



## **Bldg 1200**

1325 Satellite Blvd NW, Suwanee, GA 30024

### **David Kim**

IBB The Gates, LLC.

1325 Satellite Blvd NW, Suite 1204, Suwanee, GA 30024

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## Bldg 1200

\$22.00 /SF/YR

Located in The Gates at Suwanee Office Buildings....

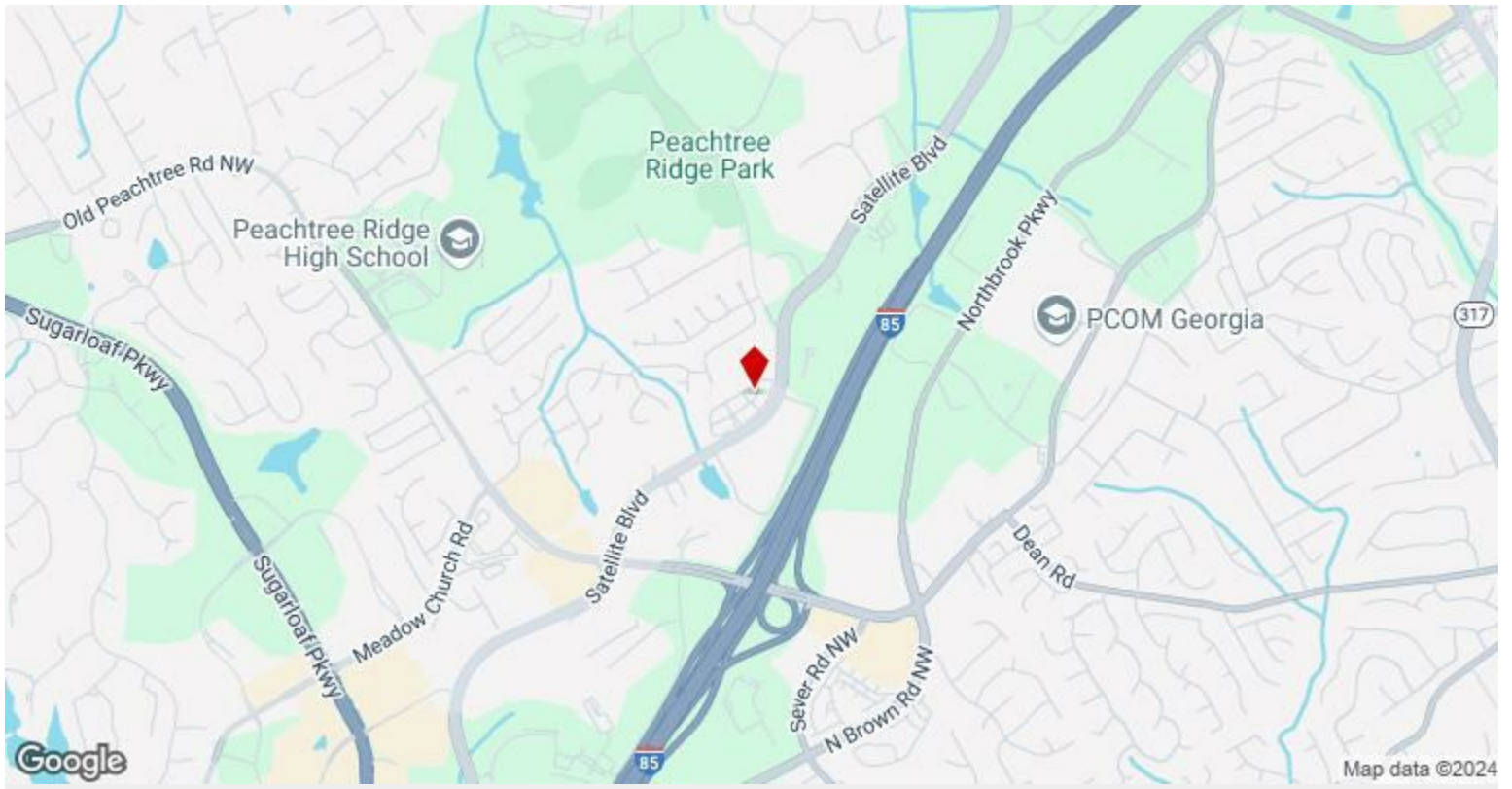
- In a prominent office neighborhood close to I-85



