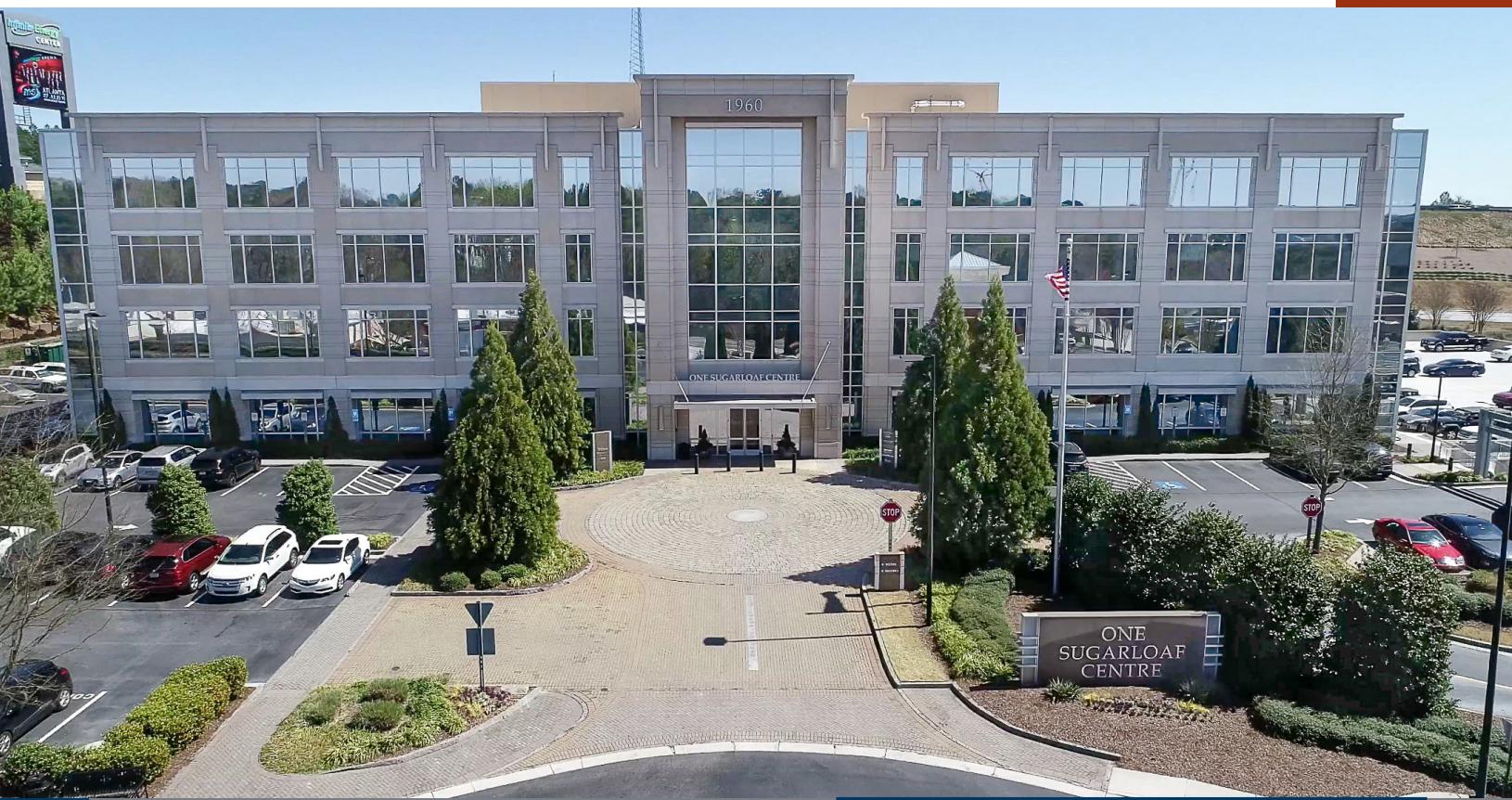


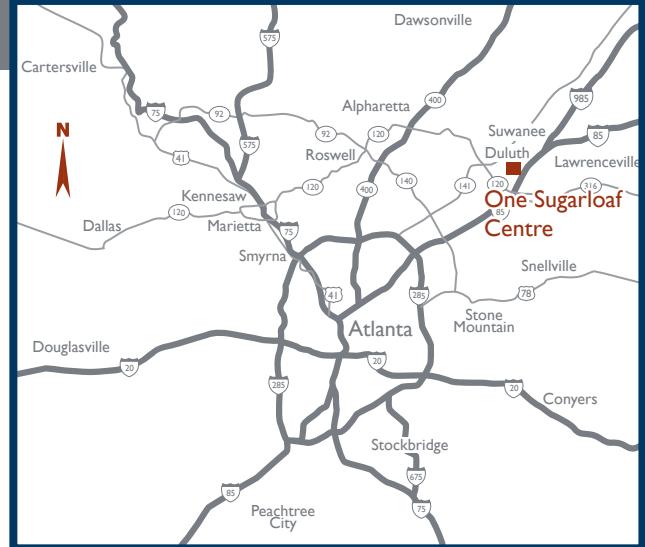
# ONE SUGARLOAF CENTRE

1960 SATELLITE BOULEVARD, DULUTH, GA 30097



## PROPERTY DETAILS

- Prestigious 108,683 SF 4-Story Class A Office Building located at the corner of Sugarloaf Parkway and Satellite Boulevard in Gwinnett County
- Highly-visible with direct access to I-85
- Built in 2009, LEED Gold Certified for building design and construction
- Elegant lobby, restrooms and common areas
- New lobby furnishings
- Management & leasing by Brand Real Estate Services
- Covered Executive Parking with controlled access in addition to ample surface parking
- Building amenities include a training room that accommodates up to 50 people, an outdoor patio area and a mobile detailing service



**BRAND**  
*Real Estate Services*

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770.476.4801

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## AREA AMENITIES

