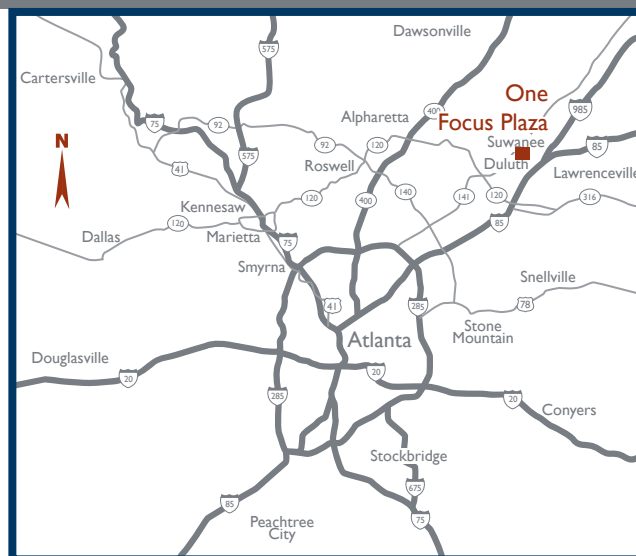


3360 MARTIN FARM ROAD, SUWANEE, GA 30024



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 has approx. 15,000 SF. The terrace level has approx. 7,500 SF, a loading area with a 10' x 12' roll up door, and a terrace level shower.
- Abundant free surface parking
- Monument signage available
- Easy access to I-85 is only a half mile away via Lawrenceville-Suwanee Road
- Conveniently located near numerous retailers, restaurants, banks, hotels
- Within walking distance to Martin Farm Park



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770.476.4801

ONE FOCUS PLAZA

3360 MARTIN FARM ROAD, SUWANEE, GA 30024



Building Facts

22,500 SF

Built in 1999

Recently renovated lobby

Parking spaces: 62

Available Office Suites

Suite 100: 7,255 SF

Suite 200: 2,297 SF

Terrace Suite: 4,621 SF

Terr. Stg. w/cage: 398 SF

Lease Rate:

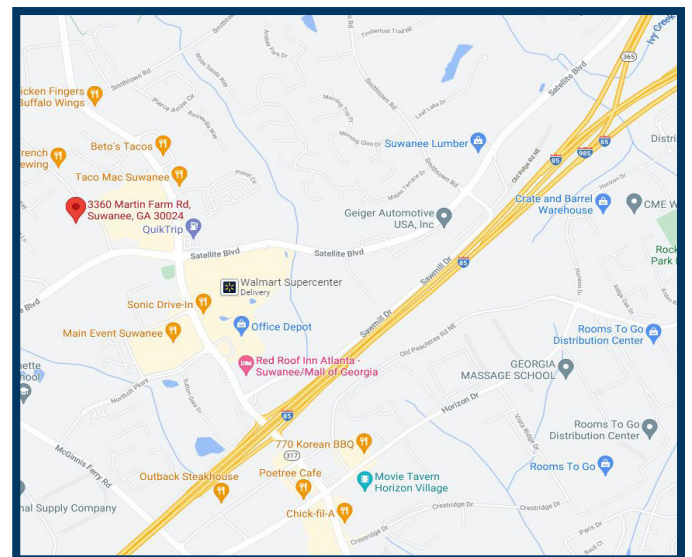
\$19.50/SF Full Service



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