

# SUGARLOAF I-V



SINGLE STORY CONVENIENCE, UNLIMITED BUILD-OUT POTENTIAL

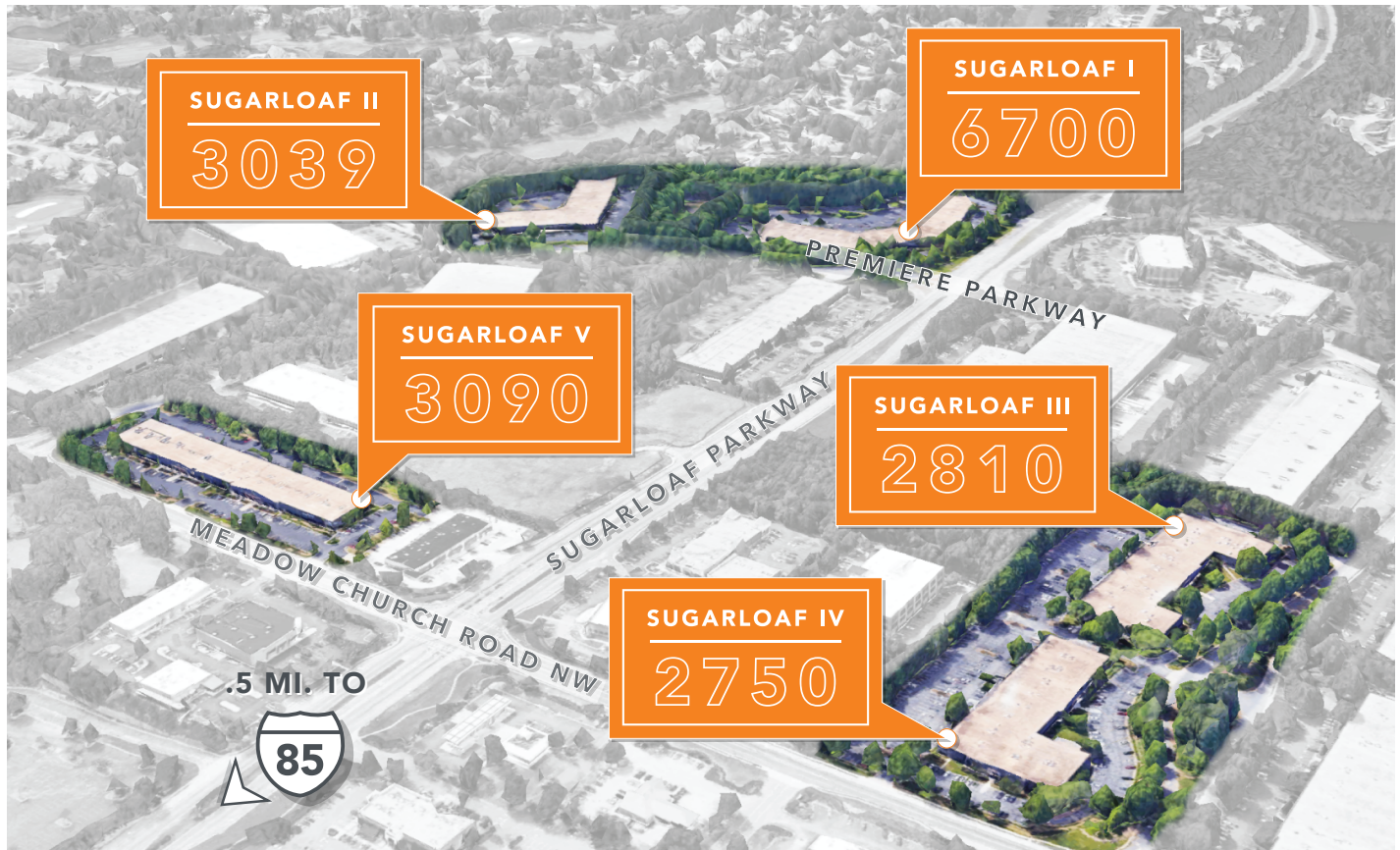
A Strategic Investment of



THE SIMPSON ORGANIZATION



# A WELL LOCATED WORKPLACE SETTING



**Sugarloaf I-V is a five building, single-story campus conveniently located at Sugarloaf Parkway, just moments from I-85.**

A strategic investment of The Simpson Organization, Sugarloaf I-V appeals to small and mid-size companies seeking personable service and a professional workplace campus.

