

# Flex Space For Sublease

2 Space Options Available

# 1955

Evergreen Blvd  
Duluth, GA 30096

Ste 1: 7,252 SF  
Full Space: 28,501 SF  
LED: August 31, 2028



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# Property Highlights

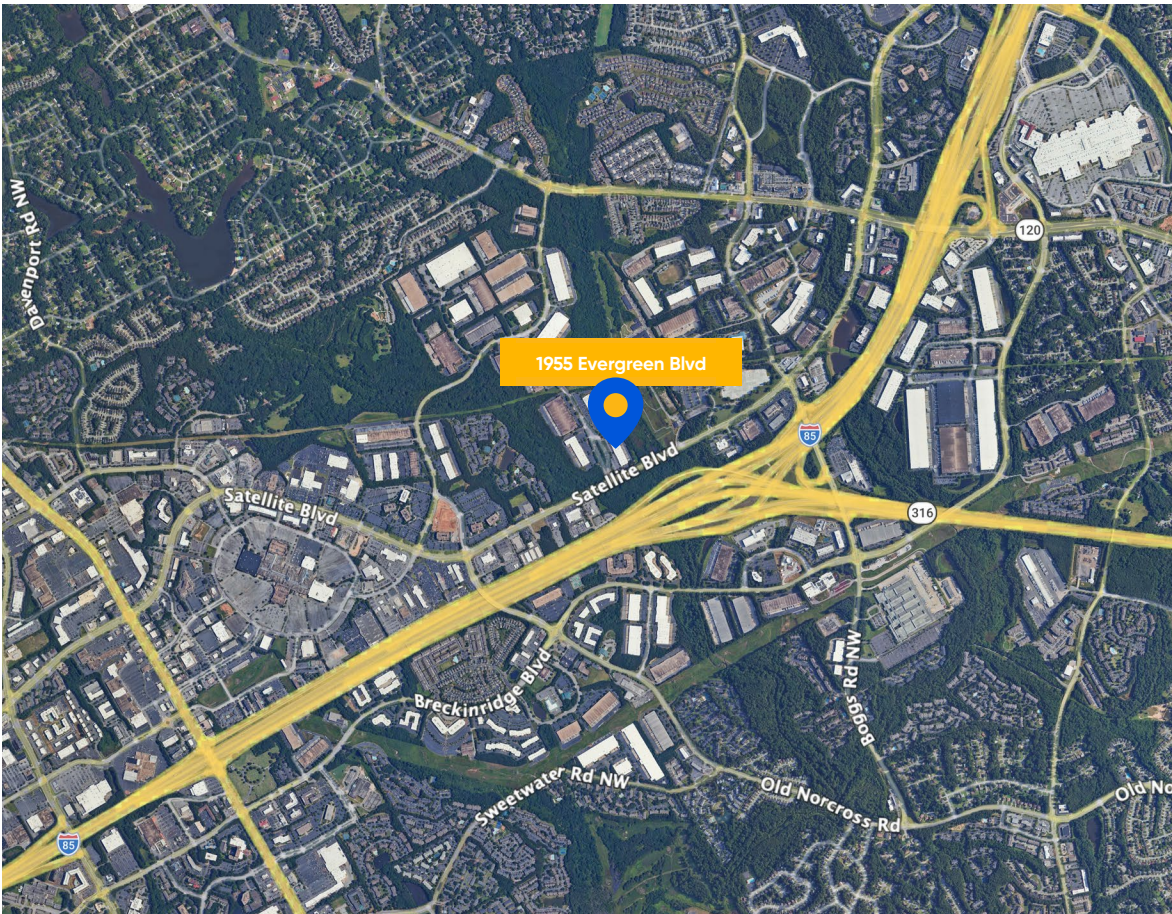
The property offers flexible leasing options, with **availability for 7,252 SF** or the opportunity to **sublease the entire 28,501 SF** premises.

	Suite 1		Full Space
Office	4,141 SF	Office	17,925 SF
Warehouse	3,111 SF	Warehouse	10,576 SF
<b>Total</b>	<b>7,252 SF</b>	<b>Total</b>	<b>28,501 SF</b>

- Warehouse Clear Height: '24
- 2 Breakrooms
- 9 Dock Highs, 2 Ramps
- 5 Conference Rooms
- 1 Stage Room
- 32 Work Stations
- 4 Huddle Tables
- Wellness Room
- 13 Private Offices

