

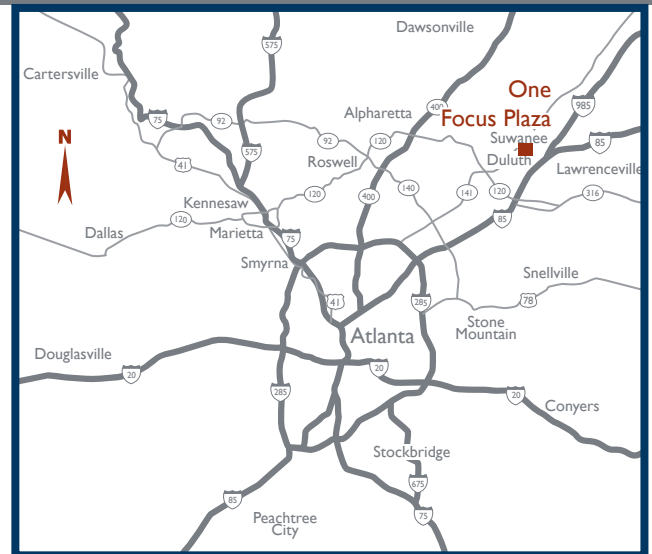
# ONE FOCUS PLAZA

3360 MARTIN FARM ROAD, SUWANEE, GA 30024



## PROPERTY DETAILS

- Attractive 22,500 SF two-story office building located in a quiet office park setting in Gwinnett County
- Bright atrium lobby features natural light, thermal pane glass, and modern furnishings; a partially covered deck outside overlooks the woods behind the building
- Main level office available
- Unfinished terrace level has a loading area with a 10' x 12' roll-up door, a shower and storage space
- Easy access to I-85
- Abundant free surface parking
- Monument signage available
- Conveniently located near numerous restaurants, retailers, banks, hotels, walking trails, park



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## Nearby Amenities

- Martin Farm Park
- Suwanee Creek Greenway
- Suwanee Town Centre
- Bottles & Bones
- Ippolito's
- Tequila Mama Taqueria
- Mellow Mushroom
- Monkey Wrench Brewing
- Main Event Suwanee
- Walmart, Lowe's, FedEx
- Mall of Georgia area
- Chick-Fil-A
- Moe's
- Zaxby's
- Chipotle
- Panda Express
- Starbucks
- Sara Donuts
- Kyuramen
- Taco Mac
- Rodeo Mexican
- Your Pie Pizza

## Building Facts

22,500 SF

Built in 1999

Recently renovated lobby

Parking spaces: 62

## Available Office Suites

Suite 100: 7,255 SF

## Lease Rates:

Office: \$22.00/SF

Full Service

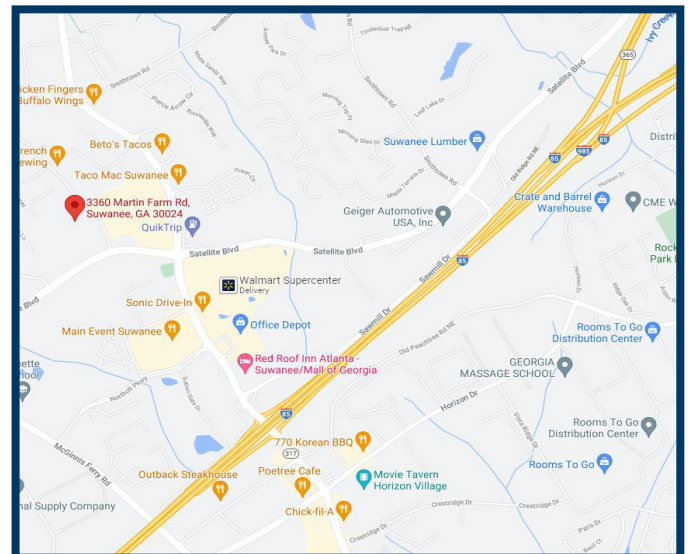
Storage Available



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