



## Park Summit

2675 Breckinridge Blvd, Duluth, GA 30096



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# Park Summit

\$24.00 /SF/YR

Full-service office building. Renovated in 2020, updated Lobby and restrooms, 5 story office building in prime Duluth location.

Phenomenal location inside off I -85, visible from I-85. Great connectivity to major throughfares via Breckinridge Blvd....

- Full-Service Office Building



Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	86,201 SF
Year Built:	1986
Walk Score ®:	20 (Car-Dependent)
Rental Rate Mo:	\$2.00 /SF/MO

## 1st Floor Ste 100

Space Available	2,865 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

The office is partially demolished, and the landlord is willing to finish it to meet the tenant's needs

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## 1st Floor Ste 120

Space Available	6,069 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

This unit was recently fully renovated and is located in front of the main entrance of the building. It includes 12 offices, 1 conference room, a large open meeting area, and a kitchen area.

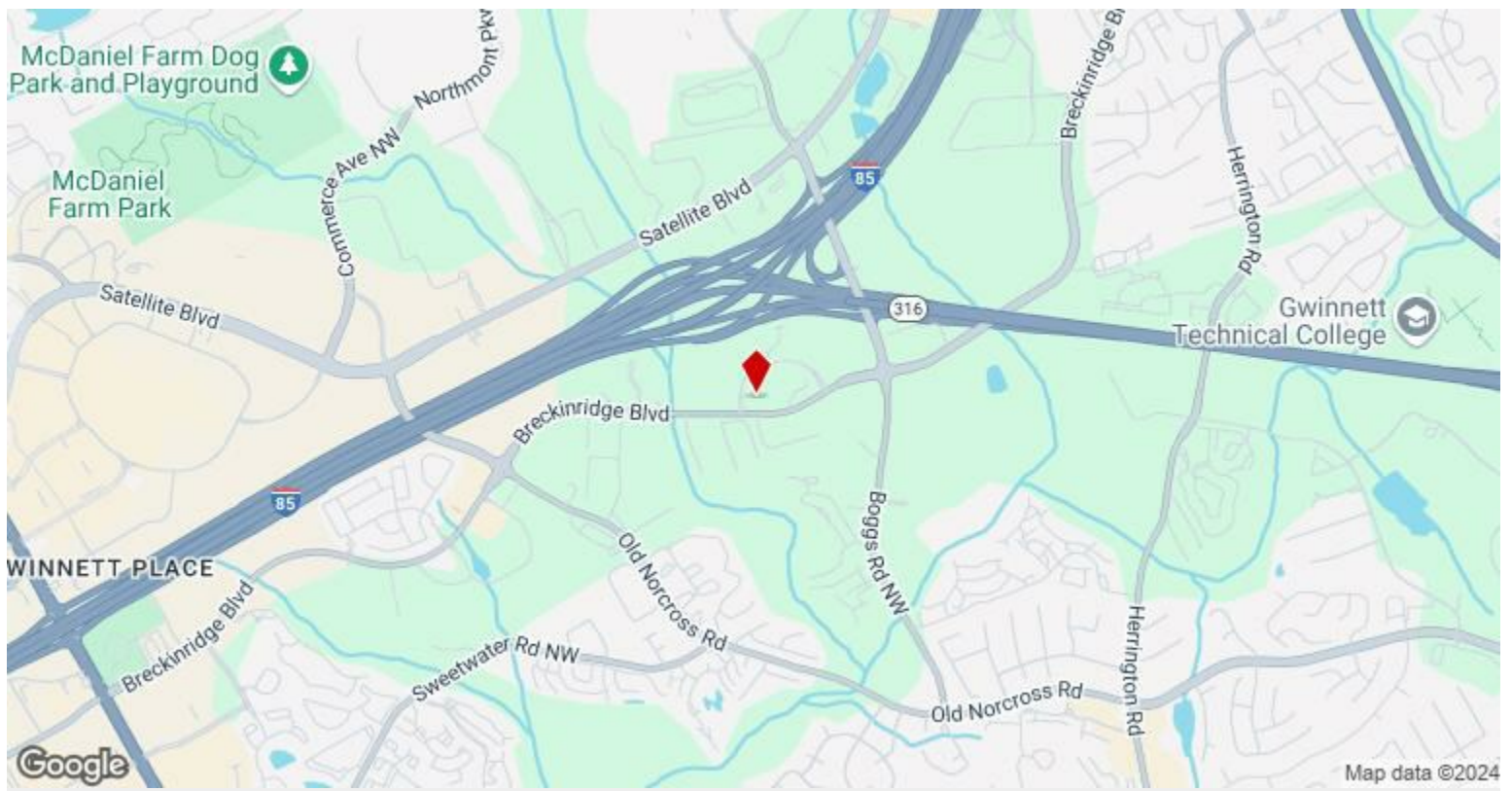
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
ATL Hockey Group, LLC	-	
Byteworks, LLC	-	June 2025
Commerce Pundit	-	
Group Resources Inc	-	
Spectrum Resources	-	
Vulcraft Sales Corporation	-	



