

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. A thin yellow horizontal line is positioned directly beneath the text.

Colliers

Accelerating Success

6745

Offering Memorandum

6745 Sugarloaf Parkway
Duluth, GA 30097

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The Offering

Colliers Atlanta Capital Markets is pleased to exclusively offer the opportunity to acquire 6745 Sugarloaf Parkway (the "Property"), a boutique corporate headquarters office building located in the heart of the Sugarloaf Office Submarket in Northeast Atlanta MSA. The Property benefits from its immediate access to Sugarloaf Parkway, Meadow Church Road, Satellite Boulevard and Interstate 85. The Sugarloaf Business District is home to numerous corporate and regional headquarters including Primerica, Asbury Automotive, Vensure Employer Solutions, WEG Electrical and Sage Software as well as the Gwinnett Chamber of Commerce. The area's premier country club residential community, Sugarloaf CC, is located just minutes away from 6745 Sugarloaf Parkway and hosts the PGA Senior Tours annual tournament.

Infinite Energy Arena and the Gwinnett Convention Center provide the region's premier entertainment and corporate meeting facility close to the Property, providing guests access to professional sporting events, concerts and corporate events. Nine hotels are located within several miles of 6745 Sugarloaf Parkway in addition to a wide variety of dining options and Sugarloaf Mills, a favored outdoor shopping venue. Given three vehicular access points (Sugarloaf, Highway 120 and Old Peachtree interchanges) provide immediate access to Interstate 85, the Property is accessible from the east and by Peachtree Industrial Boulevard to the west. This 31,020 SF building offers abundant parking, four sides glass, prominent Sugarloaf Parkway monument identity and lake frontage in one of North Atlanta's finest business parks.

6745 Sugarloaf Parkway presents an office user the opportunity to acquire its headquarters location facility with all the benefits of ownership at a price well below replacement cost.

±6.88
Acres

137
Parking
Spaces

M1
Zoning

2005
Year Built





Property Highlights

- 47 Offices / 52 Workstations
- Four Sides Full Height Glass
- Training Room for 55 People
- Sugarloaf Parkway Monument Identity
- Service Area with Grade Level Roll Up Door
- Prestigious Sugarloaf Location