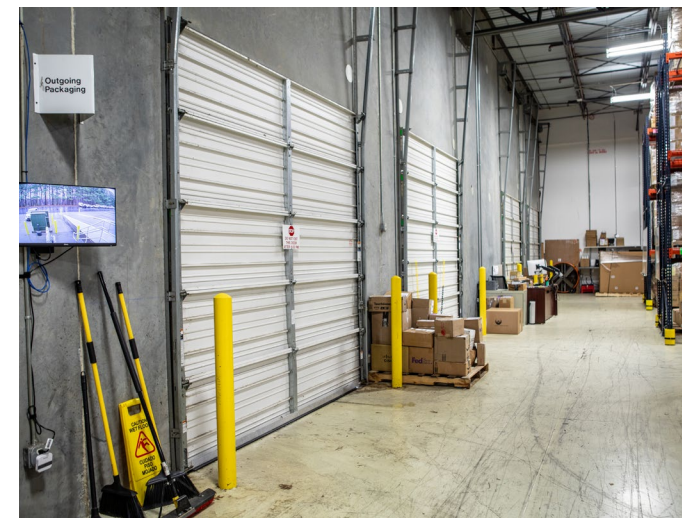


**1955 Evergreen Boulevard** is located in the heart of Duluth, Georgia, within the established Gwinnett County submarket. The property offers convenient access to I-85 via Pleasant Hill Road and Sugarloaf Parkway, providing efficient connectivity to Atlanta, Hartsfield-Jackson International Airport, and the broader metro area.

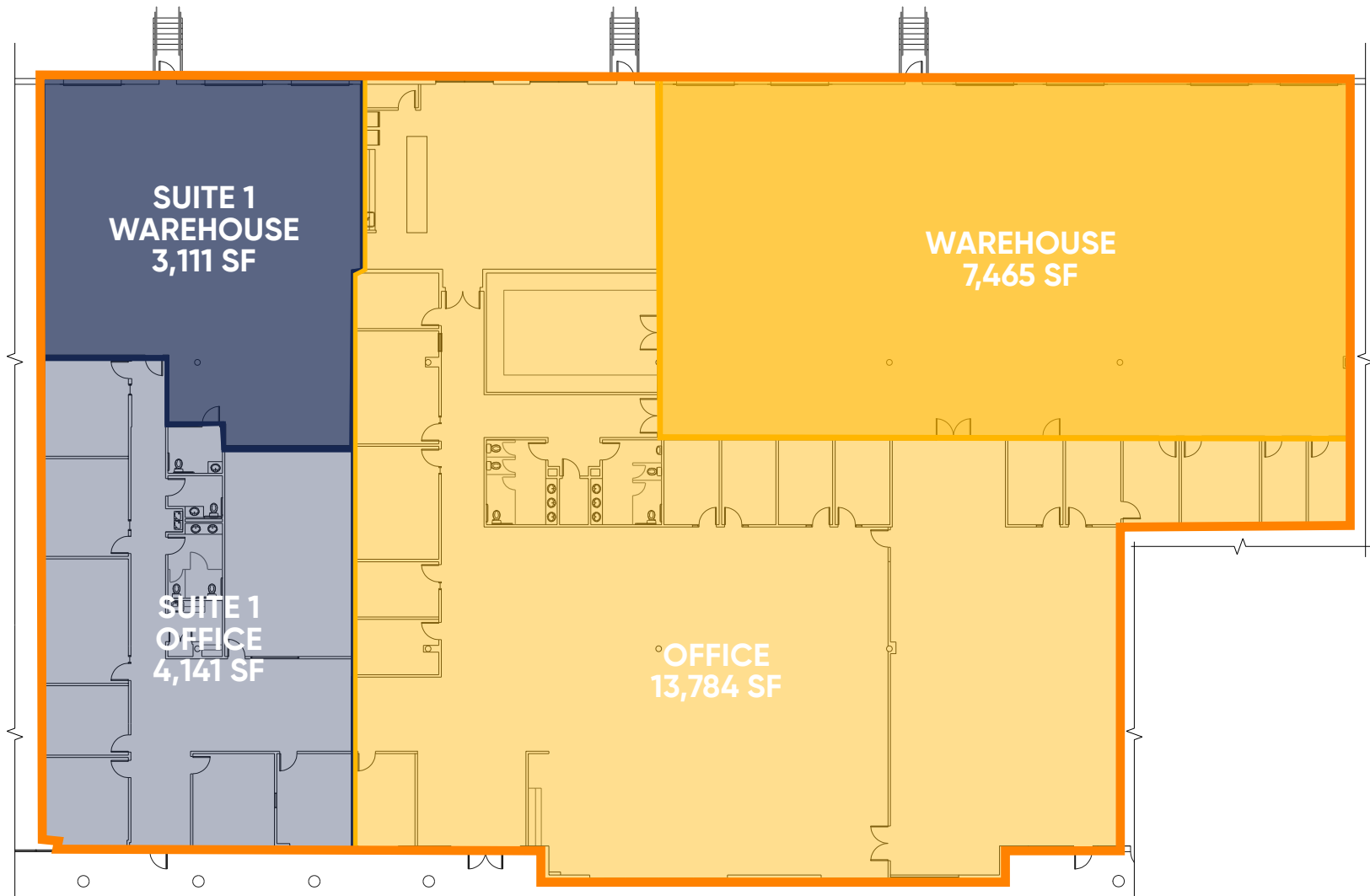


Surrounded by a strong mix of office, industrial, and retail users, the location benefits from a deep labor pool, nearby amenities, and proximity to downtown Duluth, Gas South District, and major regional corridors—making it a strategic choice for a range of business operations.