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# Property Photos



Building Photo

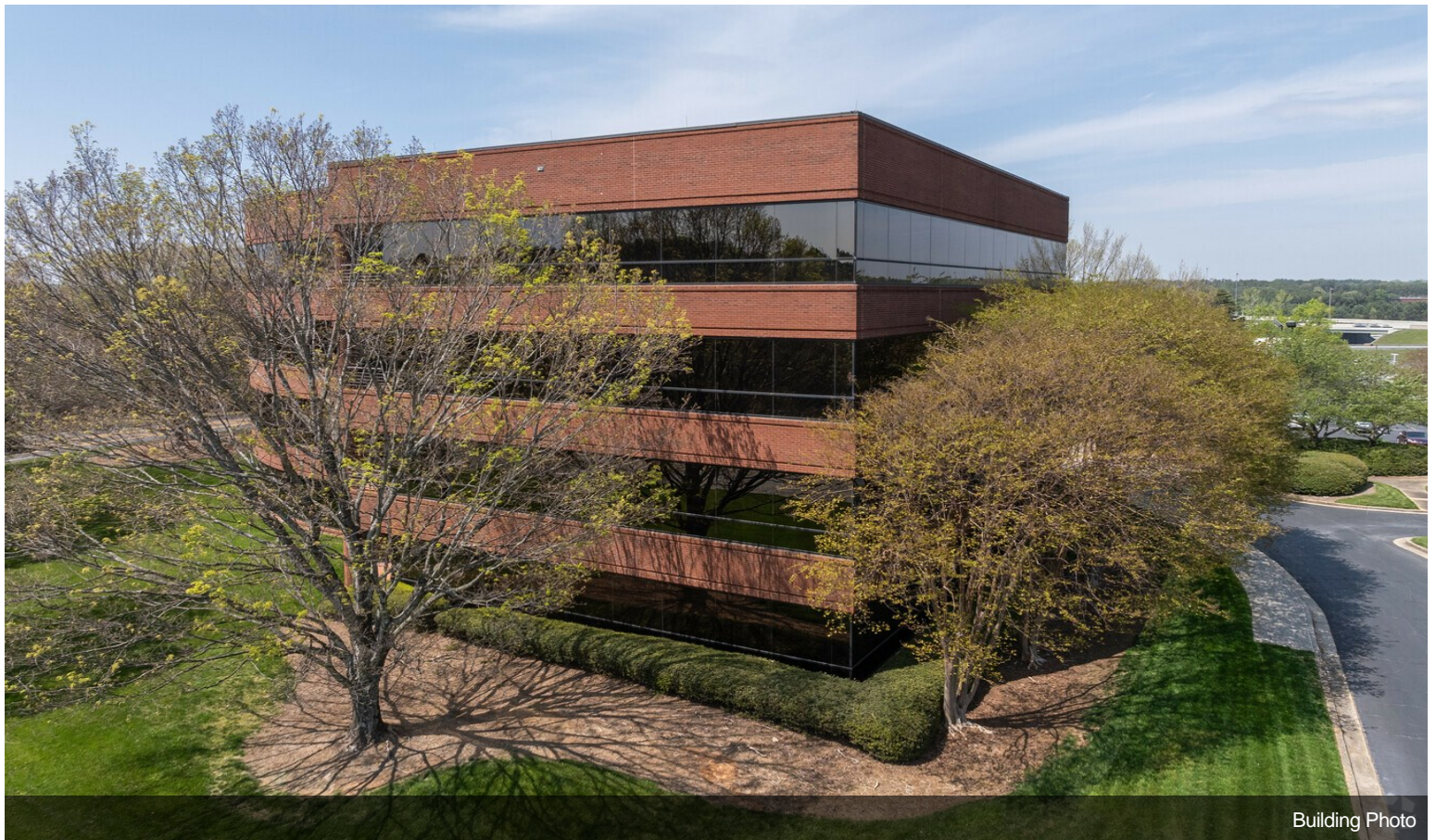


