



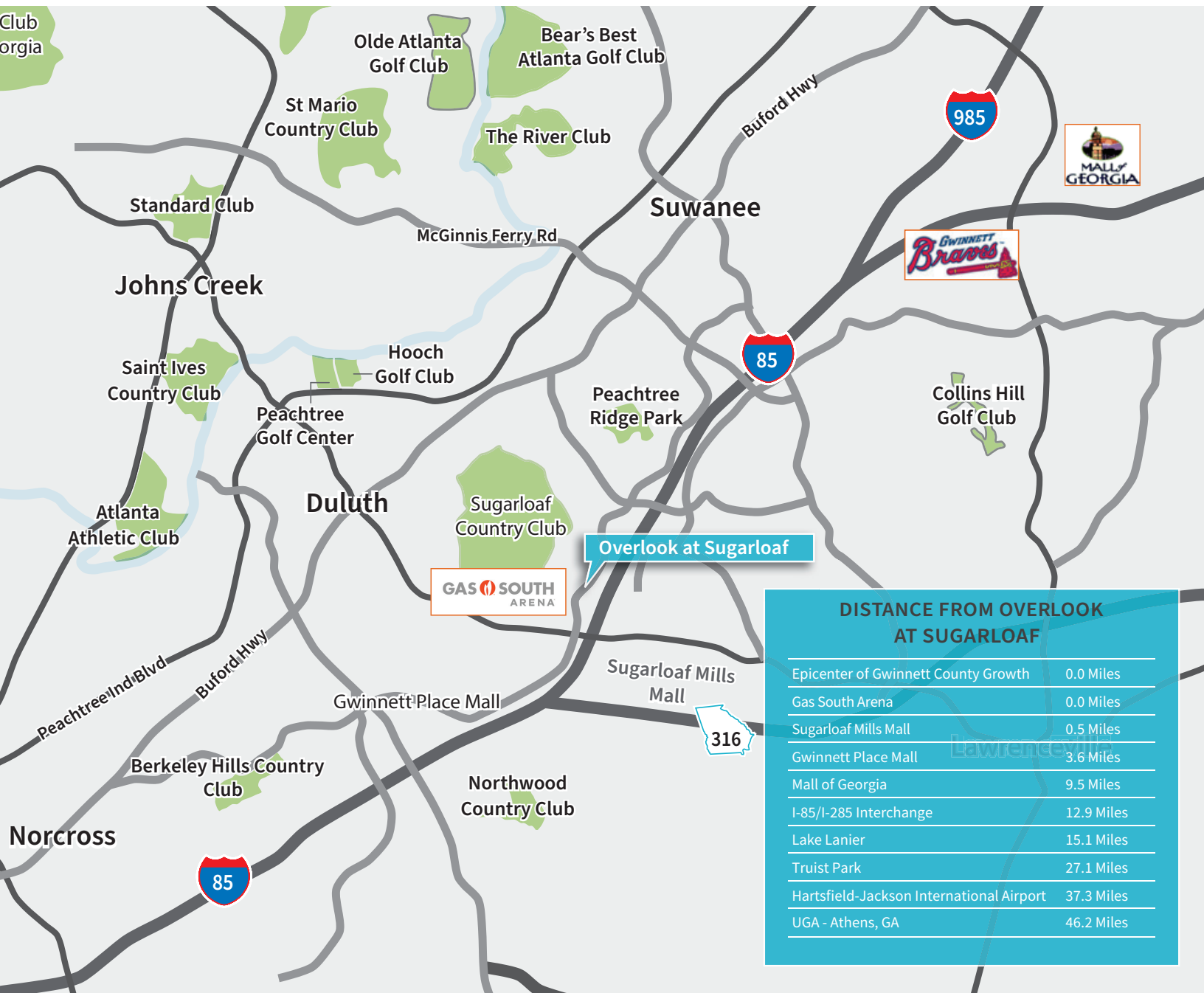
OVERLOOK AT SUGARLOAF

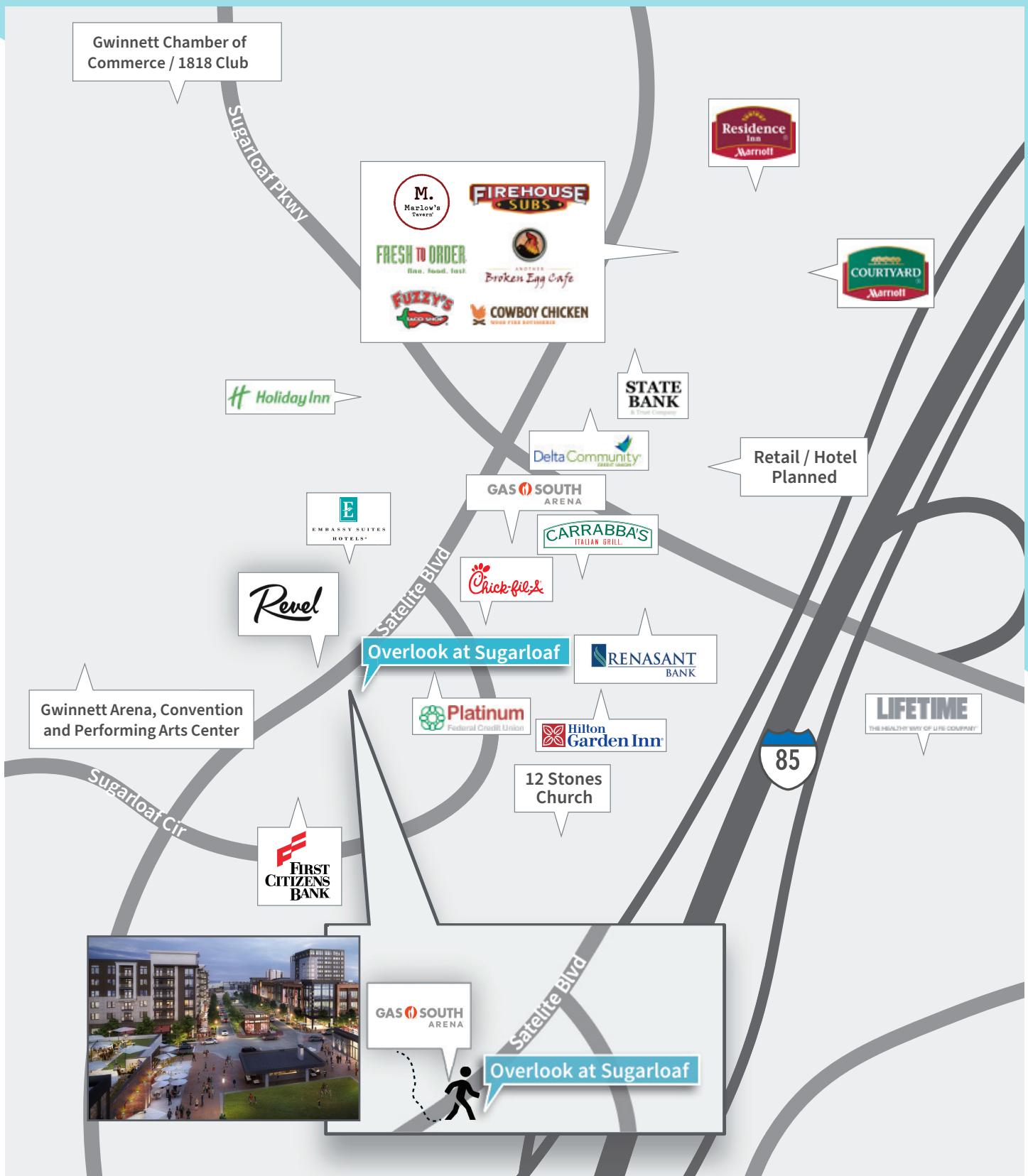
2055 Sugarloaf Circle, Duluth, GA 30097

PROPERTY HIGHLIGHTS

- Immediate access to I-85
- 6-story office building, approximately 157,486 rentable square feet.
- Abundant surface parking ratio of 4 spaces per 1,000 square feet.
- Located within walking distance to Gas South District mixed-use project
- Multiple points of ingress/egress.
- Located at the entrance to the Gas South Arena, Convention, and Fine Arts Center.
- Walkable amenities include retail, banking, hotel and Gas South Arena.
- Prominent building exposure overlooking Sugarloaf.
- Double lobby entrance with marble flooring, carpeting and mahogany paneled walls and columns.
- Brand new Fitness Center







For leasing information, please contact Overlook at Sugarloaf's exclusive agent:

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