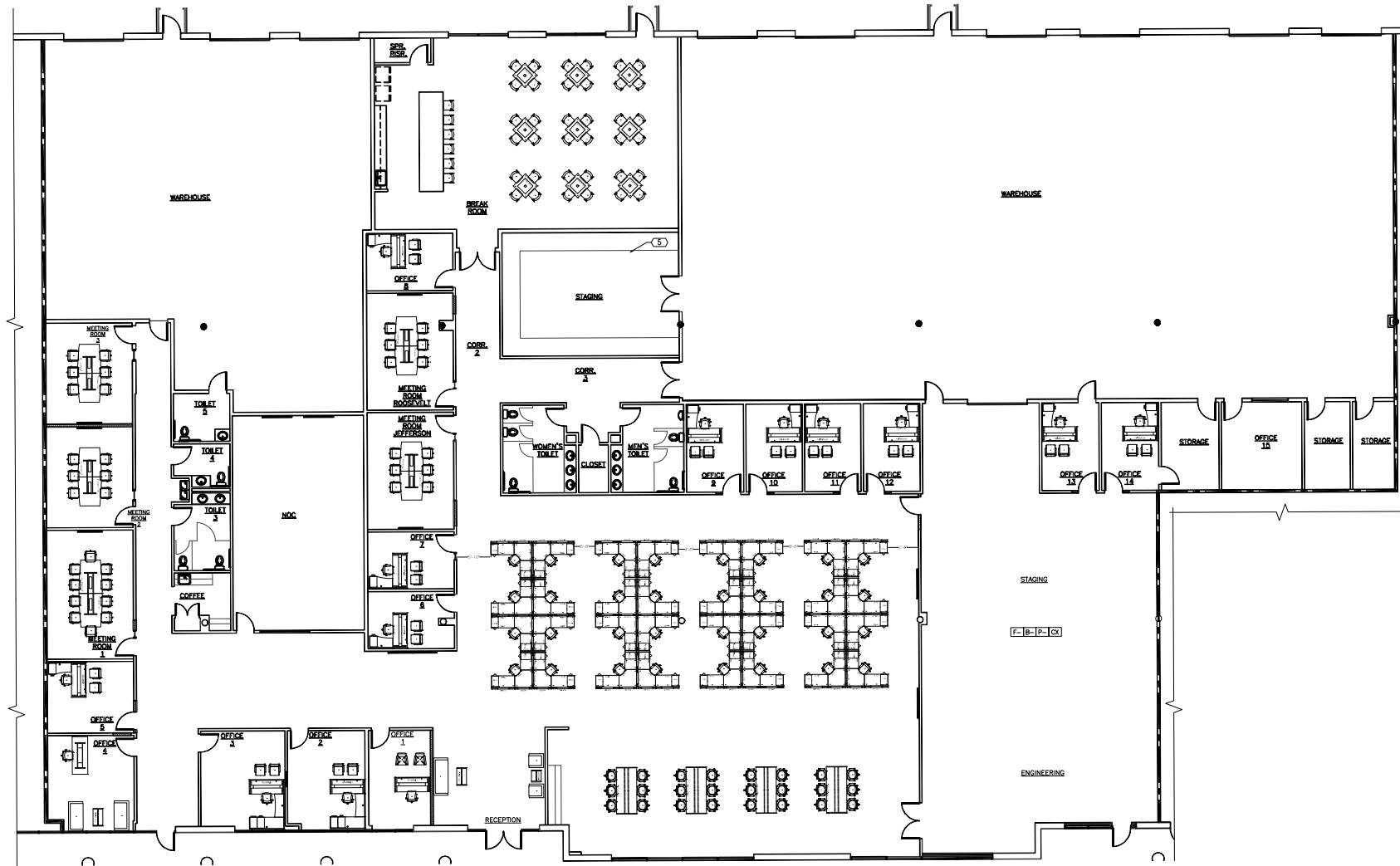
# Floor Plan



**■ FULL SPACE - 28,501 SF**    **■ STE 1 - 7,252 SF**

**\*SUITE 1 IS INCLUDED IN FULL SPACE SF**

# Furniture Plan



# For More Information



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