

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.

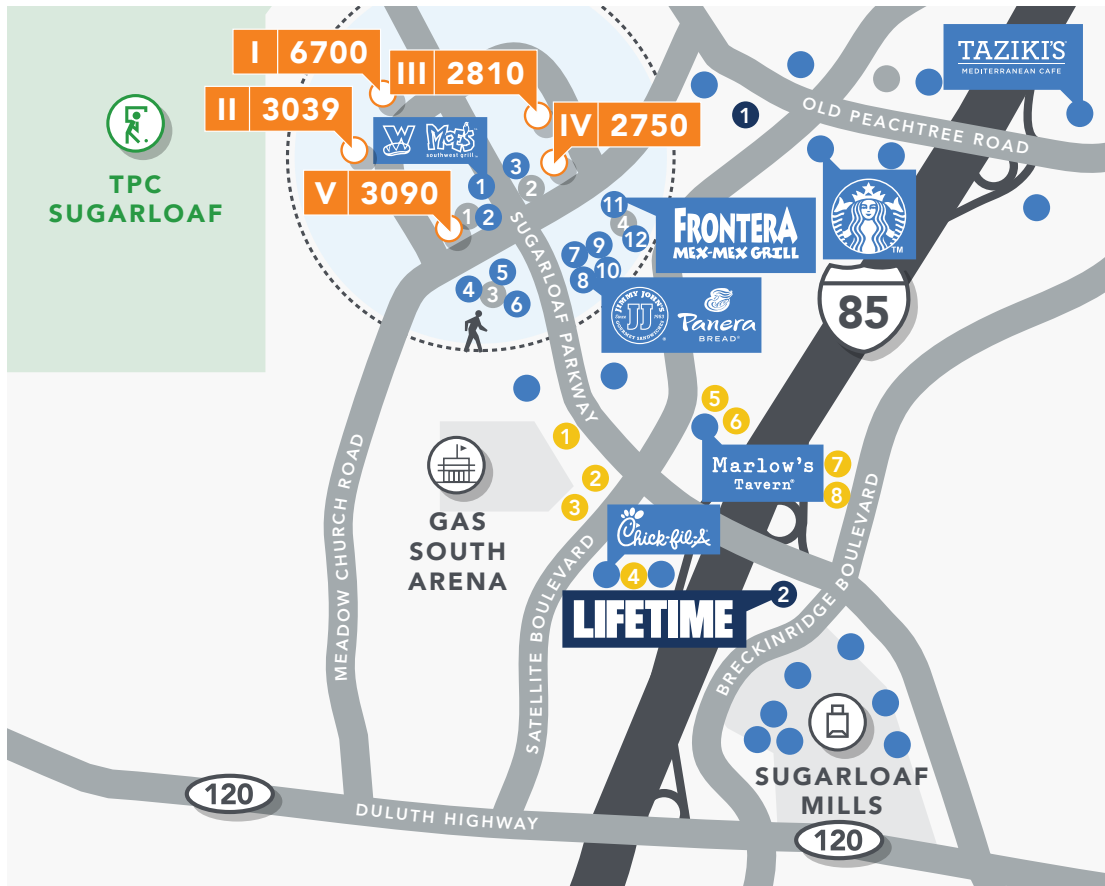
A strategic investment of The Simpson Organization, Sugarloaf I-V appeals to small and mid-size companies seeking personable service and a professional workplace campus.

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
Gas South Arena



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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