

ONE SUGARLOAF CENTRE

1960 SATELLITE BOULEVARD, DULUTH, GA 30097



PROPERTY DETAILS

- Prestigious 108,683 SF 4-Story Class A Office Building located at the corner of Sugarloaf Parkway and Satellite Boulevard in Gwinnett County
- Highly-visible with direct access to I-85
- Built in 2009, LEED Gold Certified for building design and construction
- Elegant lobby, restrooms and common areas
- New lobby furnishings
- Management & leasing by Brand Real Estate Services
- Covered Executive Parking with controlled access in addition to ample surface parking
- Building amenities include a training room, outdoor patio area, dry cleaning & mobile detailing service



BRAND
Real Estate Services

BrandProperties.com
770.476.4801

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AREA AMENITIES

- Gas South District Arena, Conference Center & Theater
- Gwinnett Chamber of Commerce
- Life Time Fitness
- Sugarloaf Mills
- Wide variety of hotels, banks, restaurants and retail options

ON-SITE AMENITIES

- Marlow's Tavern, Firehouse Subs, Just Brunch
- Delta Credit Union, Wallis Bank
- Courtyard by Marriott
- Residence Inn by Marriott

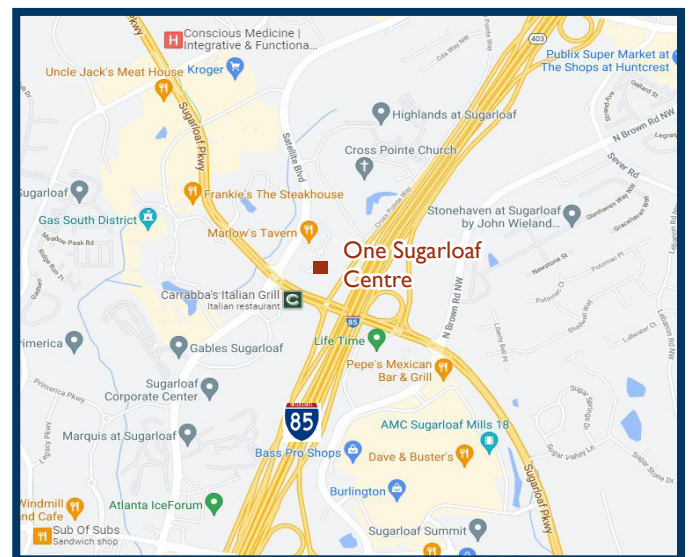
ADDITIONAL BUILDING FEATURES

- Controlled access after hours
- Freshly-carpeted and painted common areas
- Hands-free restroom fixtures
- Interactive directory in lobby
- Tenant lounge with micro-market kiosk
- Background music in common areas
- News feed in elevators
- Two elevators for passengers, one dedicated for freight

Candy McIntyre
Vice President, Leasing

cmcintyre@BrandProperties.com

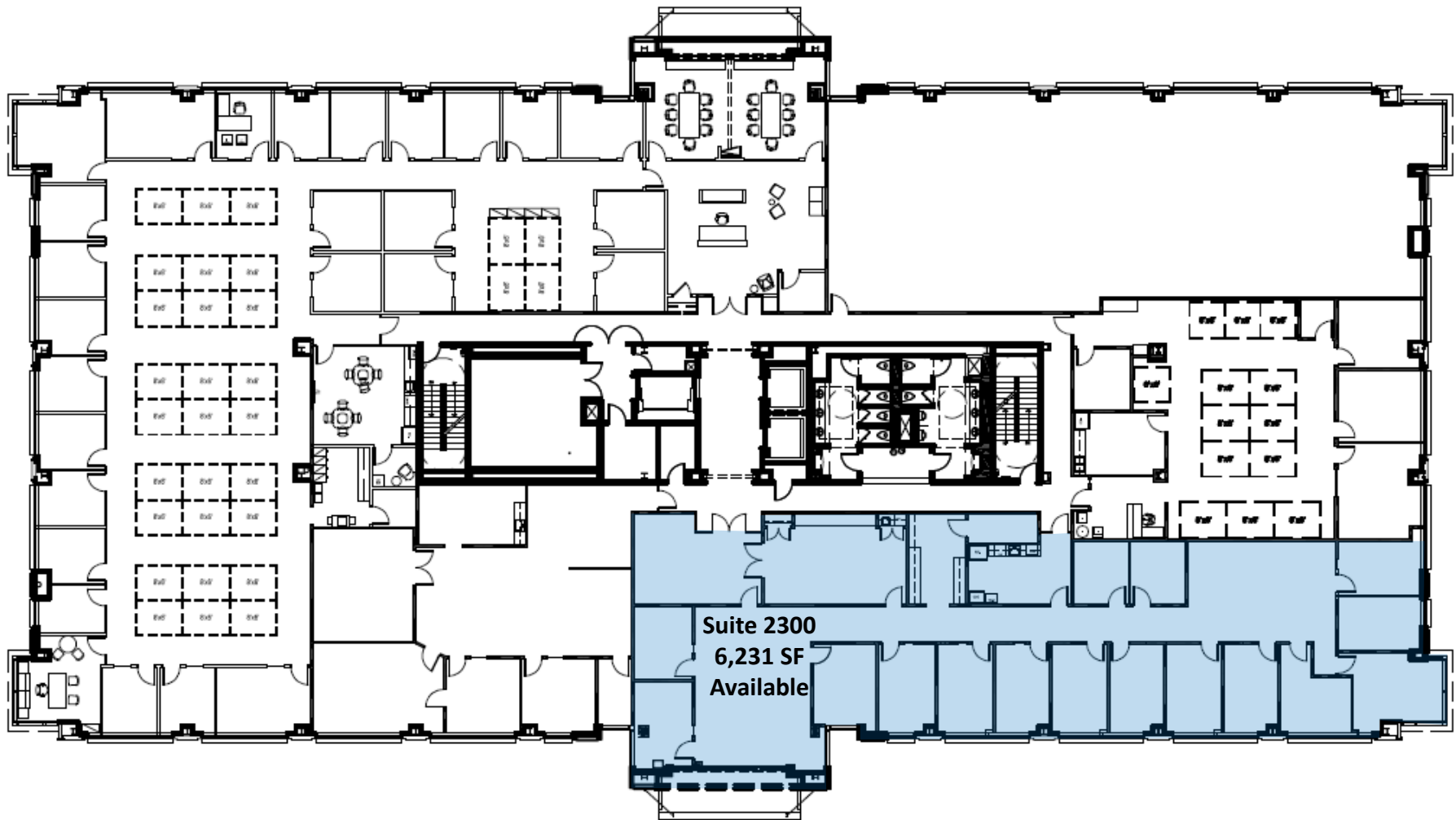
770.623.2099 Direct | **404.408.9788** Mobile



BRAND Real Estate Services
6224 Sugarloaf Parkway, Suite 200 Duluth, GA 30097 770.476.4801

One Sugarloaf Centre

Second Floor



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One Sugarloaf Centre

Fourth Floor



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