

SUGARLOAF OFFICE I - V

5 SINGLE-STORY OFFICE BUILDINGS

AVAILABILITIES RANGING FROM 2,390 SF TO 14,374 SF



Colliers
INTERNATIONAL

Sugarloaf I - 6700 Sugarloaf Pky

100% Leased

Parking Ratio: 5.8/1,000 SF

Sugarloaf II - 3039 Premiere Pky

100% Leased

Parking Ratio: 4.1/1,000 SF

Sugarloaf III - 2810 Premiere Pky

Suite 350: 4,000 SF - 8,450 SF

Suite 375: 2,390 SF - 5,089 SF

Suite 500: 4,140 SF - 9,229 SF

Parking Ratio: 3.9/1,000 SF

Sugarloaf IV - 2750 Premiere Pky

Suite 900: 14,374 SF

Parking Ratio: 4.7/1,000 SF

Sugarloaf V - 3090 Premiere Pky

Suite 650: 5,947 SF

Parking Ratio: 4.5/1,000 SF

Sugarloaf Parkway

Meadow Church Road NW

Satellite Blvd

1/2 MILE TO

85

* LARGER SUITES CAN BE SUBDIVIDED

Property Facts

- 5 single-story office buildings
- Availabilities ranging from 2,390 SF to 14,374 SF
- Average parking ratio greater than 4.5 spaces per 1,000 SF
- Strategically located in Gwinnett County's epicenter, at the intersection of I-85 & Sugarloaf Parkway

Interior Space

- Ceiling heights ranging from 9'-15' feet
- Conducive to loft office buildouts
- Full-height glass windows

Spec Suite

- Move in ready 8,450 SF Spec Suite available
- Open Floor Plan
- Modern finishes throughout (concrete floors, exposed ceilings)
- Floor to ceiling glass conference room
- Brand new kitchen with bar seating

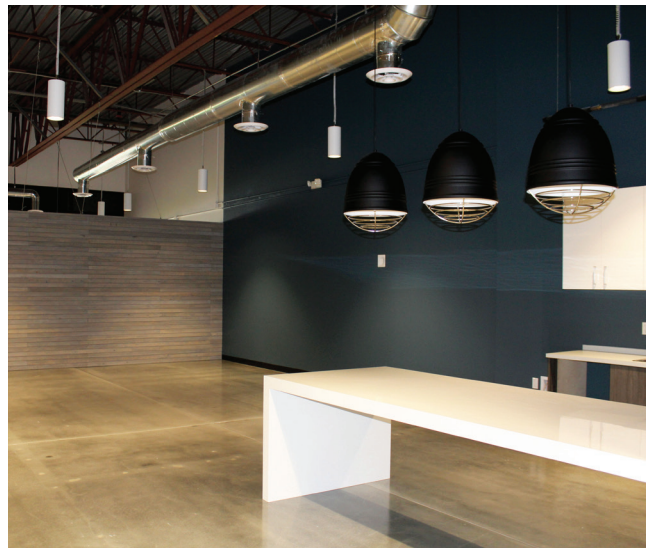


Within walking distance to:

12 restaurants & cafes, 4 banks, 1 large grocery store, and TPC Sugarloaf golf club—a 27 hole course designed by Greg Norman.

110 Acre mixed-use entertainment district also being developed within walking distance from Sugarloaf Office I-V (less than .25 miles)

(Same developer that was behind Avalon, Atlantic Station and Colony Square)



SUGARLOAF

I, II, III, IV & V

For more information contact
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