Property Overview

Offering Memorandum
6745 Sugarloaf Parkway





Amenities

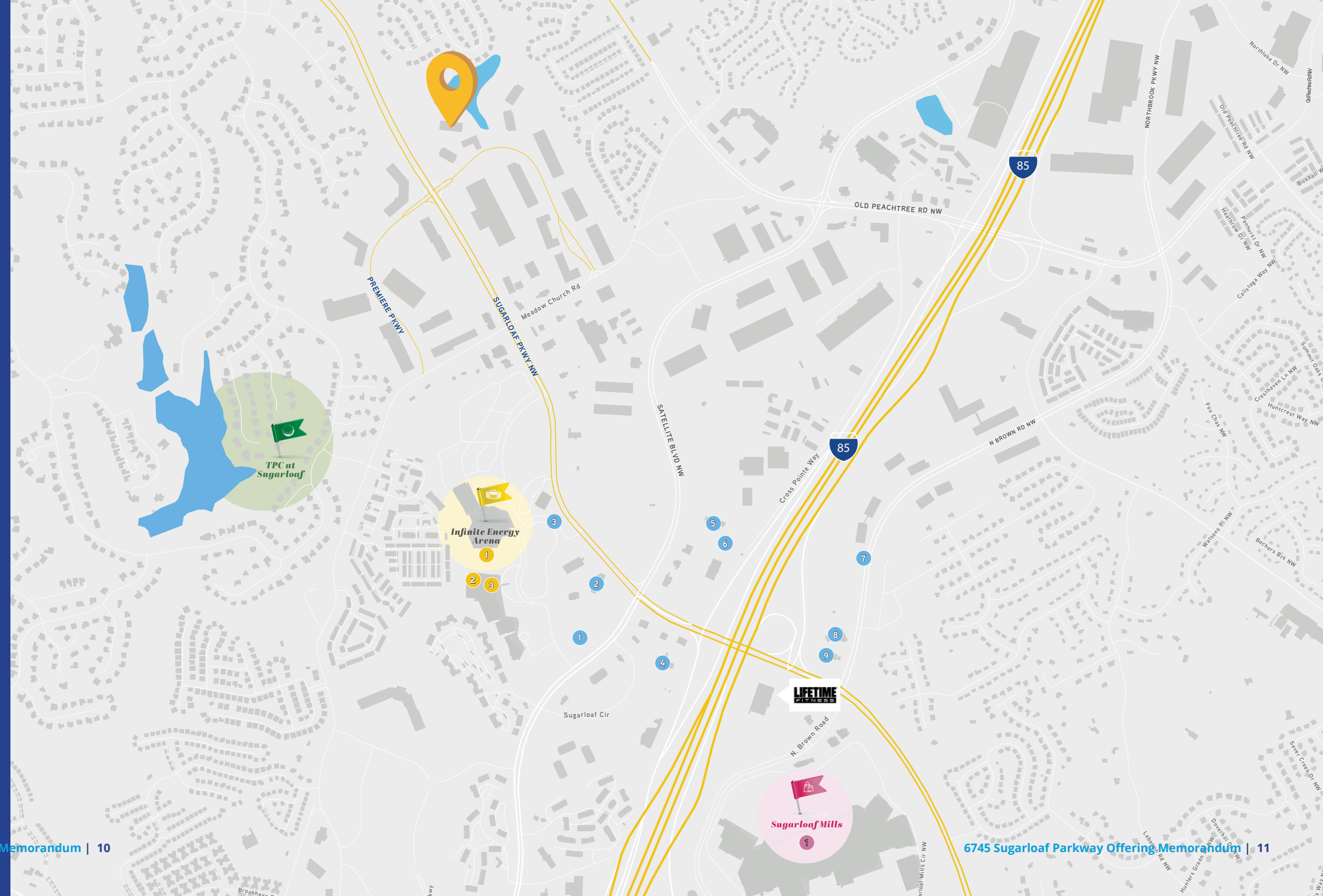
LEGEND

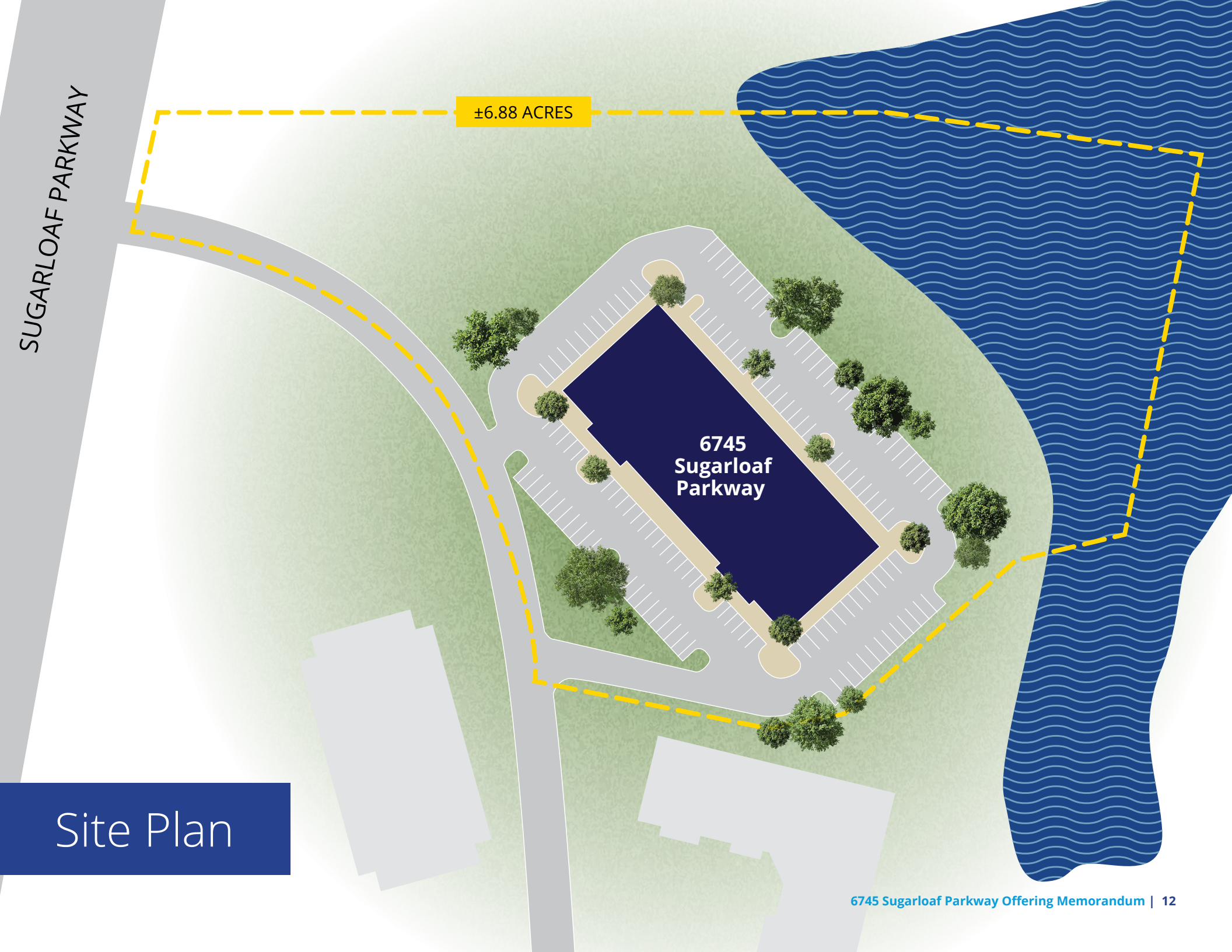
ENTERTAINMENT

- 1 Infinite Energy Arena
- 2 Hudgens Center for Arts & Learning
- 3 Gwinnett Convention Center

