

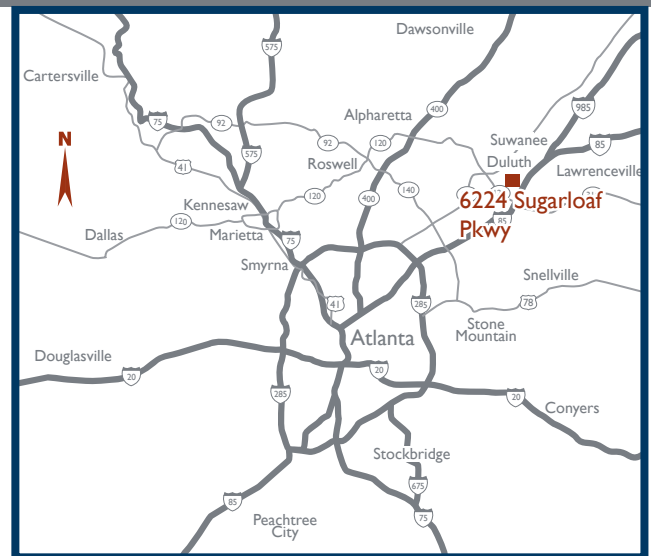
# 6224 SUGARLOAF PARKWAY

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
- Capital City Bank is conveniently located on the first floor
- Amenities nearby include the Gas South District Arena and Convention Center, Gwinnett Chamber, Sugarloaf Mills, Life Time Fitness
- 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



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## Building Facts

Built in 2007

Elegant lobby

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

Available:

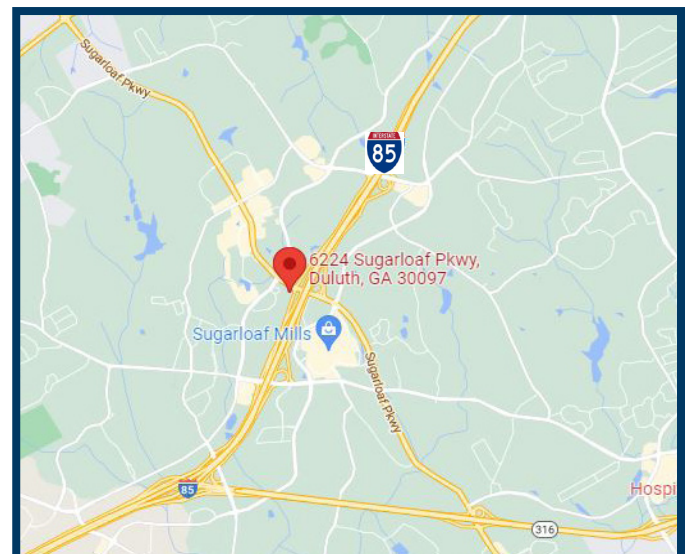
Suite 200 8,880 SF (full floor)  
Suite 300 8,880 SF (full floor)  
(17,760 SF Contiguous)

- 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, and many more
- Hotels nearby include Embassy Suites, Hilton Garden Inn, Holiday Inn, Courtyard by Marriott, Residence Inn by Marriott, Homewood Suites by Hilton, and more. New Westin Atlanta Gwinnett luxury hotel opens in 2024.

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