

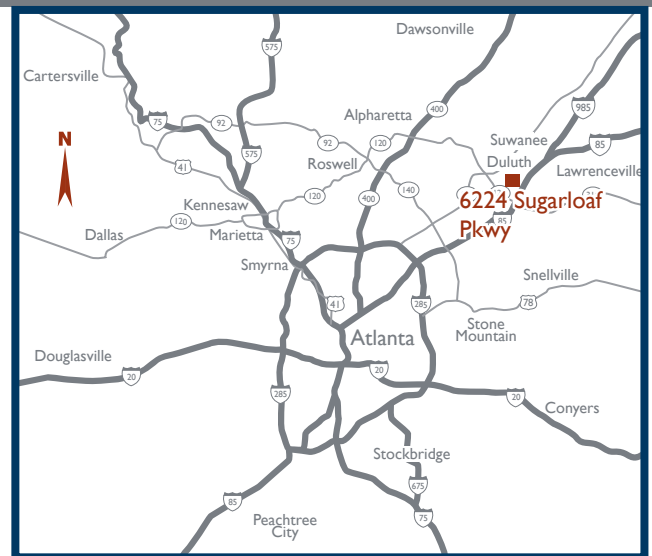
6224 SUGARLOAF PARKWAY

DULUTH, GA 30097



PROPERTY DETAILS

- Elegant 24,032 SF three-story Class A professional office building in Gwinnett County
- Highly visible location on Sugarloaf Parkway with immediate access to I-85
- Onsite property management and leasing by Brand Real Estate Services; Capital City Bank conveniently located on the first floor
- Amenities nearby include the Gas South District Arena and Convention Center, Gwinnett Chamber, Sugarloaf Mills, Life Time Fitness and more
- Near numerous restaurants, banks, hotels, apartments, corporate offices and retail shops
- Located in the prestigious Sugarloaf Corridor which includes HQ of Fortune 500 companies
- Sugarloaf Country Club, Stonebrier and other upscale executive housing are within one mile



BRAND
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BrandProperties.com
770.476.4801

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Building Facts

Built in 2007

Elegant lobby

Renovated common areas in 2024

Parking Ratio 2.87/1,000 SF
(69 spaces)

100% Leased

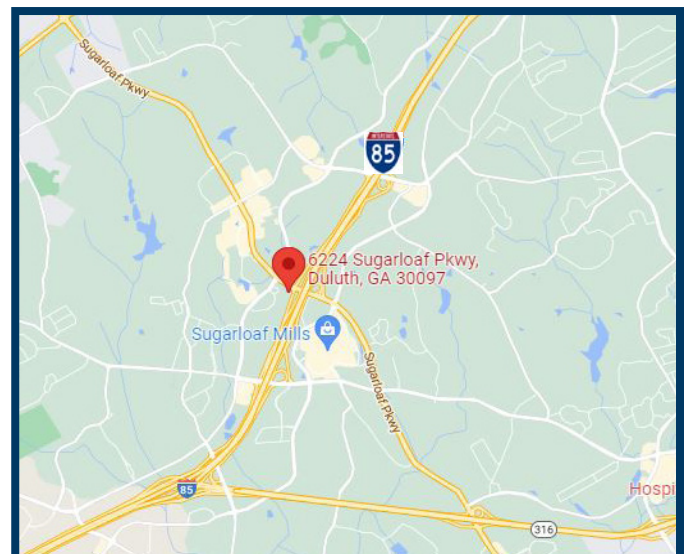
- Nearby restaurants and fast-food establishments include Frankie's Steakhouse, the 1818 Club, Luciano's Italian Restaurant, Uncle Jack's Meat House, Chick-Fil-A, Moe's, Marlow's Tavern, Panera Bread, Jim 'N Nick's BBQ, Carrabba's Italian Grill, Pappadeaux, and many more
- Hotels nearby include Westin Atlanta Gwinnett, Embassy Suites, Hilton Garden Inn, Holiday Inn, Courtyard by Marriott, Residence Inn by Marriott, Homewood Suites by Hilton, and more

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