- Gas South District Arena, Conference Center & Theater
- Gwinnett Chamber of Commerce
- Life Time Fitness
- Sugarloaf Mills
- Wide variety of hotels, restaurants, banks, and retail options

## ON-SITE AMENITIES

- Marlow's Tavern, Firehouse Subs, Just Brunch, La Viuda Negra Cantina, The Great Greek Mediterranean Grill
- Delta Credit Union, Wallis Bank
- Courtyard by Marriott
- Residence Inn by Marriott

## ADDITIONAL BUILDING FEATURES

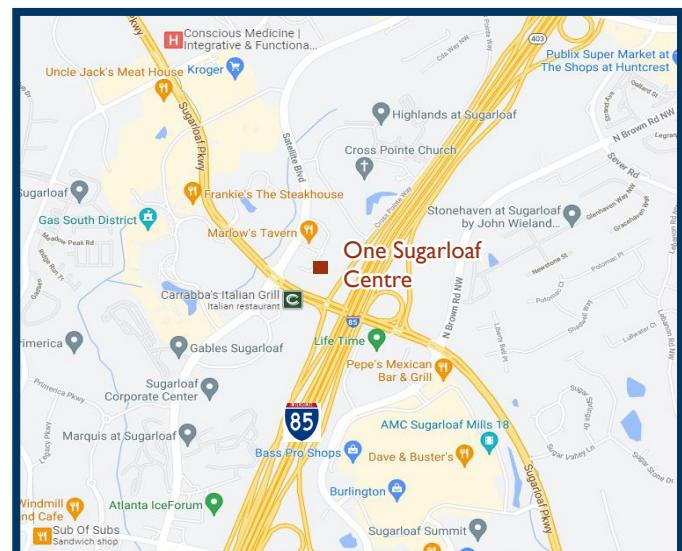
- Controlled access after hours
- Freshly-carpeted and painted common areas
- Hands-free restroom fixtures
- Interactive directory in lobby
- Tenant lounge with micro-market kiosk
- Background music in common areas
- News feed in elevators
- Two elevators for passengers, one dedicated for freight

**Candy McIntyre**

Senior Vice President, Leasing

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