

# FOR LEASE

**THE CRESCENT**  
3473 & 3483 SATELLITE BLVD  
DULUTH, GA 30096

  
**AMERICAN CAPITAL PROPERTIES**



## OVERVIEW

- » Three-story professional office building offering full service leases
- » Under new ownership with on-site management
- » Abundant, free surface parking
- » Tenant improvement funds available
- » On-site conference facility
- » Beautifully landscaped grounds

## LOCATION

- » *Prime Gwinnett County location directly across from Gwinnett Place Mall and Gwinnett Transit Center*
- » *Conveniently located 1 mile from I-85*
- » *Immediate surrounding area includes abundance of shopping, restaurants, hotels, banks, and numerous other amenities*

## ASKING RATE

- » Contact Agent

## LEASE TYPE

- » Full Service Gross

## SPACE AVAILABLE

- » 1,758 - 10,195 rsf

## FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | (770) 530-0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

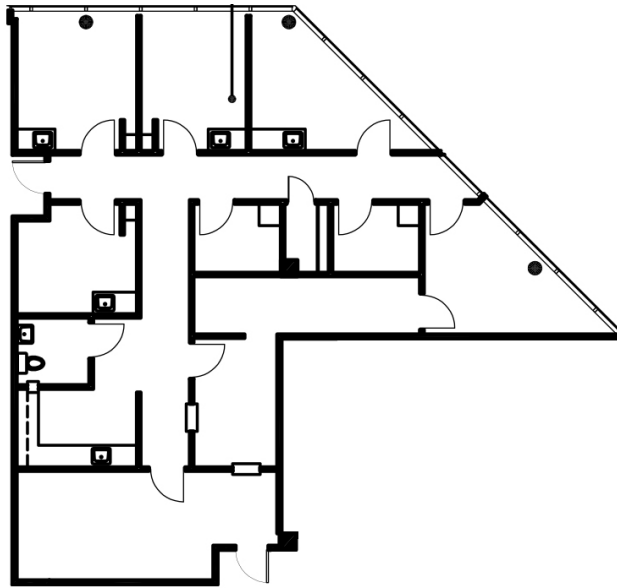
FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)

