

FOUNDRY  
COMMERCIAL

# SUBURBAN VALUE, WORLD-CLASS TALENT

**SATELLITE PLACE BLDG 700**

3097 SATELLITE BLVD, BLDG 700 DULUTH, GA 30096

CLASS A OFFICE BUILDING



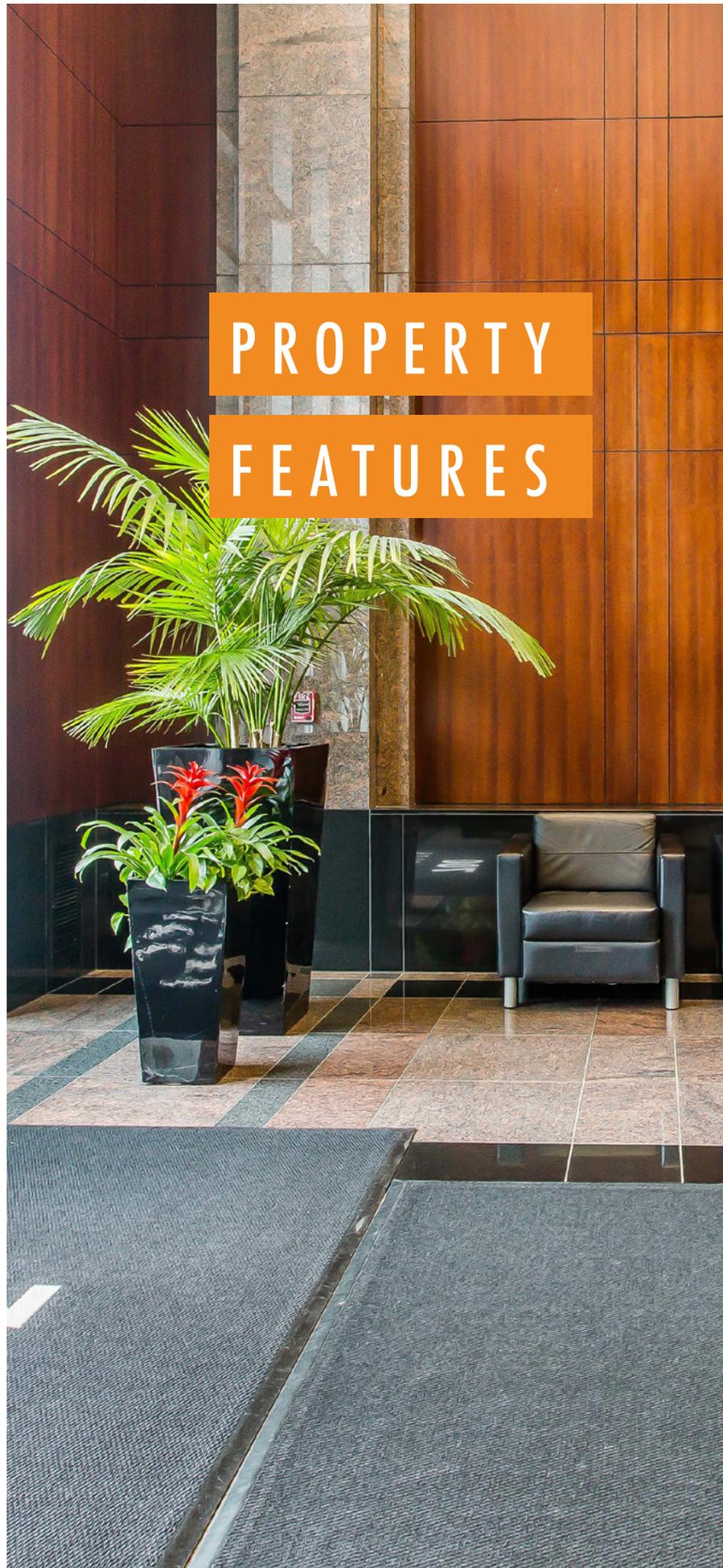
# BUILDING

# FEATURES

<b>TOTAL SQUARE FEET</b>	134,785 SF
<b>TOTAL AVAILABLE</b>	85,000 RSF
<b>SPACES AVAILABLE</b>	4,333 SF – 23,756 SF
<b>YEAR BUILT</b>	2002
<b>PARKING RATIO</b>	5.00/1,000 SF
<b>LEASE RATE</b>	\$24.50 PSF

