

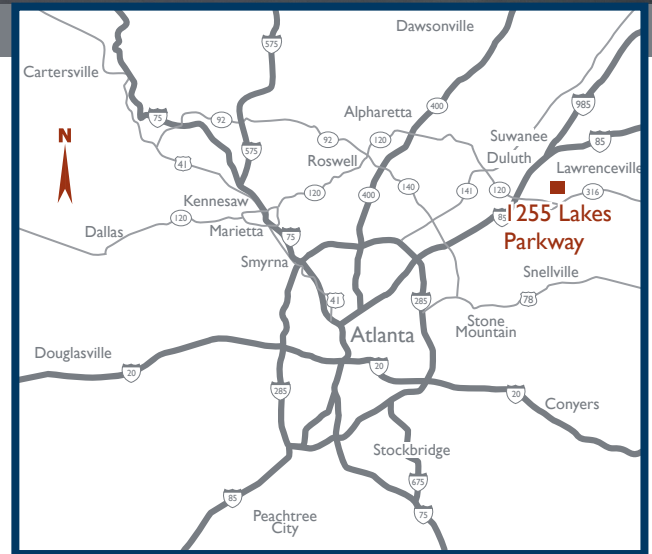
1255 LAKES PARKWAY

BUILDINGS 100, 200, 300. LAWRENCEVILLE, GA 30043



PROPERTY DETAILS

- 3 single-story brick office buildings in Gwinnett County totaling 113,031 SF
- Beautiful suburban office in a quiet campus setting
- Easy access to Ga Hwy 316 via Riverside Parkway or Sugarloaf Parkway
- Close proximity to I-85 via Ga Hwy 316
- Ample free parking
- Within one mile of numerous restaurants, banks, retail shops, lodging, and new apartments
- Near to Gwinnett Technical College and Georgia Gwinnett College
- Within two miles of Sugarloaf Mills to the west and Northside Hospital Gwinnett to the east



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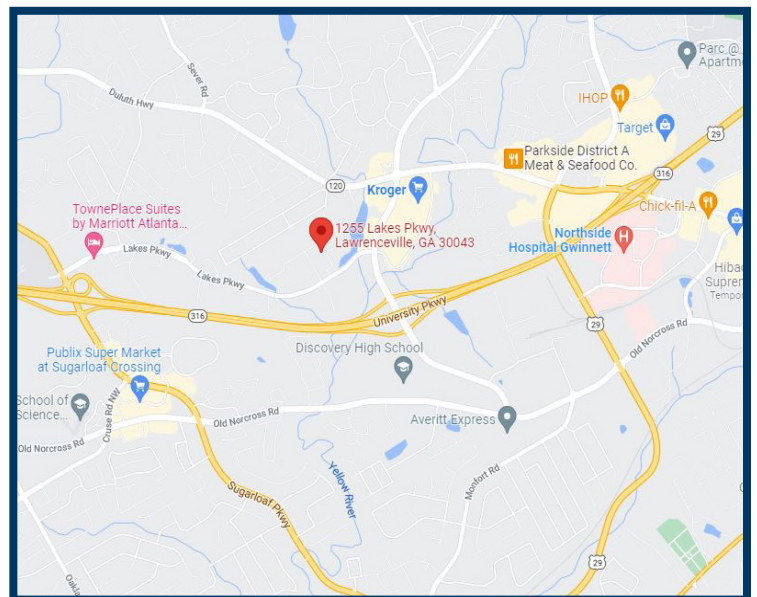
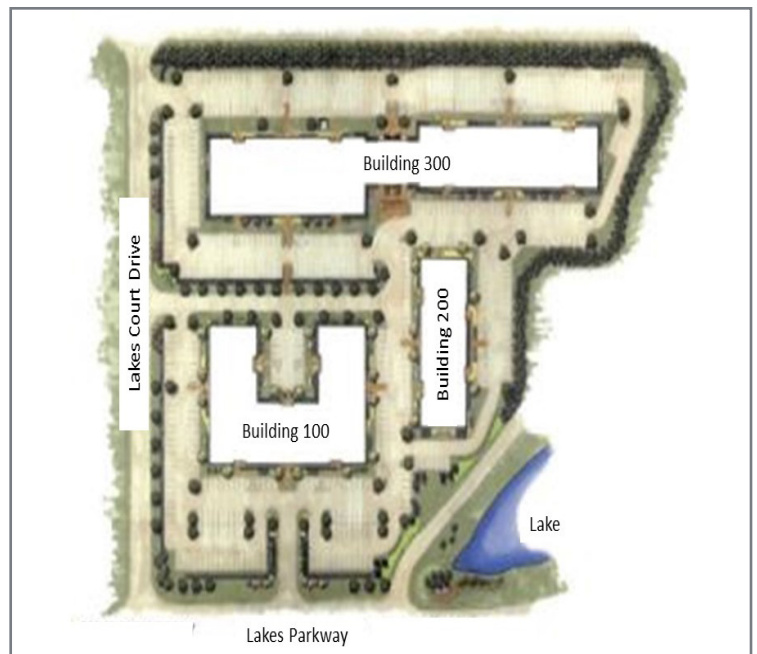


Features:

Building 100 is full service and features common areas and shared restrooms.

Building 300 has direct access to tenant suites from the parking lot and restrooms within the suites.

Building	Square Feet	Year Built	Parking Spaces	Parking Ratio	Available Suites	Available SF
100	37,338	1999	277	4.56	Suite 130	4,966
200	18,523	1999	76	4.13	None	0
300	57,170	2000	285	5.00	Suite 325	12,380
					Suite 345	10,219
					Suite 375-380	6,846
Total SF	113,031					34,411



Candy McIntyre
Vice President, Leasing

cmcintyre@BrandProperties.com

770.623.2099 Direct | **404.408.9788** Mobile