HOTELS

- 1 Embassy Suites
- 2 Holiday Inn - Infinite Energy Center
- 3 Westin Atlanta Gwinnett
- 4 Hilton Garden Inn
- 5 Residence Inn by Marriott
- 6 Courtyard by Marriott
- 7 Home2 Suites by Hilton
- 8 Homewood Suites by Hilton
- 9 Hampton Inn





**6745
Sugarloaf Parkway
Duluth, Georgia 30097**
Address



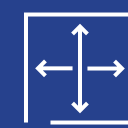
±6.88
Acres



Fee Simple
Ownership



2005
Year Built



7-157- 095
Parcel ID



Gwinnett
County



M1
Zoning



137
Parking Spots



Building Specs



**Concrete Slab
& Steel Frame**
Foundation/Structure



Brick & Glass
Exterior Walls/Windows



**Sheetrock, Glass,
& Acoustical Tile**
Interior Finishes



**Roof Mounted
Package Units**
Heating & Cooling (HVAC)



TPO
Roof



Georgia Power
Electric



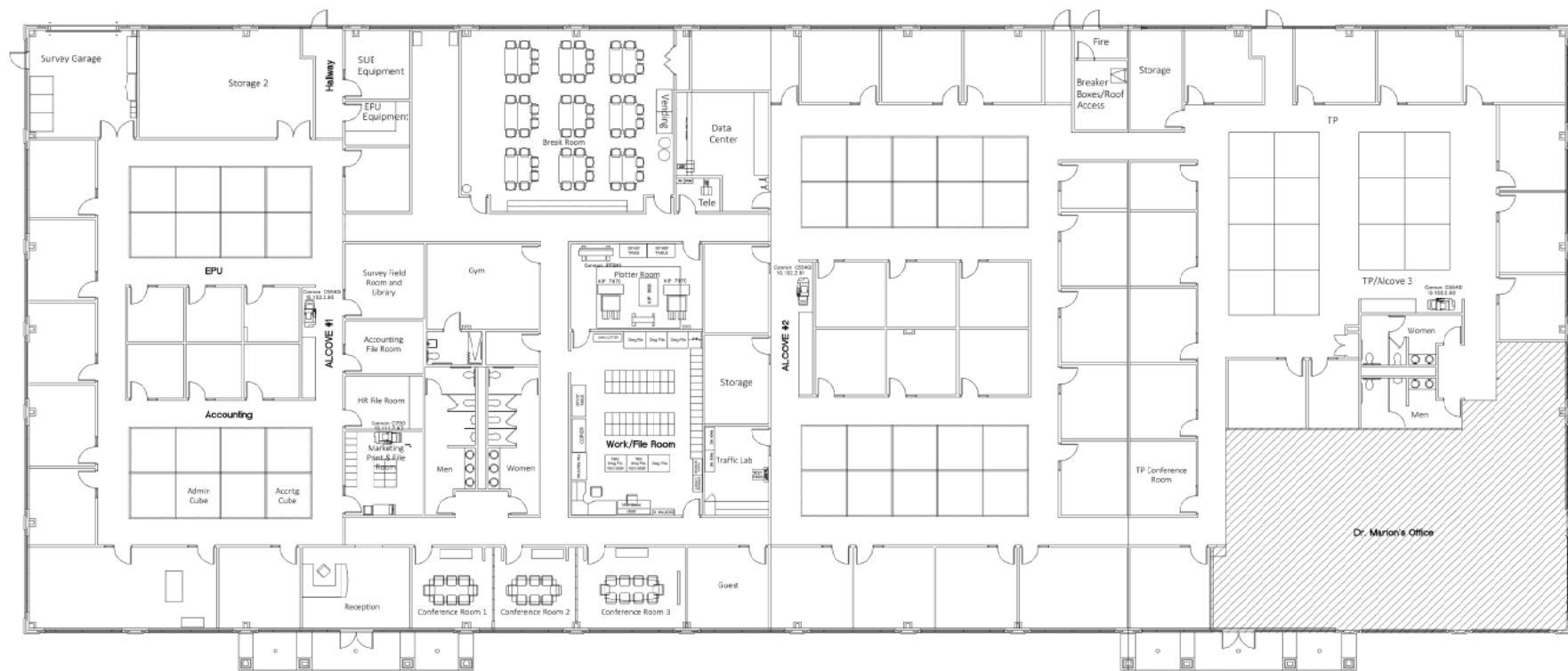
Gwinnett County
Plumbing/Water/Sewer



Simplex 4010
Fire/Life Safety/Sprinkler:



Floor Plan





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