



SUBURBAN VALUE,
WORLD-CLASS TALENT

SATELLITE PLACE- BLDG 700
3097 SATELLITE BLVD- BLDG 700 DULUTH, GA 30096
CLASS A OFFICE BUILDING



BUILDING

FEATURES

TOTAL SQUARE FEET

134,785 SF

AVAILABLE

4,217 - 55,748 RSF

YEAR BUILT

2002

PARKING RATIO

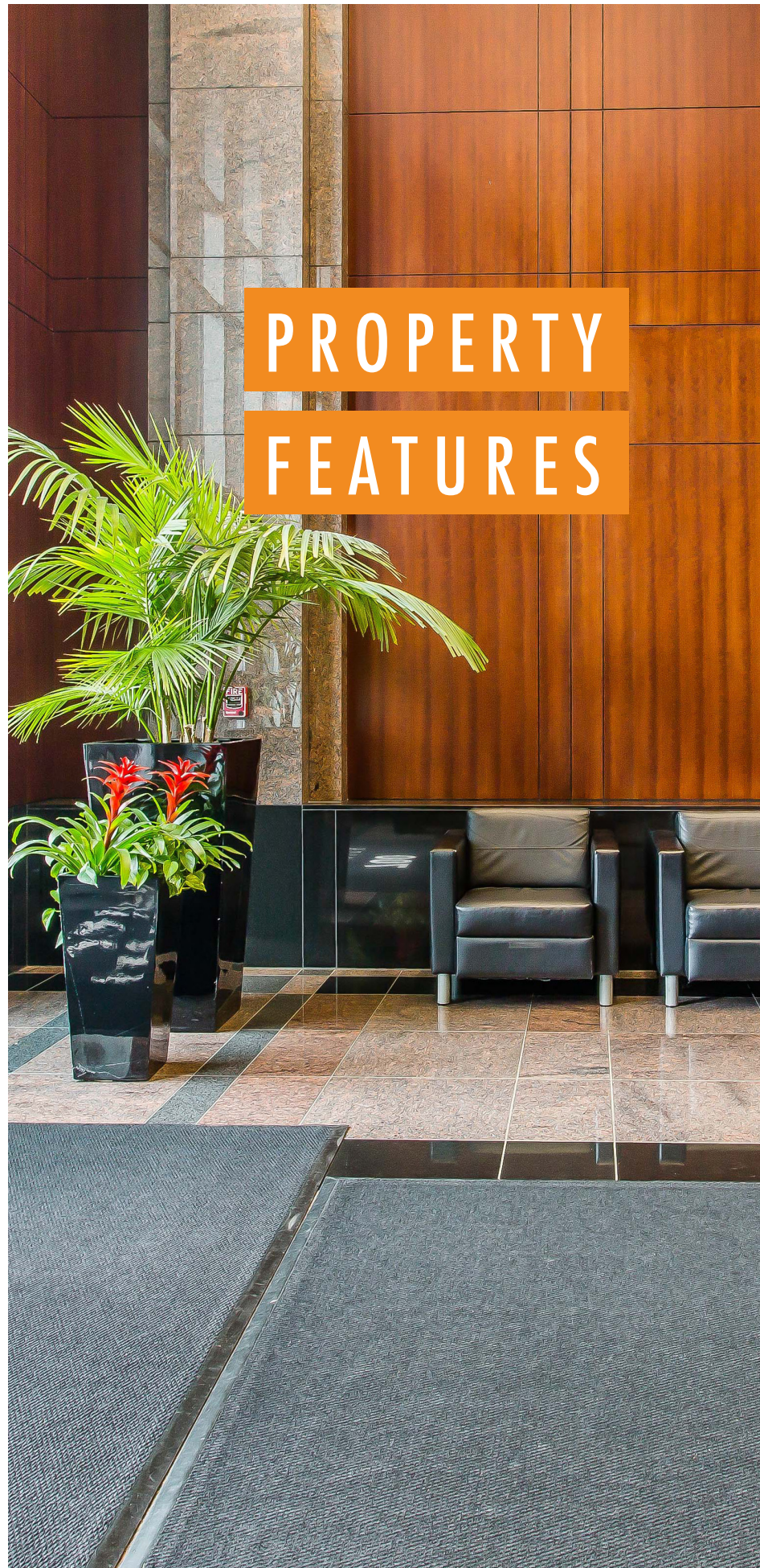
5.00/1,000 SF

LEASE RATE

\$21.50 PSF

SATELLITE PLACE BUILDING 700

- Class A building perfect for a corporate facility.
- From full floor to full building availability
- Newer construction, impressive lobby, high end finishes
- Access card entry & central security desk
- Additional amenities include multiple conference rooms, fitness center, cafeteria opportunity & more
- Located in beautiful park-like setting with outdoor seating and a high parking ratio
- Energy star certified
- Within 2 miles of the I-85 & State Route 316 Interchange
- Convenient to extensive retail, Sugarloaf Country Club, executive housing, and restaurants