Rental Rate:	\$22.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	11,278 SF
Year Built:	2020
Walk Score ®:	31 (Car-Dependent)
Taxes:	\$0.22 USD/SF/MO
Operating Expenses:	\$0.22 USD/SF/MO
Rental Rate Mo:	\$1.83 /SF/MO

## 1st Floor Ste 1202

Space Available	2,535 SF
Rental Rate	\$22.00 /SF/YR
Date Available	February 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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# Property Photos



Ste 1202 Main 3



Ste 1202 Main 4

# Property Photos



Ste 1202 Main 5

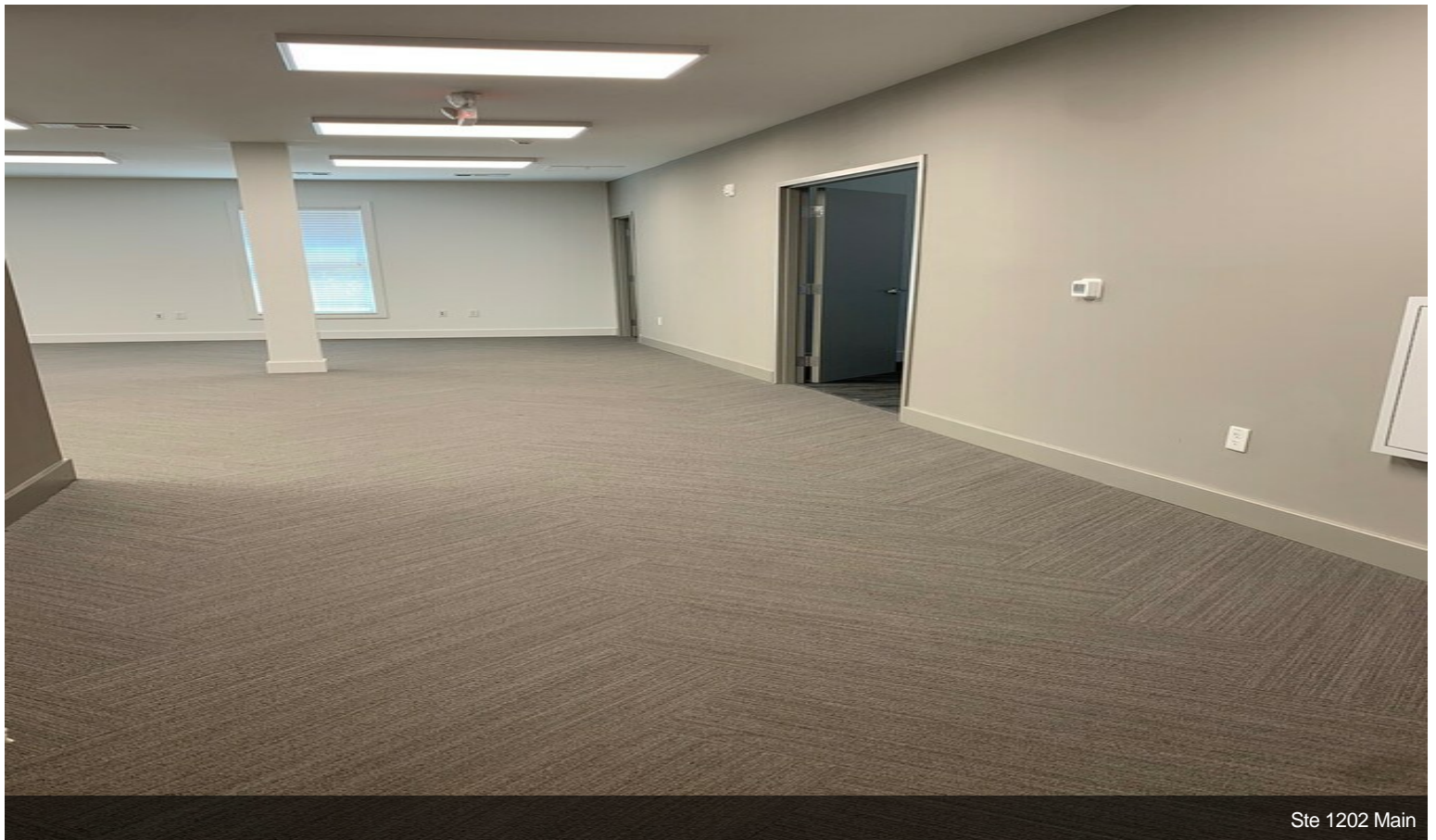


Ste 1202 Main 6

# Property Photos



Ste 1202 Main Full

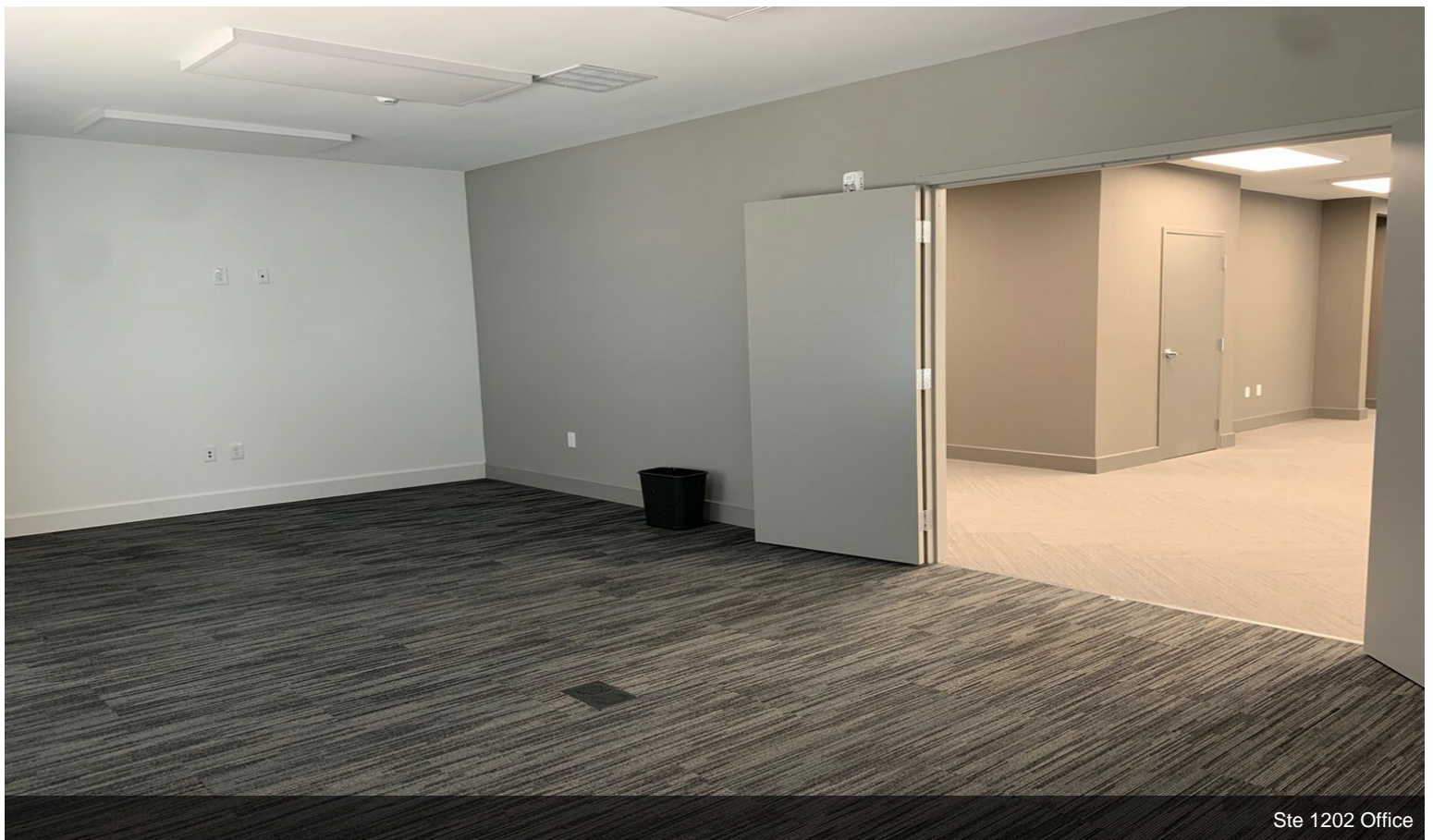


Ste 1202 Main

# Property Photos



Ste 1202 Office Small



Ste 1202 Office



# Property Photos



Ste 1202 Breakroom



Primary Photo