## SATELLITE PLACE BUILDING 700

- Class A building perfect for a corporate facility.
- Up to 71,268 RSF of contiguous space
- Newer construction, impressive lobby, high-end finishes
- Access card entry & central security desk
- Additional amenities include multiple conference rooms, fitness center, cafeteria opportunity & more
- Located in beautiful park-like setting with outdoor seating and a high parking ratio
- Energy star certified
- Within 2 miles of the I-85 & State Route 316 Interchange
- Convenient to extensive retail, Sugarloaf Country Club, executive housing, and restaurants





## **ECONOMIC INITIATIVE**

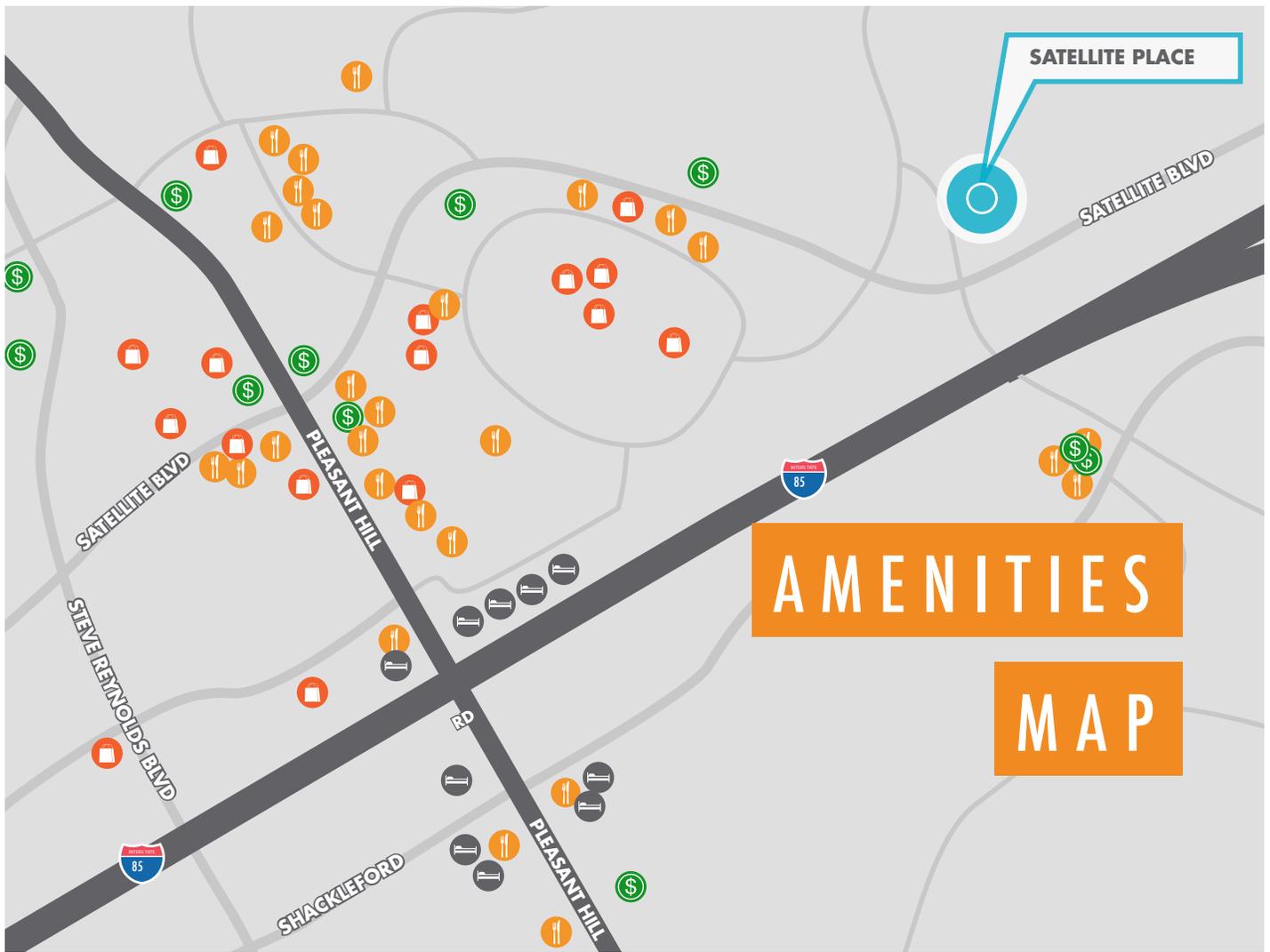
Gwinnett County's healthy economic environment, competitive business community, exceptional quality of life, and attractive financial incentives are perfect conditions for companies looking to expand or relocate. Incentives are typically awarded on a case-by-case basis depending on the industry, number of jobs created, wages, physical or geographical location, and capital investment.