Building Photo

# Property Photos



Aerial

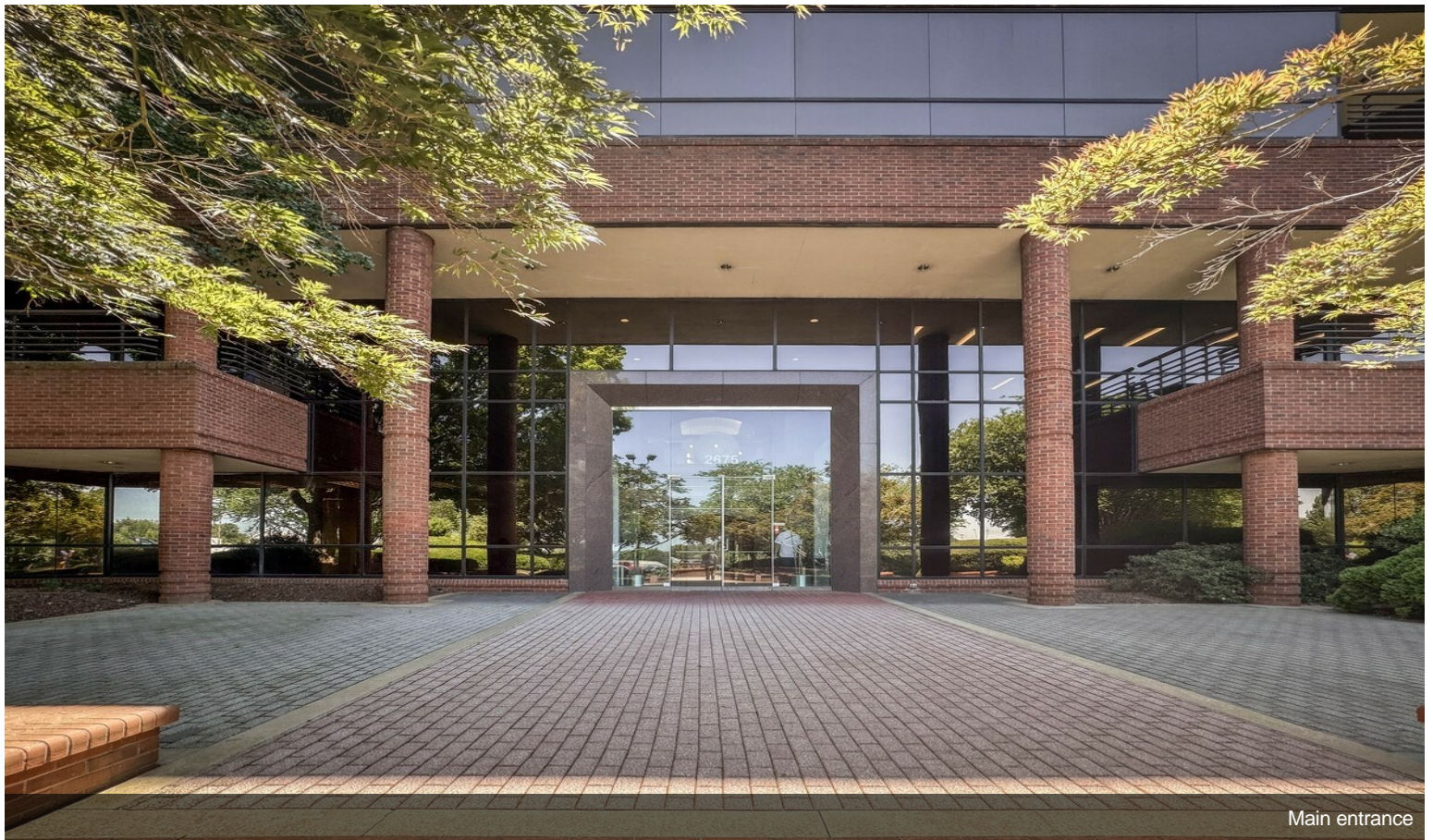


Building Photo

