT UNION

85

LIFETIME
FITNESS

SUGARLOAF MILLS
A SIMON CENTER

6340
SUGARLOAF
Lilburn



10+ More
Restuarants
within 1 mile

0.3 Miles
to 85

1 mile away

GAS SOUTH DISTRICT

GIVE YOUR EMPLOYEES
A REASON TO COME TO
THE OFFICE

Convenient Amenities

6340 Sugarloaf is surrounded by Gas South District, a 118-acre campus that hosts a variety of events from concerts, performances, meetings, trade shows, conventions, banquets, and celebrations. The multipurpose campus includes an amazing 13,000-seat arena (Gas South Arena), a 708-seat theater (Gas South Theater), 23 versatile meeting rooms, a 90,000-square-foot exhibit hall space, and a 21,600-square-foot grand ballroom (Gas South Convention Center).

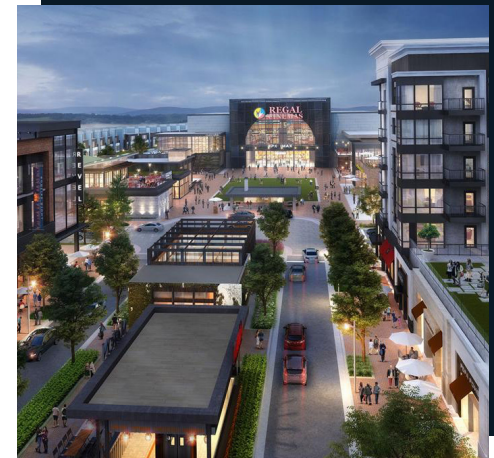


Home to Atlanta's pro hockey & lacrosse teams.



Future Developments

As many as 70 restaurants and retail shops could be part of the coming development at the Gas South District, including some chains, and several restaurants where the menus are crafted by chefs with local ties.



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