

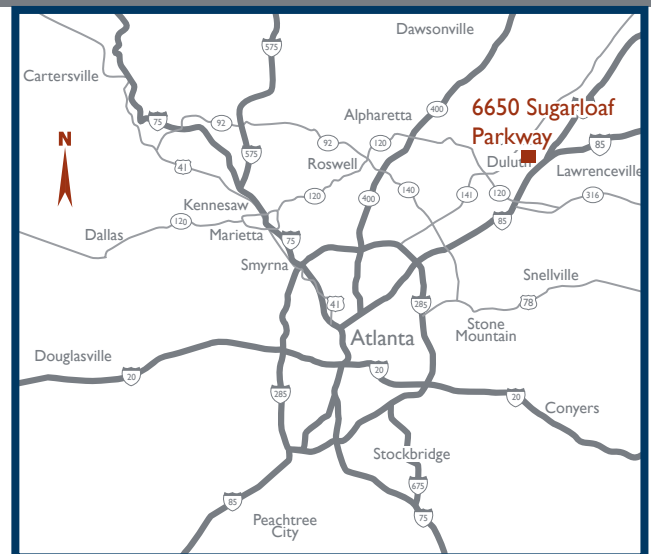
6650 SUGARLOAF PARKWAY

DULUTH, GA 30097



PROPERTY DETAILS

- 71,831 SF Brick One Story Class B Office Building in Gwinnett County
- Excellent access to I-85 and Sugarloaf Parkway
- Conveniently located in the upscale Sugarloaf Corridor business hub with numerous restaurants, corporate offices, hotels, banks, retail shops, Kroger and Chick-Fil-A within one mile
- Within walking distance of the Infinite Energy Center and Gwinnett Chamber of Commerce
- Adjacent to Sugarloaf Country Club and within two miles of Sugarloaf Mills Mall
- Suite 300 available with 4,761 SF and Suite 800 available with 5,006 SF



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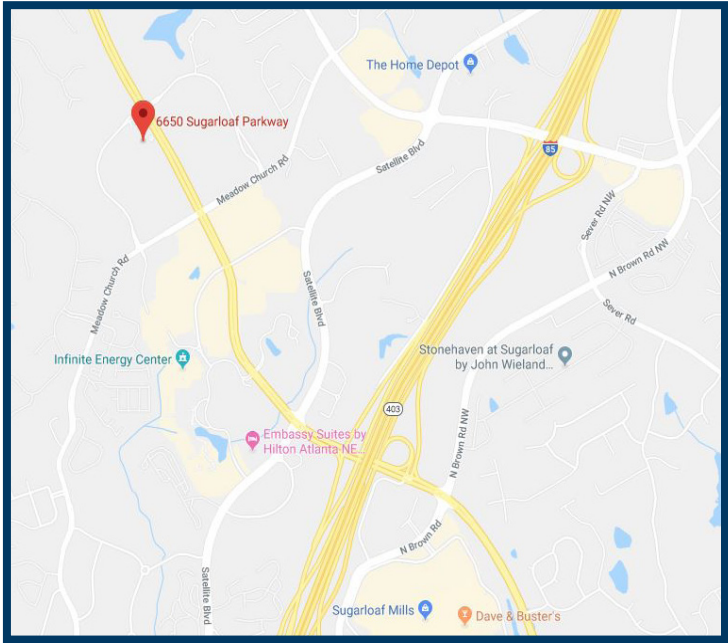
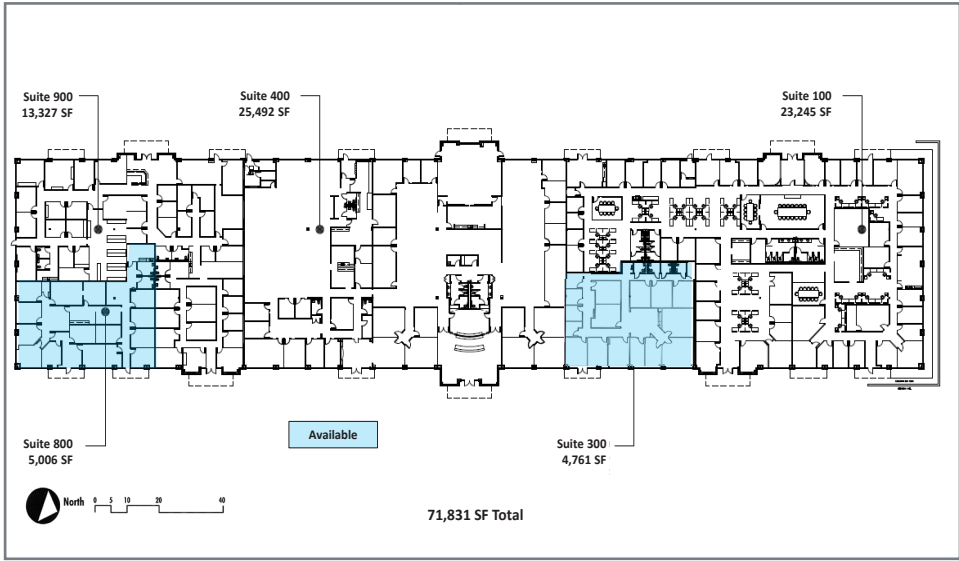


Building Facts

71,831 SF
 Class B Office Space
 Built in 2004
 Ample free parking
 Parking Ratio of 4.75/1,000 SF

Available Spaces

Suite 300: 4,761 SF
 Suite 800: 5,006 SF



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