

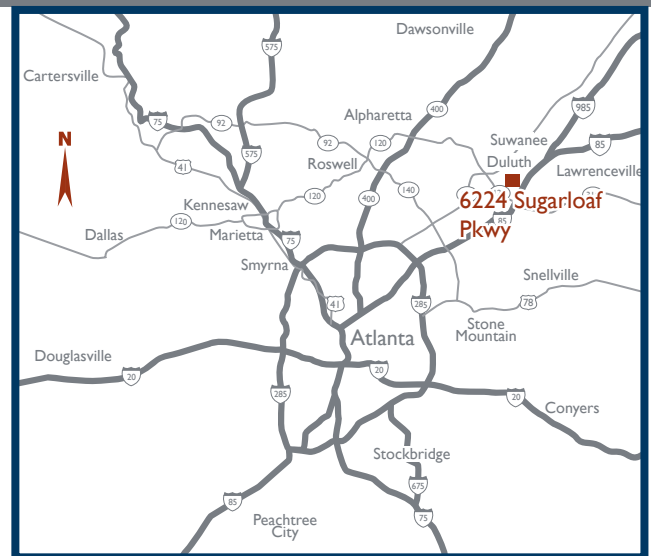
6224 SUGARLOAF PARKWAY

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 conveniently located on the first floor
- Amenities nearby include the Gas South District Arena & 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, Stonebriar and other upscale executive housing are within one mile



BRAND
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Building Facts

Built in 2007

Elegant lobby

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

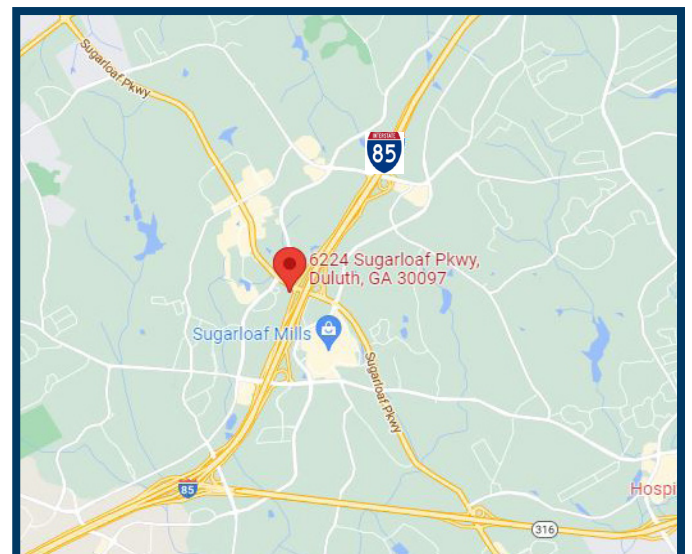
Available:
Suite 200 8,880 SF (full floor)
Suite 300 8,880 SF (full floor)
(17,760 SF Contiguous)

- 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, Pappadeaux, 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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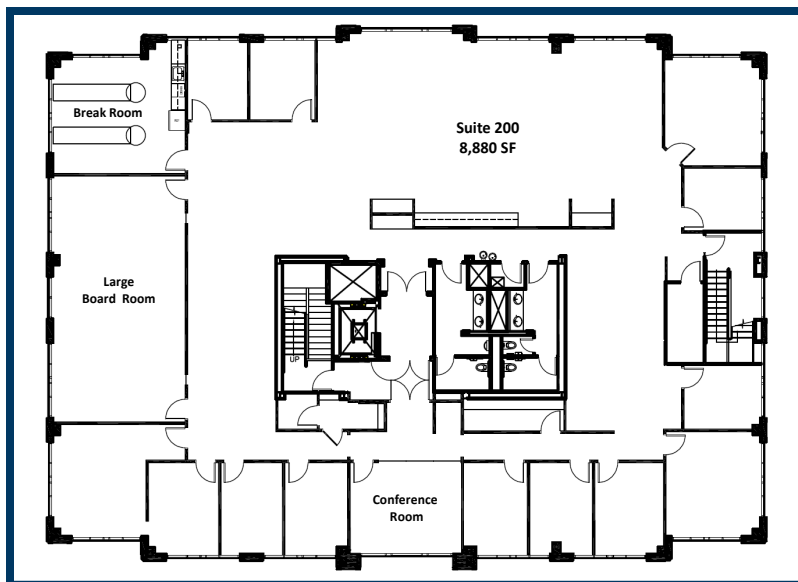


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DULUTH, GA 30097



Suite 200

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

- Abundance of natural lighting
- Large Board room
- 2nd Conference room
- Versatile layout with 3 open areas and 13 offices
- Storage areas
- Break room

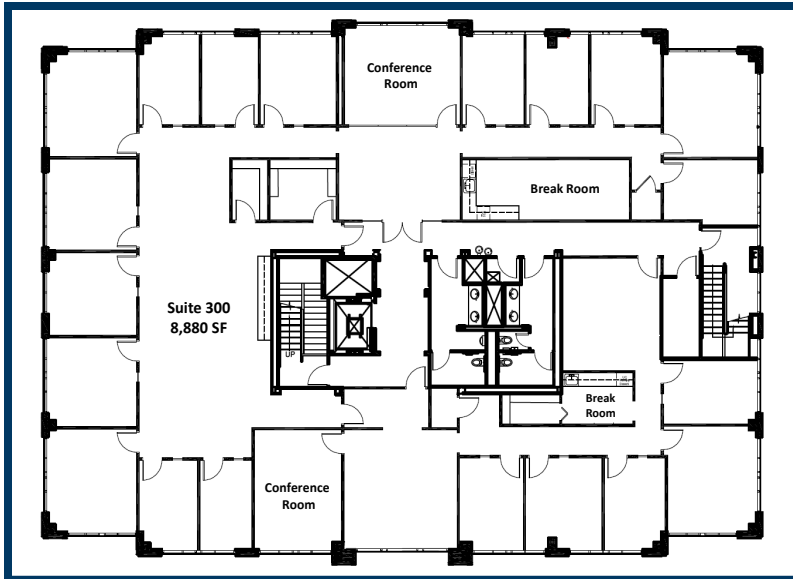


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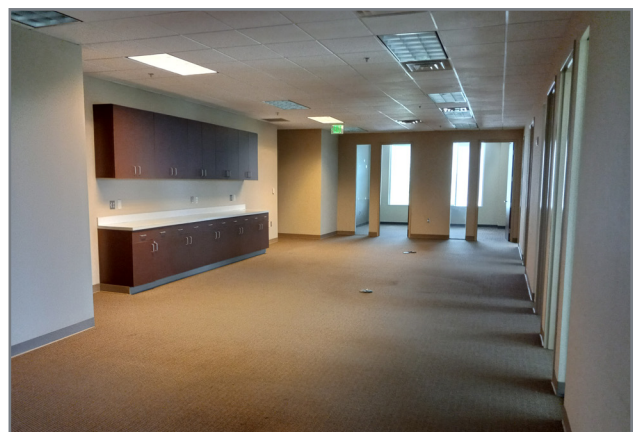
DULUTH, GA 30097



Suite 300

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

- Abundance of window offices with natural lighting
- 2+ Conference rooms
- Versatile layout with a large open area and 20 offices
- Storage areas
- 2 Break rooms



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