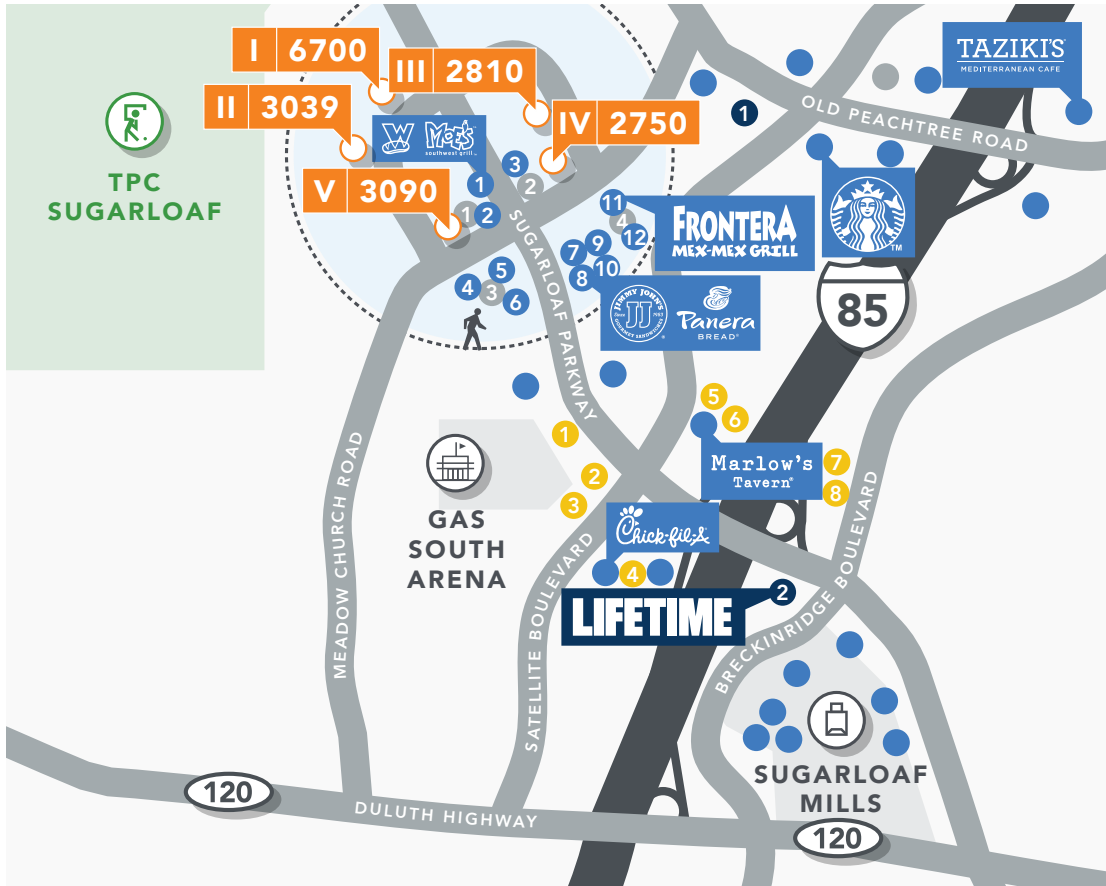
Discover a wide range of available build-outs with connected, above-market surface parking, and plentiful drive-to conveniences within a 2 mi. radius.

## PROPERTY HIGHLIGHTS

- Above-market 4.5+ per 1,000 parking ratio
- Ceiling heights range from 9'-0" - 15'-0"
- Exposed ceilings in select suites
- Flexible build-out potential
- Abundant glass and natural light
- Tenant controlled HVAC
- Freshly painted building exteriors
- New campus exterior signage and wayfinding program



# ACCESSIBLE AREA AMENITIES



Walkable to  
12+ Dining Options

< 1 mile  
to I-85

0.6 miles to  
Infinite Energy Center

1.9 miles to  
TPC Sugarloaf's  
27-hole course, designed  
by Greg Norman

2.5 miles to  
Sugarloaf Mills

## WALKABLE DINING DESTINATIONS

- |                            |                      |                                   |
|----------------------------|----------------------|-----------------------------------|
| 1. Which Wich              | 5. Sushi Osaka       | 9. Jimmy John's                   |
| 2. Moe's Southwest Grill   | 6. Vinnny's NY Pizza | 10. Marco's Pizza                 |
| 3. My Friend's Place       | 7. Smoothie King     | 11. Frontera Mex-Mex Grill        |
| 4. Uncle Jack's Meat House | 8. Panera Bread      | 12. Luciano's Ristorante Italiano |

## LODGING IN UNDER 2 MILES

- |                            |                          |                              |
|----------------------------|--------------------------|------------------------------|
| 1. Westin Atlanta Gwinnett | 4. Hilton Garden Inn     | 7. Home 2 Suites             |
| 2. Holiday Inn             | 5. Residence Inn         | 8. Homewood Suites by Hilton |
| 3. Embassy Suites          | 6. Courtyard by Marriott |                              |

## FITNESS

1. Tone Zone Fitness
2. Lifetime Fitness

## NEARBY CONVENIENCES

- |                              |                |
|------------------------------|----------------|
| 1. UPS Store                 | 4. Kroger      |
| 2. Bank of America, Suntrust | 5. Wells Fargo |
| 3. Walgreens                 |                |

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