

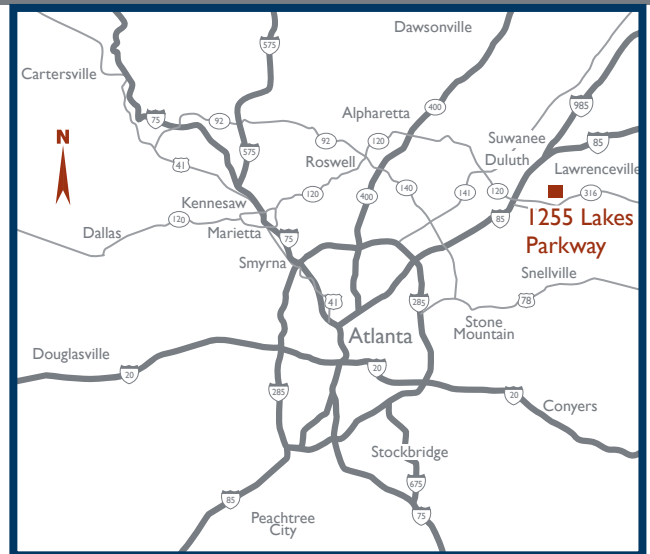
# 1255 LAKES PARKWAY

BUILDING 300 LAWRENCEVILLE, GA 30043



## PROPERTY DETAILS

- 53,962 SF single-story brick office building featuring a unique clock tower; located in Gwinnett County
- Beautiful suburban office in a quiet three-building campus
- Ample free parking
- Easy access to Georgia Highway 316, Interstate 85, and Sugarloaf Parkway
- Near Chick-Fil-A and numerous other restaurant options, retail shops, Publix, Kroger, Home Depot, Target, Hobby Lobby, Marshalls. Also near to banks, lodging, and apartments.
- Gwinnett Technical College and Georgia Gwinnett College are nearby
- Short drive to Northside Hospital Gwinnett to the east and Sugarloaf Mills to the west



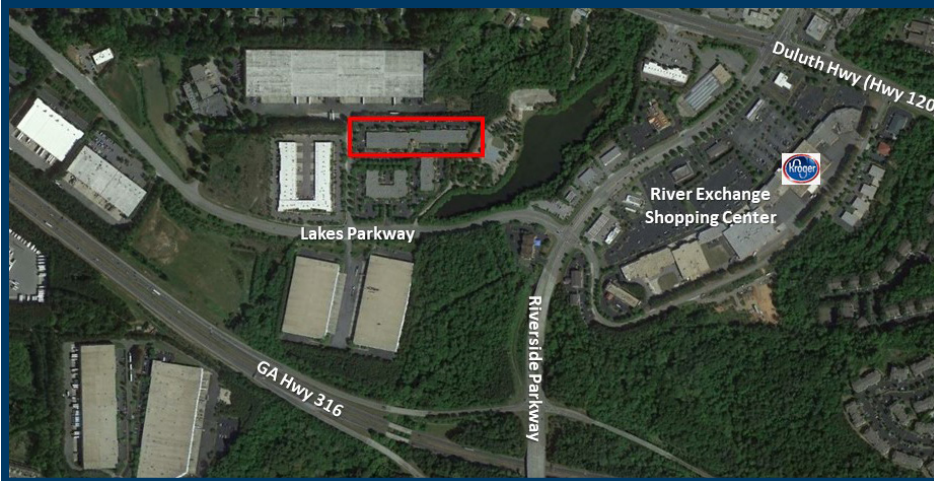
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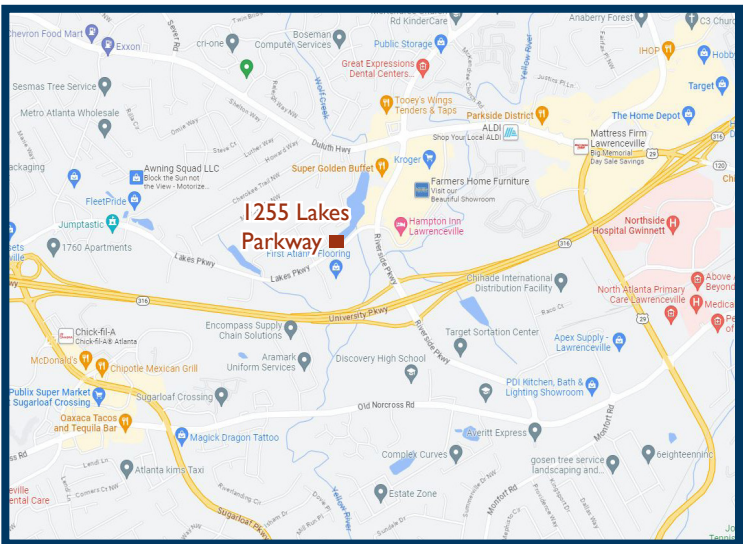


Building 300

- Direct access to tenant suites from the parking lot
- Private restrooms within the suites
- Multiple shaded picnic tables
- Built in 2000
- 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
<b>Total</b>	<b>38,287 SF</b>



**Candy McIntyre**  
Vice President, Leasing

[cmcintyre@BrandProperties.com](mailto:cmcintyre@BrandProperties.com)

**770.623.2099** Direct | **404.408.9788** Mobile

**BRAND** Real Estate Services

6224 Sugarloaf Parkway, Suite 200 Duluth, GA 30097 770.476.4801