

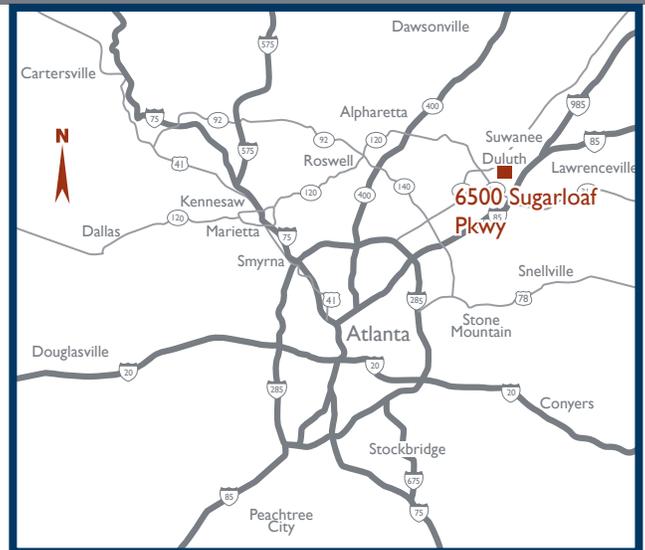
GWINNETT CHAMBER BUILDING

6500 SUGARLOAF PARKWAY, DULUTH, GA 30097



PROPERTY DETAILS

- This prestigious 59,913 SF three-story office building is home to the Gwinnett County Chamber of Commerce, Frankie's Steakhouse and The 1818 Club
- Highly-visible location in the vibrant Sugarloaf business community known as "Gwinnett's Downtown" which includes numerous corporate offices and the HQ of several Fortune 500 companies
- Newly remodeled lobby and common areas
- Adjacent to the Gas South District Arena & Convention Center and the Westin Atlanta Gwinnett luxury hotel
- Easy access to I-85
- Amenities nearby include numerous restaurants, retail shops, banks, hotels, apartments, entertainment, Sugarloaf Mills, Life Time Fitness and more
- Sugarloaf Country Club, Stonebrier and other upscale executive housing options are within one mile



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The 1818 Club



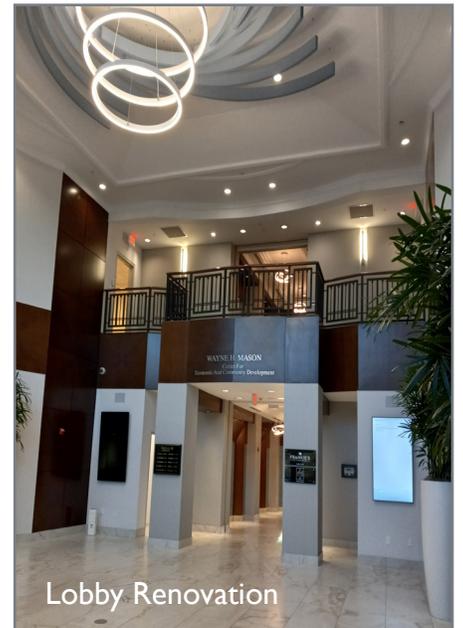
Frankie's Steakhouse



Building Facts

- Named the Richard L. Tucker building for Gwinnett's legendary businessman and county leader
- Built in 2000
- Renovation in 2023
- Parking Ratio 6.67/1,000 SF
- Available: Suite 260 2,940 SF

- Frankie's Steakhouse and The 1818 Club are in the building. Other nearby restaurants and fast-food establishments include Luciano's Italian Restaurant, Uncle Jack's Meat House, Chick-Fil-A, Moe's, Marlow's Tavern, Panera Bread, Jim 'N Nick's BBQ, Cuts Steakhouse, Carrabba's Italian Grill, Pappadeaux, and more.
- Hotels nearby include the adjacent 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.