## AVAILABLE FLOOR PLANS

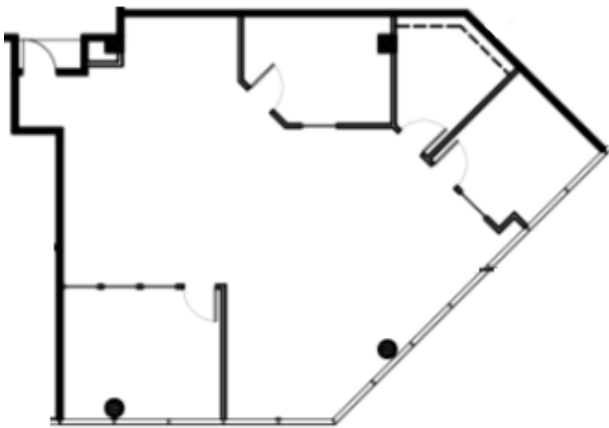
### NORTH BUILDING

Suite	SF
115 North	2,168 rsf
210 North	1,758 rsf
212 North	1,818 rsf

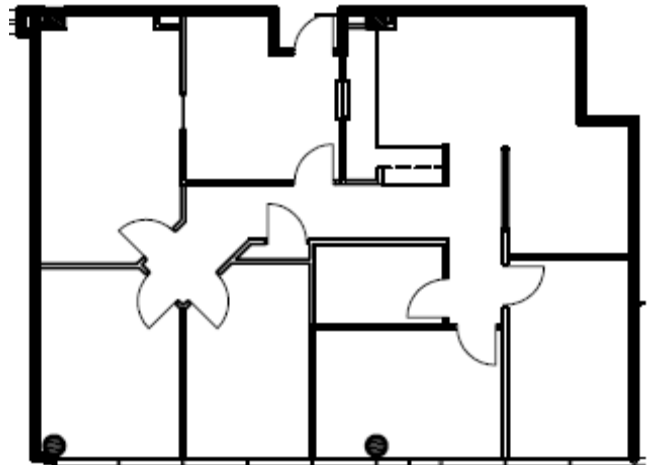
115 North



210 North



212 North



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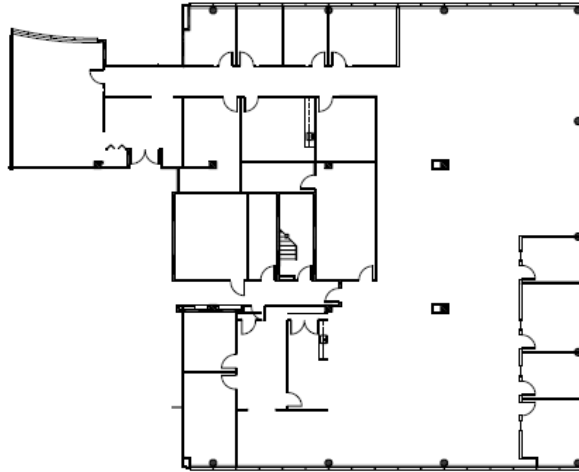
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## AVAILABLE FLOOR PLANS (CONTINUED)

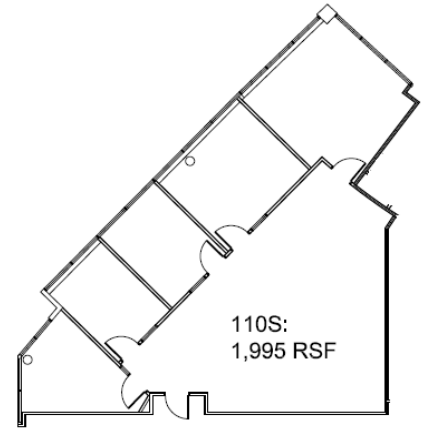
### SOUTH BUILDING

Suite	SF
100 South	5,000-10,195
110 South	1,995
201 South	2,367
211 South	2,298
314 South	1,725

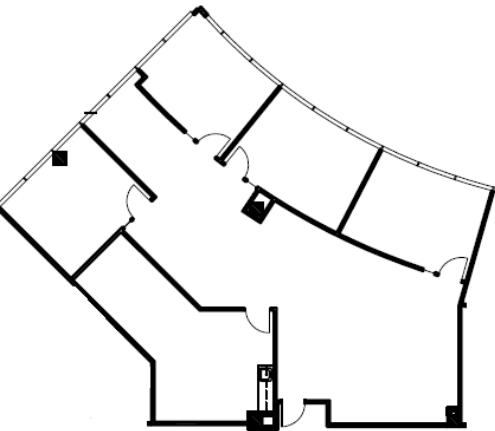
100 South



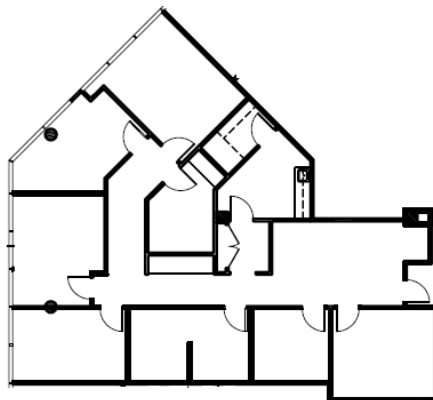
110 South



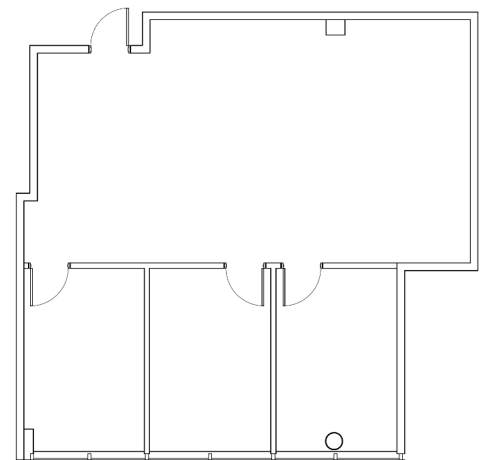
201 South



211 South



314 South



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**AERIAL MAP | FURNISHED SUITE PHOTOS**



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