

ONE SUGARLOAF CENTRE

1960 SATELLITE BOULEVARD, DULUTH, GA 30097



PROPERTY DETAILS

- Prestigious 108,683 SF 4-Story Class A Office Building located at the corner of Sugarloaf Parkway and Satellite Boulevard in Gwinnett County
- Highly-visible with direct access to I-85
- Built in 2009, LEED Gold Certified for building design and construction
- Elegant lobby, restrooms and common areas
- New lobby furnishings
- Management & leasing by Brand Real Estate Services
- Covered Executive Parking with controlled access in addition to ample surface parking
- Building amenities include a training room, outdoor patio area, dry cleaning & mobile detailing service



BRAND
Real Estate Services

BrandProperties.com
770.476.4801

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AREA AMENITIES

- Gas South District Arena, Conference Center & Theater
- Gwinnett Chamber of Commerce
- Life Time Fitness
- Sugarloaf Mills
- Wide variety of hotels, banks, restaurants and retail options

ON-SITE AMENITIES

- Marlow's Tavern, Firehouse Subs, Just Brunch
- Delta Credit Union, Wallis Bank
- Courtyard by Marriott
- Residence Inn by Marriott

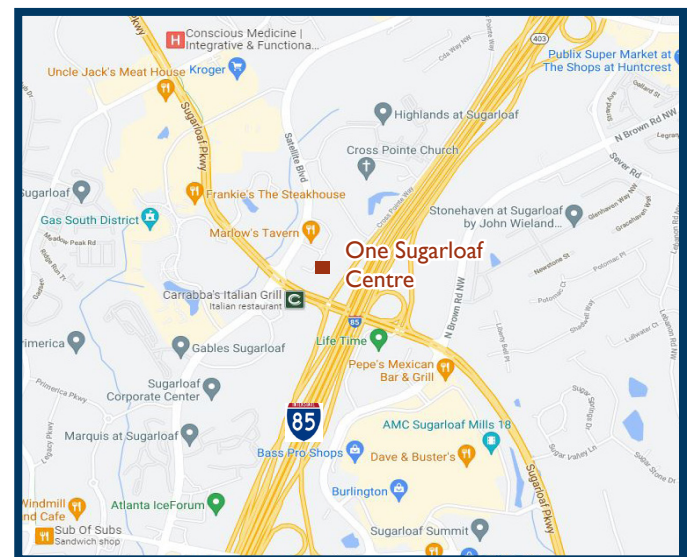
ADDITIONAL BUILDING FEATURES

- Controlled access after hours
- Freshly-carpeted and painted common areas
- Hands-free restroom fixtures
- Interactive directory in lobby
- Tenant lounge with micro-market kiosk
- Background music in common areas
- News feed in elevators
- Two elevators for passengers, one dedicated for freight

Candy McIntyre
Vice President, Leasing

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One Sugarloaf Centre

Fourth Floor



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Nearby Restaurants

- Frankie's Steakhouse
- 1818 Club
- Chick-Fil-A
- Carrabba's Italian Grill
- Marlow's Tavern
- Jim & Nick's Bar-B-Q
- Taziki'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
- Wallis Bank

Services Nearby

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

And More

- Gwinnett Chamber of Commerce
- 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