## **TARGET INDUSTRIES**

- Advanced Manufacturing
- Professional & Corporate Services
- Health Sciences & Services
- Information & Technology Solutions
- Supply Chain Management

## **PROGRAMS**

- Property Tax Abatements
- Fee Reductions & Waivers
- Job Tax Credits
- Job Training
- Freeport Inventory Tax Exemptions
- State Tax Credits



 RESTAURANTS

 BANKS

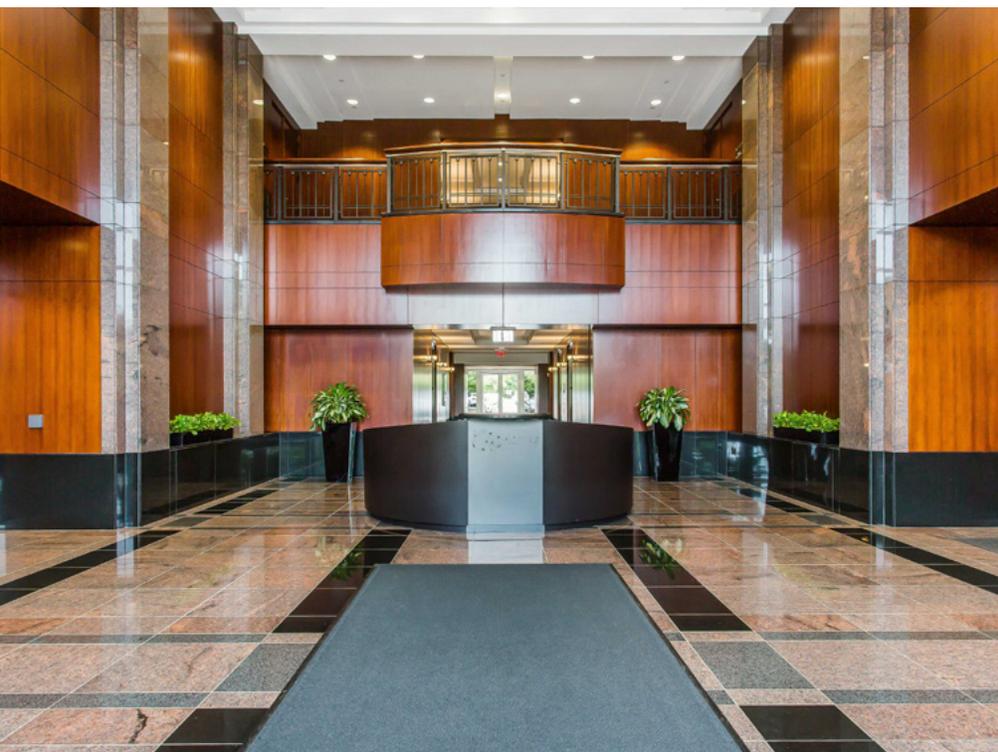
 SHOPPING

 HOTELS



# INTERIOR & EXTERIOR SHOTS





# CONTACT

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