

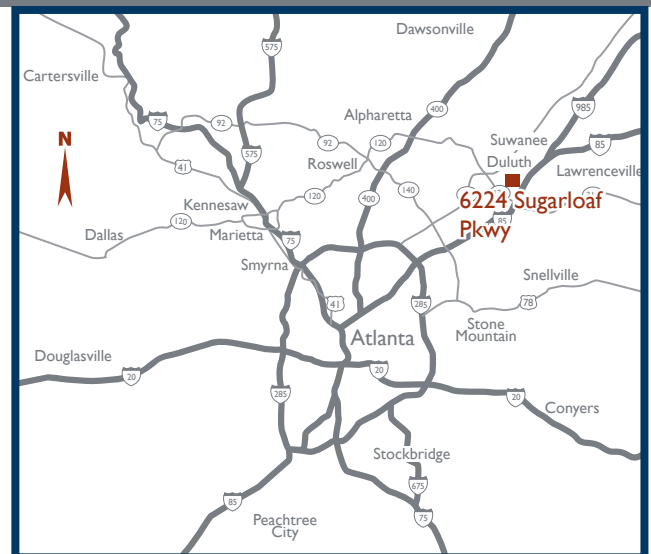
6224 SUGARLOAF PARKWAY

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 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 325 2,386 SF

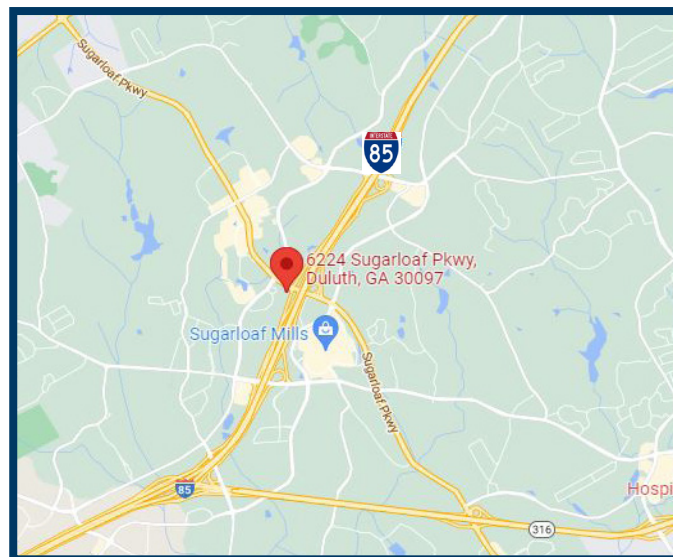
Suite 350 2,359 SF

- 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 the new Westin Atlanta Gwinnett luxury hotel, Embassy Suites, Hilton Garden Inn, Holiday Inn, Courtyard by Marriott, Residence Inn by Marriott, Homewood Suites by Hilton, and more.

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