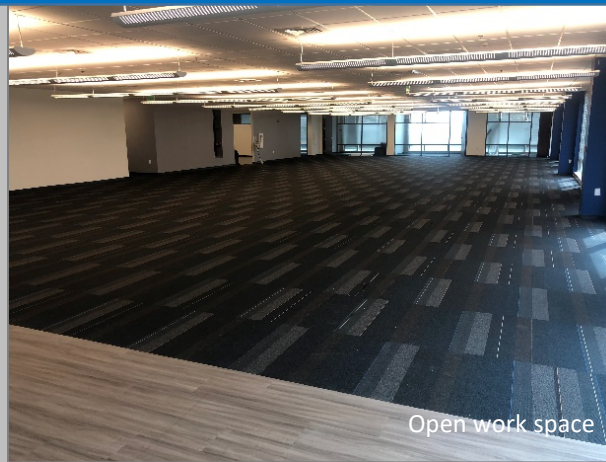


Office Sublease Available: 7,444 SF

1735 N. Brown Road, Suite 450 Lawrenceville, GA 30043



Open work space

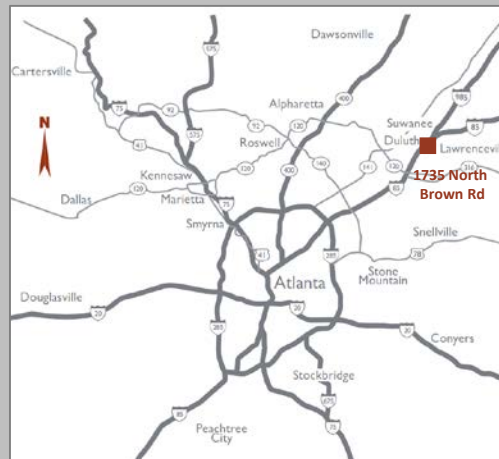


Office view and natural lighting

PROPERTY DETAILS

- Elegant 5 story office building in the Huntcrest Office Park with high-quality Class A finishes
- Prime location in upscale Sugarloaf Corridor that is teeming with office parks, banks, commercial businesses, entertainment and hotels
- Immediate access to I-85 via Sugarloaf Parkway or Old Peachtree Road
- Plentiful free surface parking
- State of the art building conference room with 100 seats
- Abundant restaurants, retail and entertainment nearby including the Gas South District (Arena, Convention Center and Theater), Gwinnett Chamber, Sugarloaf Mills, and Life Time Fitness

Reduced Rate! \$23.00/SF
Available immediately through 1/31/34



Building's shared conference room

Candy McIntyre, Vice President, Leasing
cmcintyre@BrandProperties.com
404.408.9788 Mobile



Building Lobby



Open work space



Office view and natural lighting



Walking paths and picnic areas

- Corner suite with abundant glass and natural light
- Mostly open work space
- Move-in ready
- 5 private offices, break area, storage and IT room
- Plentiful parking in a lovely campus setting
- Campus shares many shaded walking areas and picnic tables
- Numerous area amenities (see last page)



