



NAIBrannenGoddard

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 **B Group**
CAPITAL MANAGEMENT

DULUTH OFFICE CENTER

3505, 3555 and 3575 Koger Boulevard | Duluth, Georgia

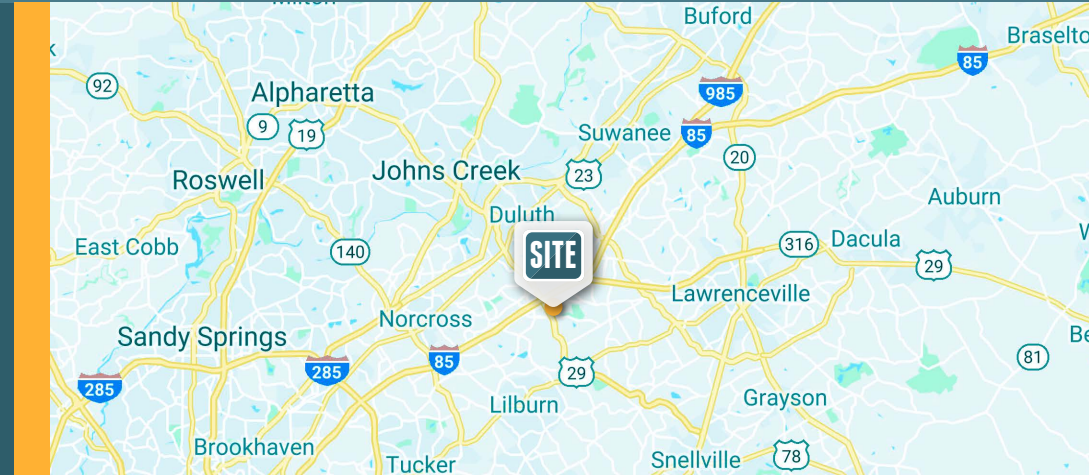
- 3 Class-A office buildings within a 16-acre site located in Duluth, Georgia
- Immediate access to Interstate I-85 and Pleasant Hill Road
- Walkable amenities include restaurants, retail and hotels
- Recent lobby renovations and upgraded landscaping



LOCATED IN NORTHEAST ATLANTA

CURRENT AVAILABILITY

- Speculative suites from immediate occupancy
- Full-floor white box opportunities



ABUNDANT NEARBY AMENITIES

RESTAURANTS

- A. Bahama Breeze
- B. Grapevine Restaurant
- C. TGI Friday's
- D. Popeye's Chicken
- E. The Juicy Crab
- F. Krispy Kreme Donuts
- G. Poona Indian Restaurant
- H. Subway
- I. Waffle House
- J. McDonald's
- K. Korea House
- L. Sydney's Buffet
- M. Chipotle
- N. Chili's
- O. Panda Express
- P. Wendy's
- Q. Red Lobster
- R. Applebee's
- S. Burger King
- T. Taco Bell
- U. The Melting Pot
- V. Hari Ichiban
- W. El Torero Mexican Restaurant
- X. Saigon Cafe / Starbucks
- Y. Sweet Tomatoes
- Z. Golden Corral / Sonic

GAS & GROCERY

- 1. Chevron
- 2. BP
- 3. QuikTrip
- 4. Citgo
- 5. Sam's Club
- 6. Costco

- 7. QuikTrip
- 8. Kroger
- 9. Chevron
- 10. QuikTrip
- 11. Valero

LODGING

- 1. Country Inn & Suites
- 2. Sonesta
- 3. Holiday Inn / Hampton Inn
- 4. Comfort Suites
- 5. Candlewood Suites
- 6. Studio 6
- 7. Courtyard Marriott
- 8. Hyatt Place
- 9. Quality Inn
- 10. Extended Stay America
- 11. Wingate by Wyndham

BANKS

- 1. Bank of America
- 2. SunTrust
- 3. Shinhan Bank America
- 4. Regions Bank
- 5. First Intercontinental Bank
- 6. Wells Fargo
- 7. Flagstar Bank
- 8. Chase Bank

SERVICES

- 1. Post Office
- 2. Staples
- 3. Office Max
- 4. FedEx
- 5. North Georgia Urgent Care





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