# Property Photos



Aerial-2



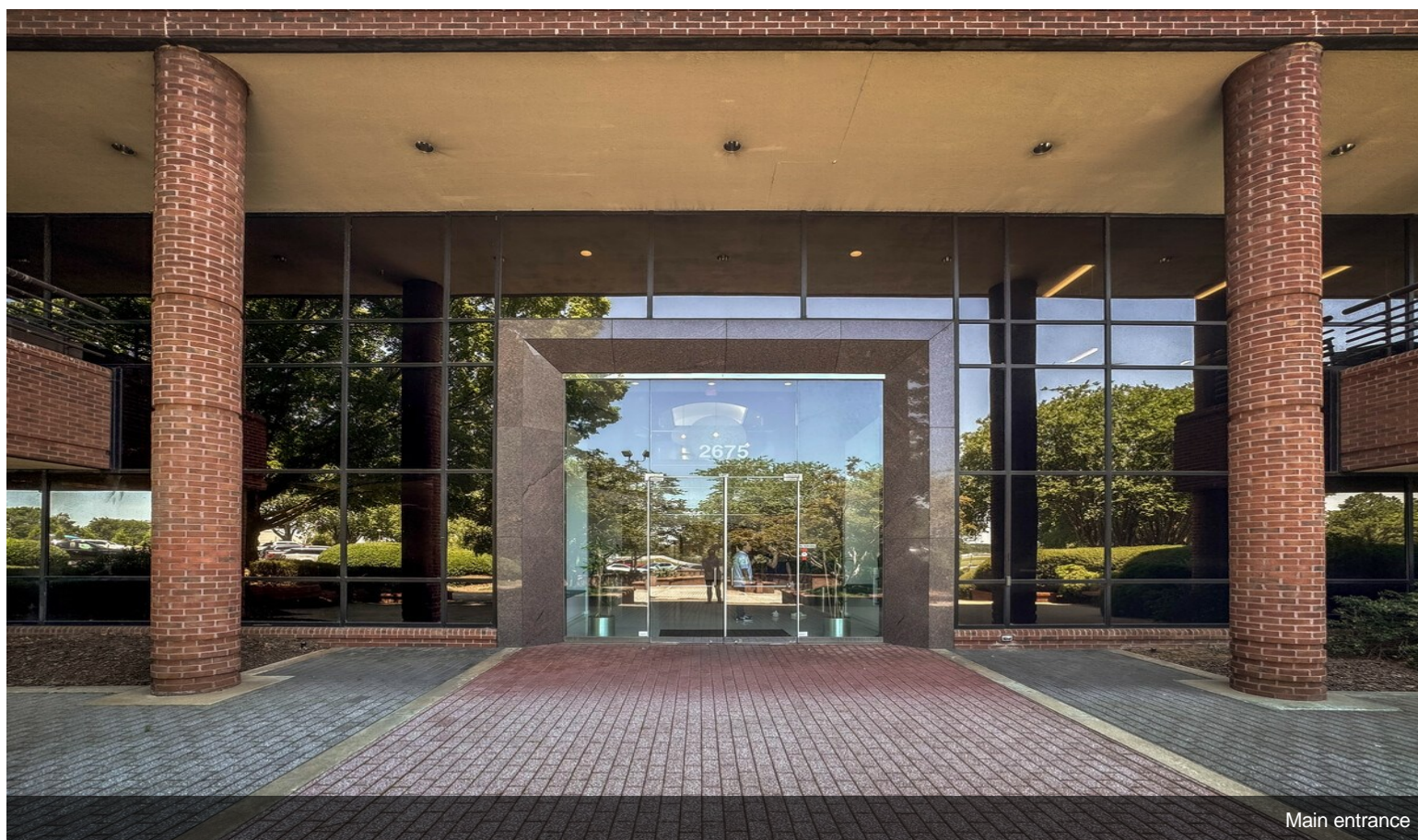
Main entrance



# Property Photos



Main entrance