ECONOMIC INITIATIVE

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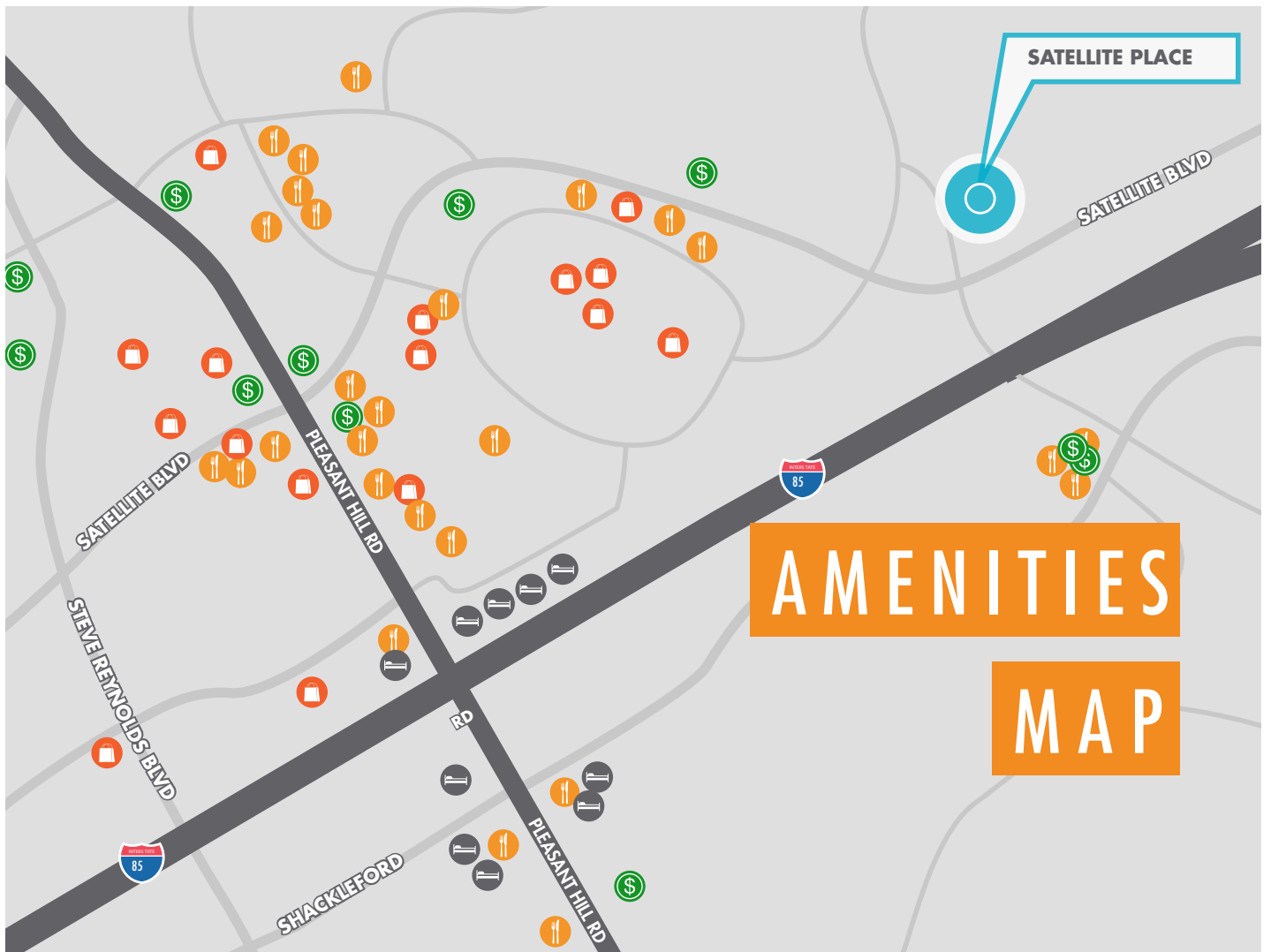
Gwinnett County's healthy economic environment, competitive business community, exceptional quality of life, and attractive financial incentives are perfect conditions for companies looking to expand or relocate. Incentives are typically awarded on a case-by-case basis depending on the industry, number of jobs created, wages, physical or geographical location, and capital investment.