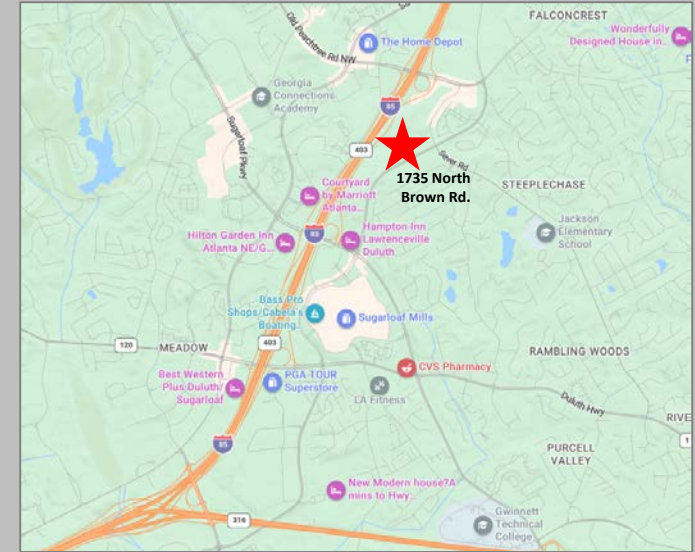
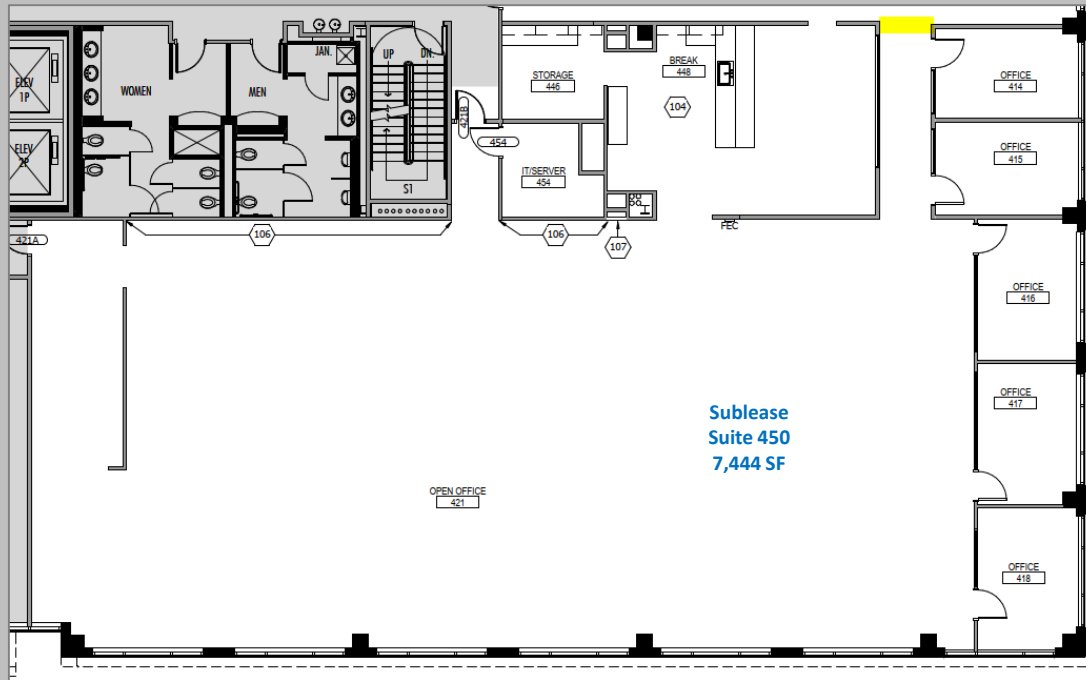
Walking paths and picnic areas



Break room



Break room



**Nearby Restaurants**

- Jim & Nick's Bar-B-Q
- Taziki's Mediterranean Café
- Cuts Steakhouse
- Starbucks
- Alebrije Mexican Cuisine
- Kirin House Japanese Steak & Sushi
- Fini's Pizzeria
- Bojangles
- Wayback Burgers
- Talay Thai Cuisine
- Pepe's Mexican Bar & Grill
- Rising Roll Gourmet Café
- Fresh Bowl Thai Cuisine
- Red Crawfish Seafood & Wings
- Chick-Fil-A
- Carrabba's Italian Grill
- Marlow's Tavern
- Frankie's Steakhouse / 1818 Club
- Pappadeaux Seafood
- Moe's
- Uncle Jack's Meat House
- Panera Bread
- Luciano's Ristorante Italiano
- Frontera Mexican Kitchen

Entertainment

- Gas South District: Arena, Convention Center and Theater
- Hudgens Center for Art & Learning
- AMC Theatres
- Medieval Times Dinner & Tournament
- Altitude Trampoline Park
- Dave & Buster's
- Atlanta Ice Forum
- PGA Superstore

Fitness

- Life Time Fitness
- LA Fitness
- Tone Zone Fitness

Banks

- Bank of America
- Wells Fargo
- Delta Credit Union
- Renasant Bank
- Truist

Services Nearby

- Dry Cleaners
- UPS Store
- Daycare
- Dental offices
- Pharmacies
- Hair Salons
- Legal Services
- Auto Services

And More

- Gwinnett Chamber of Commerce
- Sugarloaf Mills Mall
- Publix
- Kroger
- Home Depot
- Assi Plaza
- Multiple apartments

Hotels

- Westin Atlanta Gwinnett - opening Spring of 2024
- Holiday Inn
- Embassy Suites by Hilton
- Hilton Garden Inn
- Residence Inn by Marriott
- Courtyard by Marriott
- Home 2 Suites
- Homewood Suites by Hilton