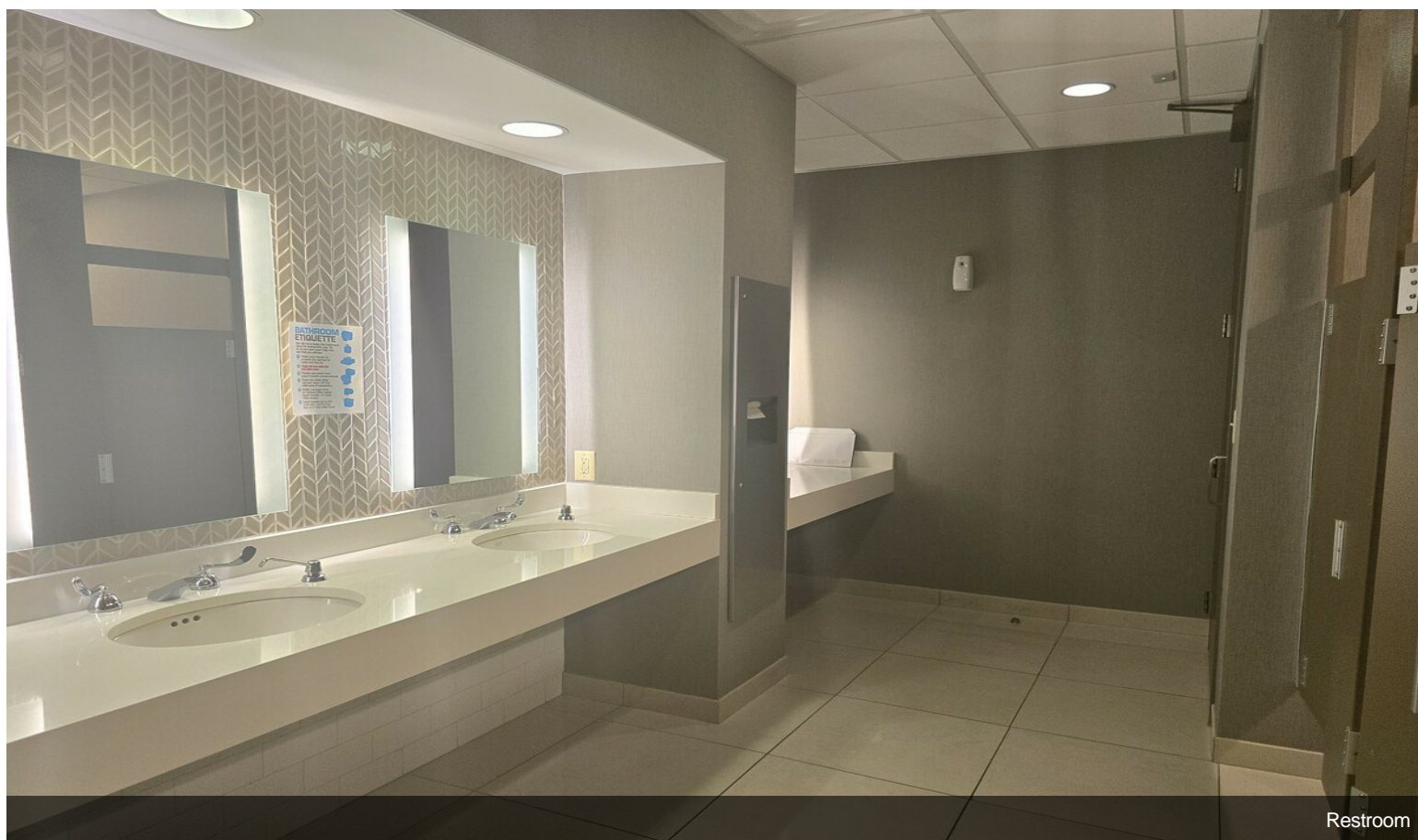


Main entrance

# Property Photos



Restroom

