

SUGARLOAF I-V



SINGLE STORY CONVENIENCE, UNLIMITED BUILD-OUT POTENTIAL



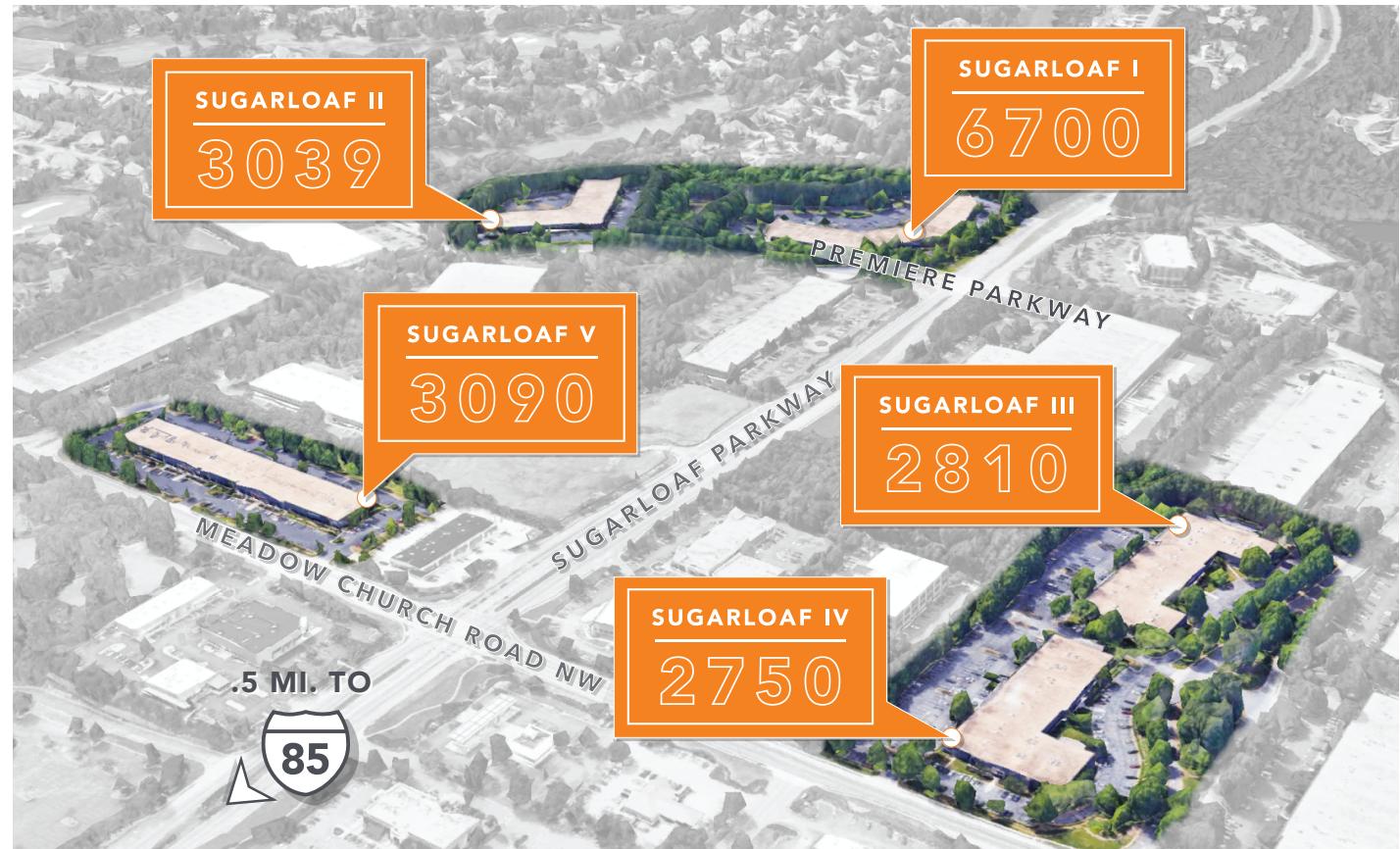
A Strategic Investment of



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 DINING DESTINATIONS

1. Which Wich
2. Moe's Southwest Grill
3. My Friend's Place
4. Uncle Jack's Meat House
5. Sushi Osaka
6. Vinny's NY Pizza
7. Smoothie King
8. Panera Bread
9. Jimmy John's
10. Marco's Pizza
11. Frontera Mex-Mex Grill
12. Luciano's Ristorante Italiano

LODGING IN UNDER 2 MILES

1. Westin Atlanta Gwinnett
2. Holiday Inn
3. Embassy Suites
4. Hilton Garden Inn
5. Residence Inn
6. Courtyard by Marriott
7. Home 2 Suites
8. Homewood Suites by Hilton

FITNESS

1. Tone Zone Fitness
2. Lifetime Fitness

NEARBY CONVENIENCES

1. UPS Store
2. Bank of America, Suntrust
3. Walgreens
4. Kroger
5. Wells Fargo

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THE SIMPSON ORGANIZATION

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