

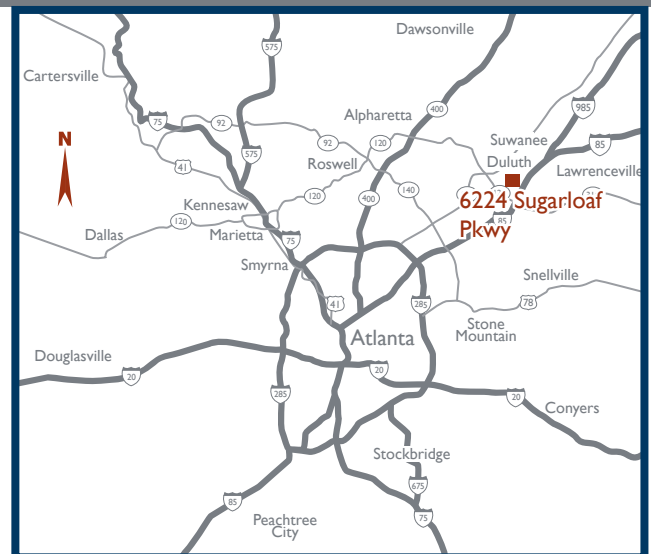
6224 SUGARLOAF PARKWAY

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
- Onsite property management and leasing by Brand Real Estate Services; Capital City Bank conveniently located on the first floor
- Amenities nearby include the Gas South District Arena and Convention Center, Gwinnett Chamber, Sugarloaf Mills, Life Time Fitness and more
- 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



BRAND
Real Estate Services

BrandProperties.com
770.476.4801

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Building Facts

Built in 2007

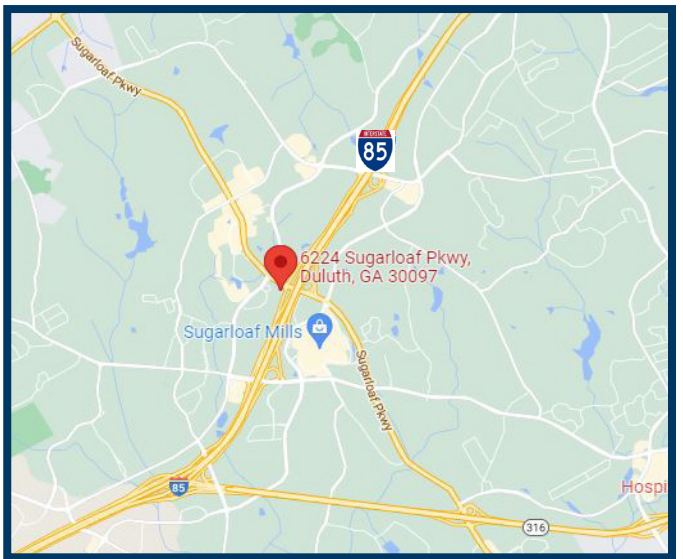
Elegant lobby

Renovated common areas in 2024

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

100% Leased

- 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 Westin Atlanta Gwinnett, Embassy Suites, Hilton Garden Inn, Holiday Inn, Courtyard by Marriott, Residence Inn by Marriott, Homewood Suites by Hilton, and more



Candy McIntyre
Vice President, Leasing

cmcintyre@BrandProperties.com

770.623.2099 Direct | **404.408.9788** Mobile