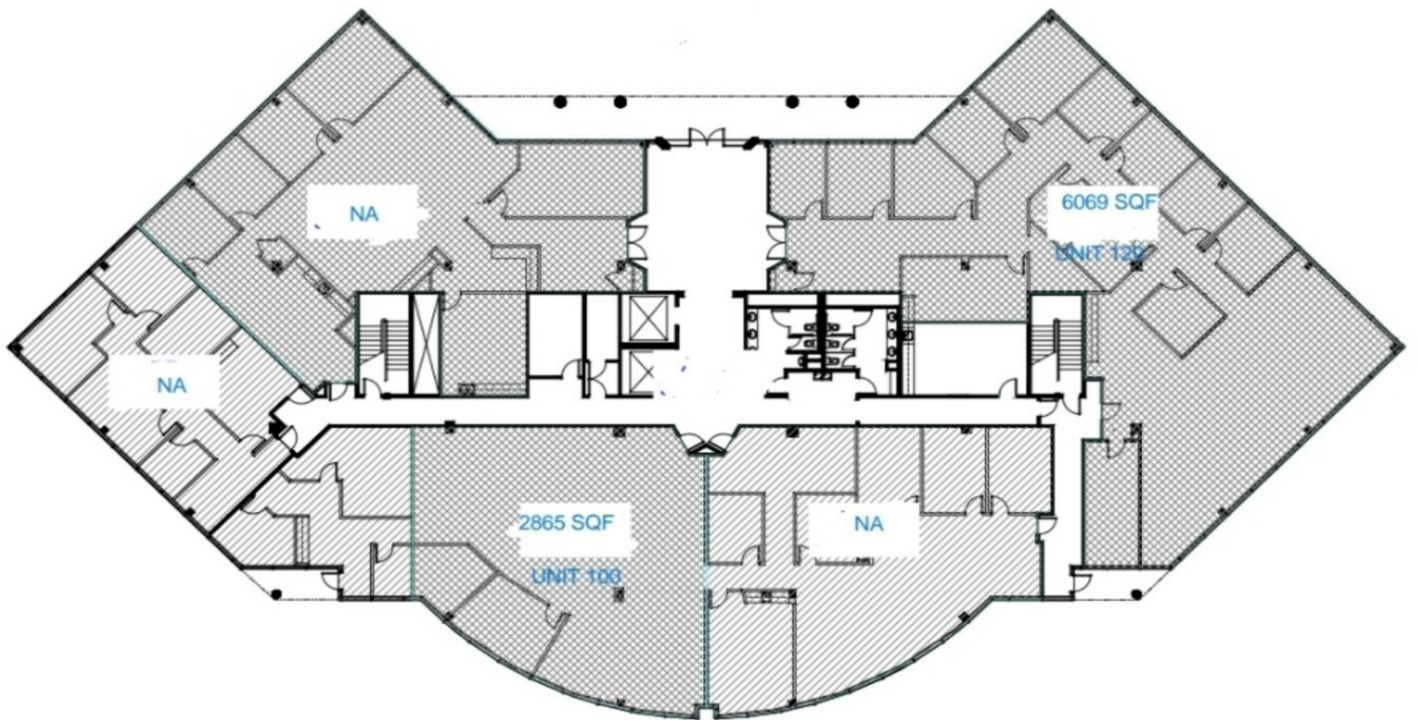


Restroom

# Property Photos



Breakroom



Park Summit First Floor

Park Summit 1st floor plan