

ONE SUGARLOAF CENTER

1960 SATELLITE BOULEVARD | DULUTH, GA 30097



3,502 SF

Suite 4100 | Available

108,683 SF

Class A Office Building

2009

Year Built

- Prestigious 4-story building at Sugarloaf Pkwy. & Satellite Blvd. in Gwinnett County
- Highly visible location with easy access to I-85
- LEED Gold Certified for design and construction
- Elegant lobby, restrooms, and common areas with new furnishings
- Covered executive parking with controlled access, plus ample surface parking
- Amenities include a 50-person training room and outdoor patio

Managed and Leased by Brand Real Estate Services

BRAND Real Estate Services

6224 Sugarloaf Parkway, Suite 200. Duluth, GA 30097 | 770.476.4801

brandproperties.com

ONE SUGARLOAF CENTER

1960 SATELLITE BOULEVARD | DULUTH, GA 30097

BUILDING FEATURES

-  Secure after-hours access
-  Updated common areas
-  Hands-free restroom fixtures
-  Interactive lobby directory
-  Tenant lounge with micro-market kiosk
-  Background music throughout common areas
-  News feed in elevator
-  Two passenger elevators plus one freight elevator

DINING & SERVICES

On Site/Within Walking Distance:

- Marlow's Tavern, Firehouse Subs, Just Brunch, La Viuda Negra Cantina, The Great Greek Mediterranean Grill
- Delta Credit Union, Wallis Bank
- Courtyard by Marriot, Residence Inn by Marriott

Nearby:

- Gas South District Arena, Conference Center & TheaterGwinnett Chamber of Commerce
- Life Time Fitness
- Sugarloaf Mills
- Wide variety of hotels, restaurants, banks, and retail options

