

SUGARLOAF OFFICE I - V

5 SINGLE-STORY OFFICE BUILDINGS

AVAILABILITIES RANGING FROM 4,000 SF TO 35,588 SF



Colliers
INTERNATIONAL

Sugarloaf I - 6700 Sugarloaf Pky
100 % Leased
Parking Ratio: 5.8/1,000 SF

Sugarloaf II - 3039 Premiere Pky
2 Availabilities
Suite 100: 27,466 RSF
Suite 600: 8,122 RSF
Contiguous available: 35,588 RSF
Parking Ratio: 4.1/1,000 SF

Sugarloaf III - 2810 Premiere Pky
1-2 Availabilities
Suite 350: 4,000 SF - 8,450 SF
Parking Ratio: 3.9/1,000 SF

Sugarloaf IV - 2750 Premiere Pky
1 Availability
Suite 900: 14,374 SF
Parking Ratio: 4.7/1,000 SF

Sugarloaf V - 3090 Premiere Pky
1 Availability
Suite 650: 5,947 SF
Parking Ratio: 4.5/1,000 SF

* LARGER SUITES CAN BE SUBDIVIDED

1/2 MILE TO



Property Facts

- 5 single-story office buildings
- Availabilities ranging from 3,433 SF to 27,466 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

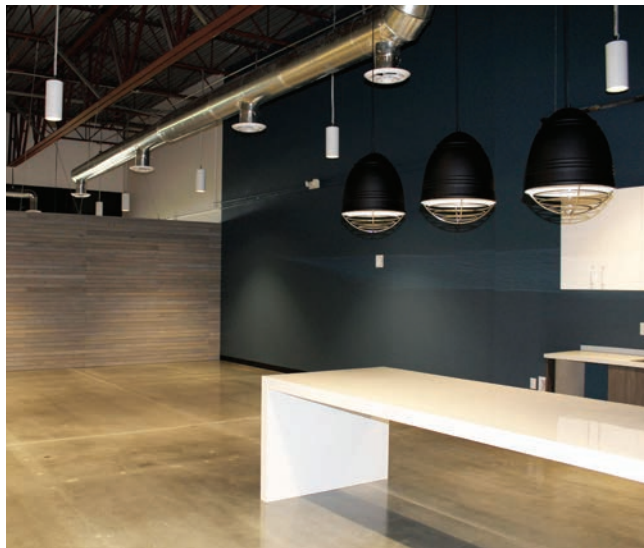
- Move in ready 8,450 SF Spec Suite available
- Open Floor Plan
- Modern finishes throughout (concrete floors, exposed ceilings)
- Floor to ceiling glass conference room
- Brand new kitchen with bar seating



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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