Lobby Renovation

Candy McIntyre

Vice President, Leasing

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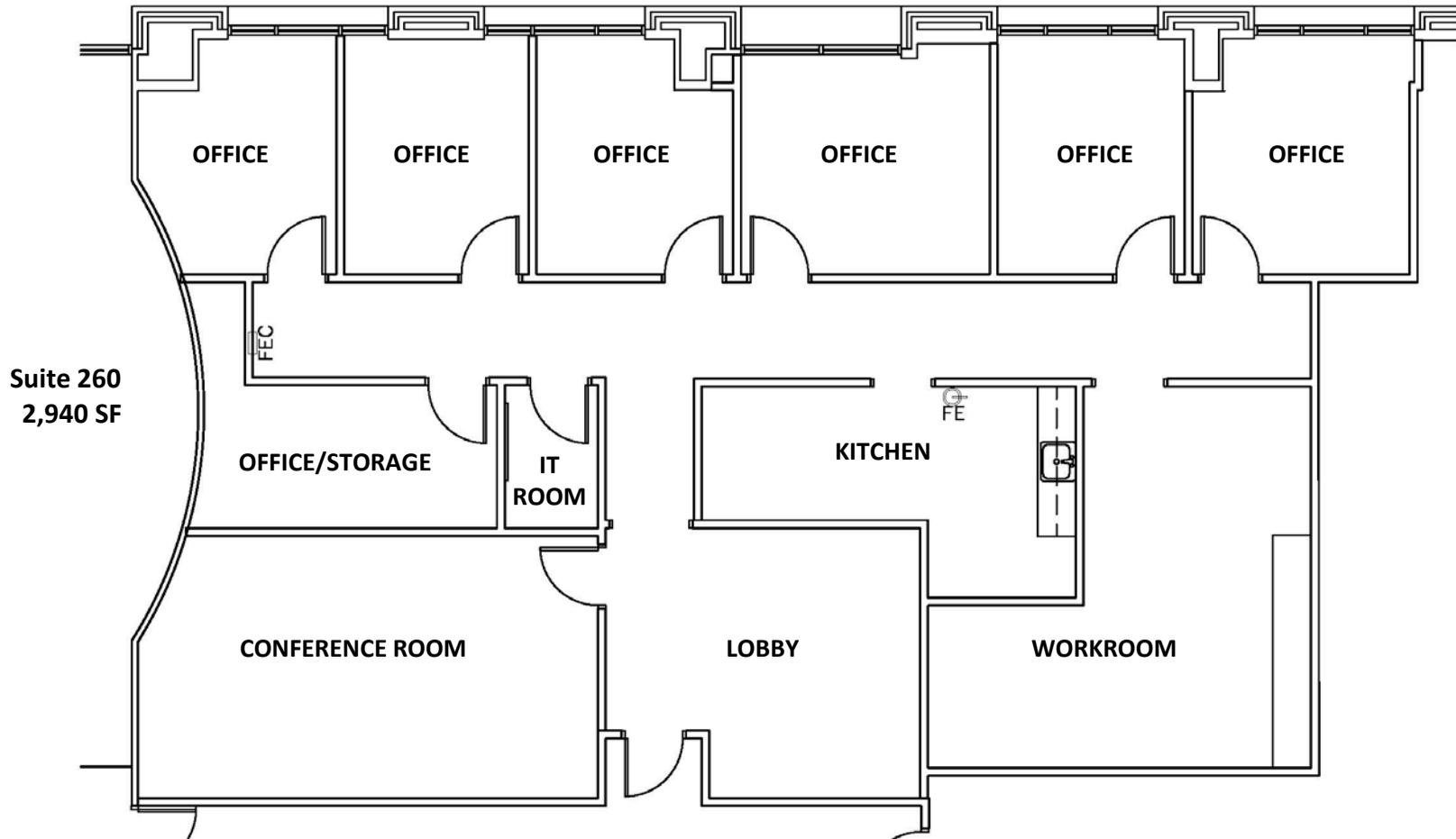
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6224 Sugarloaf Parkway, Suite 200 Duluth, GA 30097 770.476.4801

Gwinnett Chamber Building

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Nearby Restaurants

- Frankie's Steakhouse - onsite
- 1818 Club - onsite
- Chick-Fil-A
- Carrabba's Italian Grill
- Marlow's Tavern
- Jim & Nick's Bar-B-Q
- Tazaki's Mediterranean Café
- Cuts Steakhouse
- Alebrije Mexican Cuisine
- Starbucks
- Moe's
- Uncle Jack's Meat House
- Panera Bread
- Luciano's Ristorante Italiano
- Frontera Mexican Kitchen
- Vinny's NY Pizza
- My Friend's Place
- Smoothie King
- Jimmy John's
- Marco's Pizza
- Red Ginger
- Pepe's Mexican Bar & Grill
- Pappadeaux Seafood
- JINYA Ramen Bar
- White Windmill Bakery

Entertainment

- Gas South District: Arena, Convention Center and Theater
- Hudgens Center for Art & Learning
- AMC Theatres
- Medieval Times Dinner & Tournament
- Altitude Trampoline Park
- Dave & Buster's
- Atlanta Ice Forum
- PGA Superstore

Fitness

- Life Time Fitness
- LA Fitness

Banks

- Capital City Bank
- Truist
- Bank of America
- Wells Fargo
- Delta Credit Union
- Renasant Bank

Services Nearby

- Dry Cleaners
- UPS Store
- Daycare
- Dental offices
- Pharmacies
- Hair Salons
- Legal Services
- Auto Services

And More

- Gwinnett Chamber of Commerce - onsite
- Sugarloaf Mills Mall
- Kroger
- Publix
- Home Depot
- Assi Plaza
- Multiple apartments

Hotels

- Westin Atlanta Gwinnett
- Holiday Inn
- Embassy Suites by Hilton
- Hilton Garden Inn
- Residence Inn by Marriott
- Courtyard by Marriott
- Home 2 Suites
- Homewood Suites by Hilton