

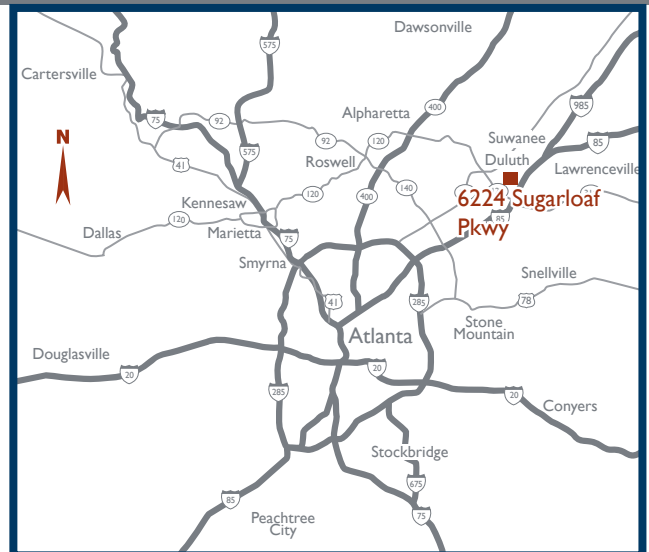
# 6224 SUGARLOAF PARKWAY

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
- Onsite property management and leasing by Brand Real Estate Services; 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



**BRAND**  
Real Estate Services

BrandProperties.com  
770.476.4801

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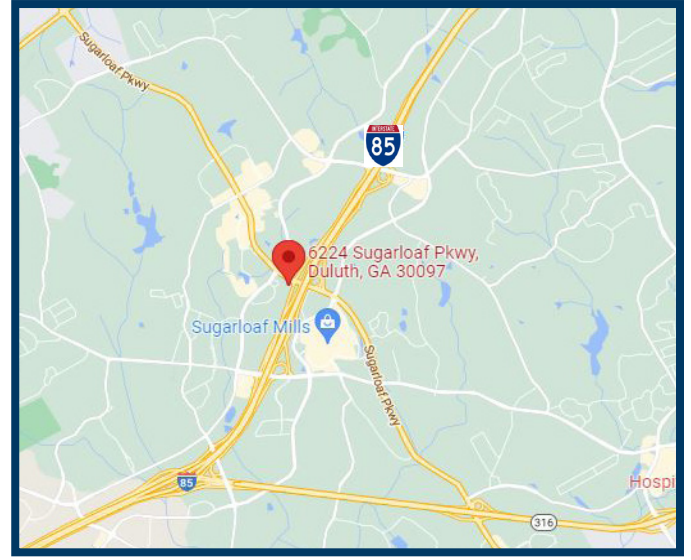
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**Building Facts**

- Built in 2007
- Elegant lobby
- Renovated common areas in 2024
- 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 Embassy Suites, Hilton Garden Inn, Holiday Inn, Courtyard by Marriott, Residence Inn by Marriott, Homewood Suites by Hilton, and more. New Westin Atlanta Gwinnett luxury hotel opened in 2024.



**Candy McIntyre**  
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**770.623.2099** Direct | **404.408.9788** Mobile

# 6224 Sugarloaf Parkway, Duluth, GA 30097

## Third Floor



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**Suite 300**  
4,135 SF  
Leased

**Suite 350**  
Available  
2,359 SF

**Suite 325**  
Available  
2,386 SF

Common  
Area

**BRAND** Real Estate Services  
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