

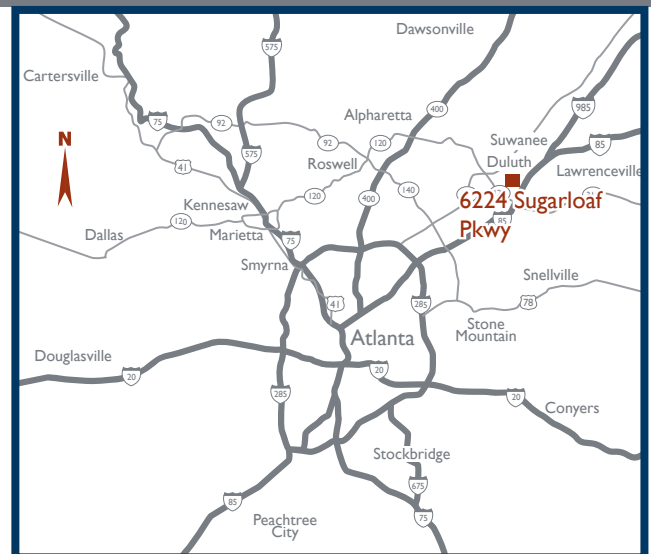
6224 SUGARLOAF PARKWAY

DULUTH, GA 30097



PROPERTY DETAILS

- Elegant 24,032 SF three-story Class A professional office building in Gwinnett County
- Highly visible location on Sugarloaf Parkway with immediate access to I-85
- Capital City Bank conveniently located on the first floor
- Amenities nearby include the Gas South District Arena and Convention Center, Gwinnett Chamber, Sugarloaf Mills, Life Time Fitness
- Near numerous restaurants, banks, hotels, apartments, corporate offices and retail shops
- Located in the prestigious Sugarloaf Corridor which includes HQ of Fortune 500 companies
- Sugarloaf Country Club, Stonebrier and other upscale executive housing are within one mile



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Building Facts

Built in 2007

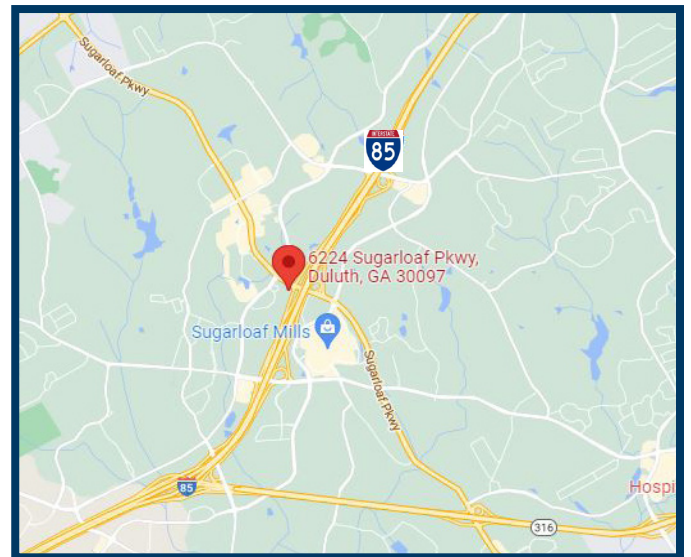
Elegant lobby

Parking Ratio 2.87/1,000 SF
(69 spaces)

Available:

Suite 325 2,386 SF
Suite 350 2,359 SF

- Nearby restaurants and fast-food establishments include Frankie's Steakhouse, the 1818 Club, Luciano's Italian Restaurant, Uncle Jack's Meat House, Chick-Fil-A, Moe's, Marlow's Tavern, Panera Bread, Jim 'N Nick's BBQ, Carrabba's Italian Grill, Pappadeaux, and many more
- Hotels nearby include the new Westin Atlanta Gwinnett luxury hotel, Embassy Suites, Hilton Garden Inn, Holiday Inn, Courtyard by Marriott, Residence Inn by Marriott, Homewood Suites by Hilton, and more.



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1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801

6224 Sugarloaf Parkway, Duluth, GA 30097

Third Floor



Suite 325
Available
2,386 SF

Common
Area

Suite 300
4,135 SF
Leased

Suite 350
Available
2,359 SF

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