

# FOR LEASE

## SATELLITE COURT

2250 SATELLITE BLVD  
DULUTH, GA 30097

  
AMERICAN CAPITAL PROPERTIES



### OVERVIEW

---

- » Attractive two-story professional office building
- » Ideal for medical, legal or financial services, executive or regional office tenants
- » 24/7 building access with private entrances and restrooms
- » Elevator access to second floor
- » Ample parking

### LOCATION

---

- » Excellent location off I-85 at GA Highway 1420
- » Close to Sugarloaf Parkway and Old Peachtree Road
- » Surrounded by upscale dining, shopping and entertainment
- » Near Gwinnett Place Mall and Mall of Georgia

### TRAFFIC COUNTS (GDOT 2015)

---

- » I-85 between Hwy 120 and 316 = 158,000/day
- » Hwy 120 west of I-85 = 21,000/day
- » Sugarloaf Pkwy at Satellite Blvd (near The Arena at Gwinnett Center) = 41,800/day

### ASKING RATE

---

- » Contact Agent

### LEASE TYPE

---

- » Modified Gross
  - » Tenant Pays:  
Electric & Janitorial

### SPACE AVAILABLE

---

- » 1,380 – 2,670 rsf

### FOR LEASING INFORMATION, PLEASE CONTACT:

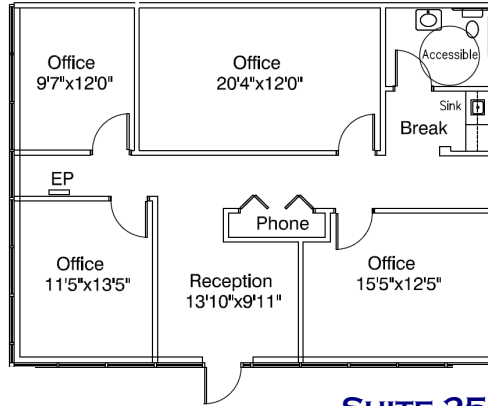
KENT WALKER | 770.530.0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)

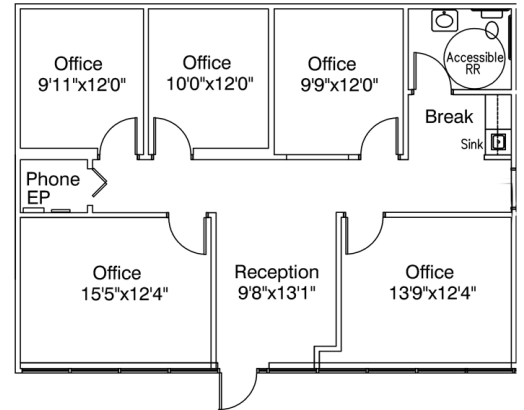
## SAMPLE FLOOR PLANS

STE	SQ FT
100	1,380
110	1,380
255	2,670

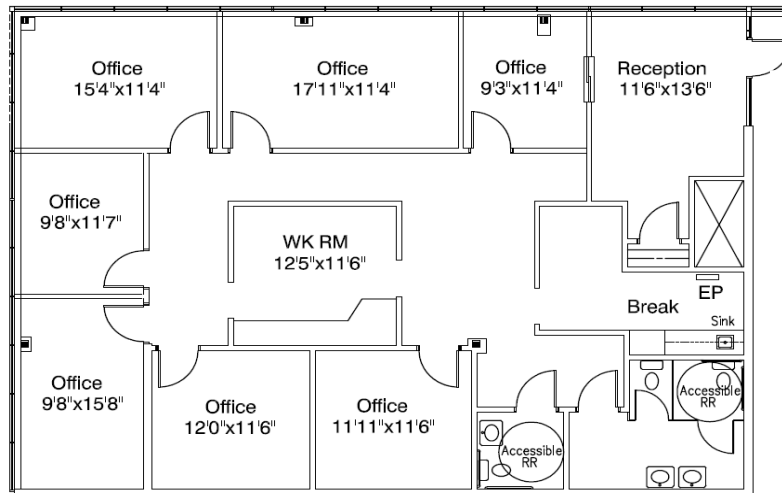
**SUITE 100**



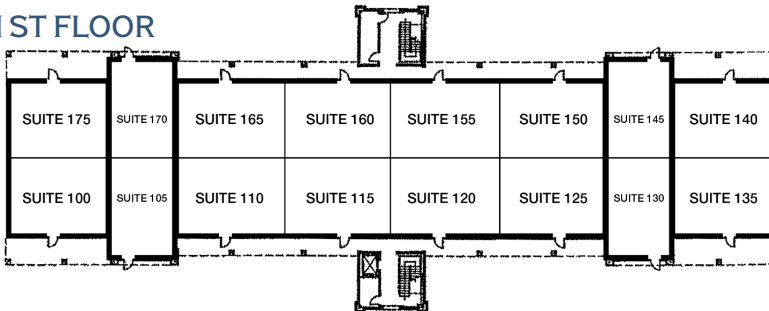
**SUITE 110**



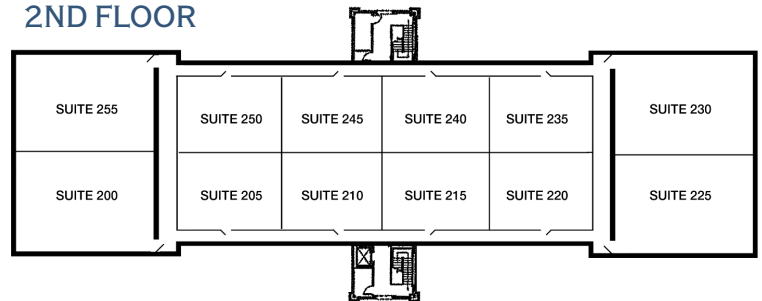
**SUITE 255**



**1ST FLOOR**



**2ND FLOOR**



**FOR LEASING INFORMATION, PLEASE CONTACT:**

KENT WALKER | 770.530.0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)