

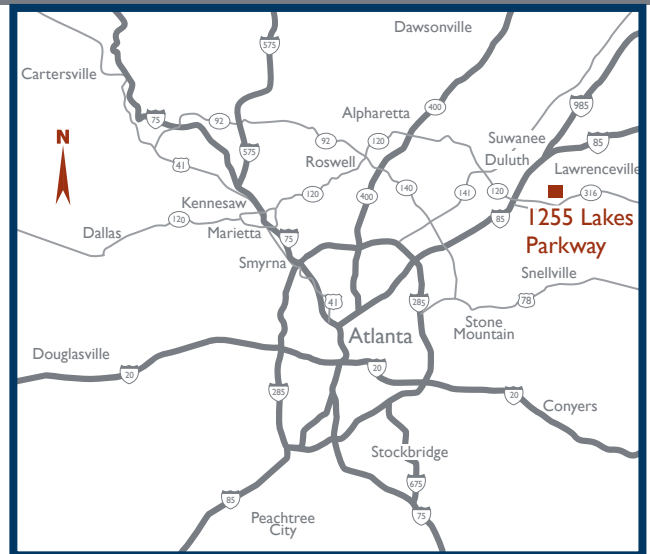
1255 LAKES PARKWAY

BUILDING 300 LAWRENCEVILLE, GA 30043



PROPERTY DETAILS

- Up to 38,000 SF Available in this single-story brick office building located in Gwinnett County featuring an elegant clock tower
- Beautiful suburban office in a quiet three-building campus with attractive landscaping
- Ample free parking on all sides of the building with direct access to tenant suites
- Easy access to Georgia Highway 316 via Sugarloaf Parkway and Riverside Parkway
- Numerous restaurants, retail shops, banks, lodging, and apartments nearby
- Close proximity to Gwinnett Technical College, Georgia Gwinnett College, Northside Hospital Gwinnett and Sugarloaf Mills



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1255 LAKES PARKWAY

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Building 300

- Direct access to tenant suites from the parking lot
- Private restrooms within the suites
- Multiple picnic tables
- Built in 2000
- Building is approx. 57,000 SF
- Parking ratio of 5/1,000 (285 total spaces)

Available Suites (are contiguous)

Suite 300	18,508 SF
Suite 325	12,380 SF
Suite 345	7,399 SF
Total	38,287 SF



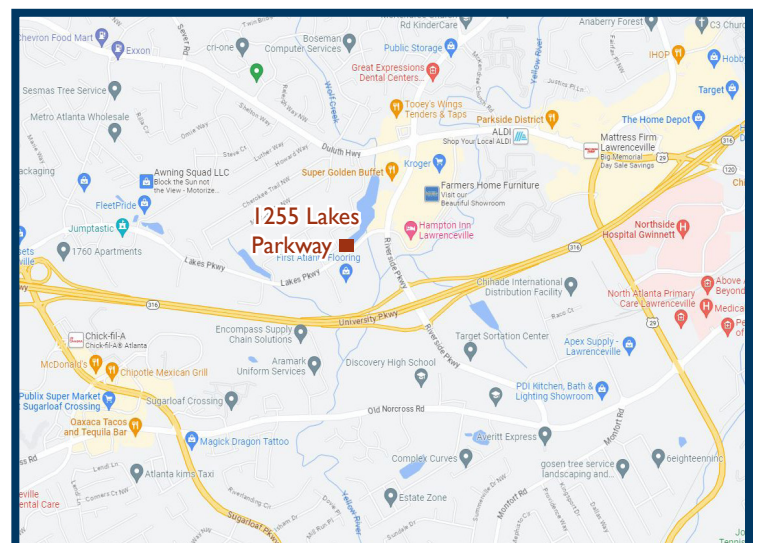
Springtime Cherry Trees

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