TARGET INDUSTRIES

- Advanced Manufacturing
- Professional & Corporate Services
- Health Sciences & Services
- Information & Technology Solutions
- Supply Chain Management

PROGRAMS

- Property Tax Abatements
- Fee Reductions & Waivers
- Job Tax Credits
- Job Training
- Freeport Inventory Tax Exemptions
- State Tax Credits



 RESTAURANTS



 BANKS



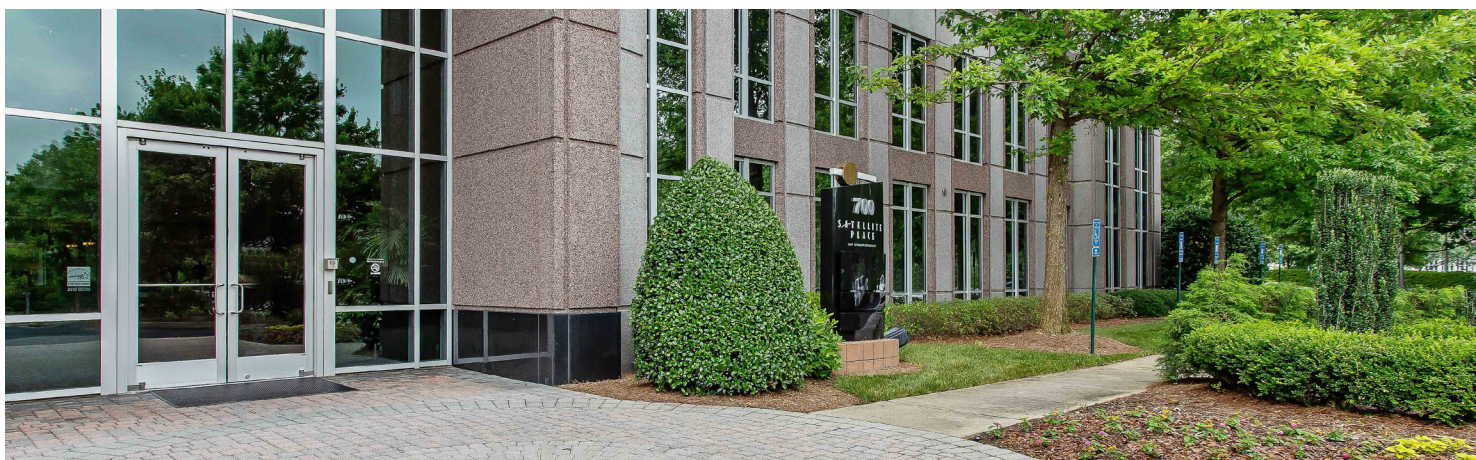
 SHOPPING



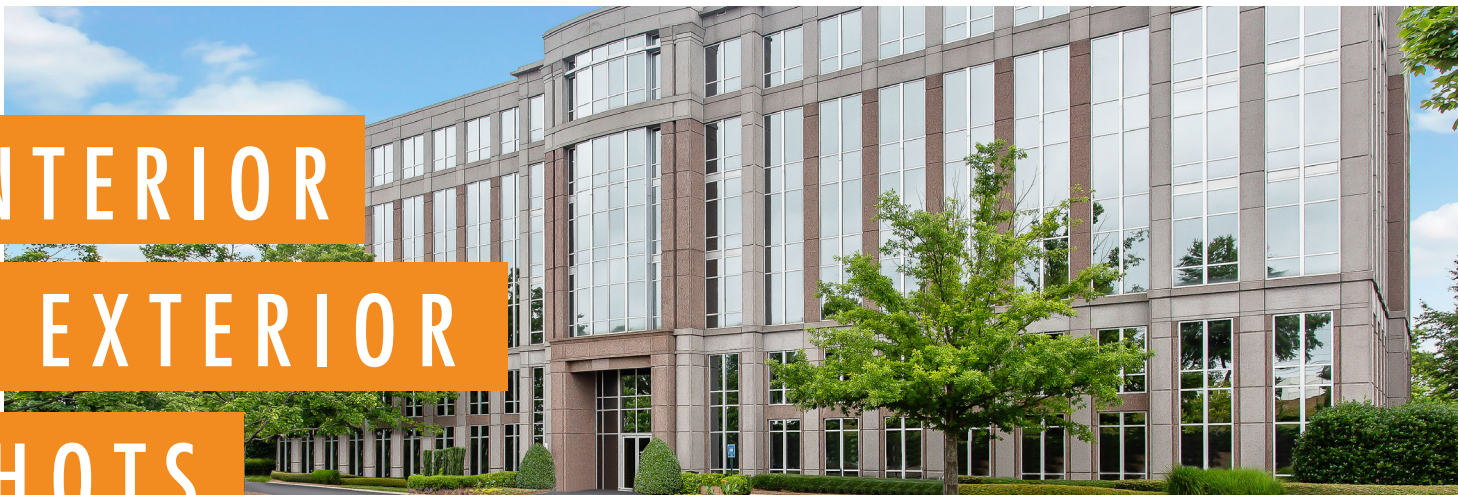
 HOTELS



INTERIOR & EXTERIOR SHOTS



INTERIOR & EXTERIOR SHOTS



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