



**FOR LEASE**  
2,726 sf - 10,904 sf

1325 Satellite Blvd NW  
Suite 900  
Suwanee, GA 30024



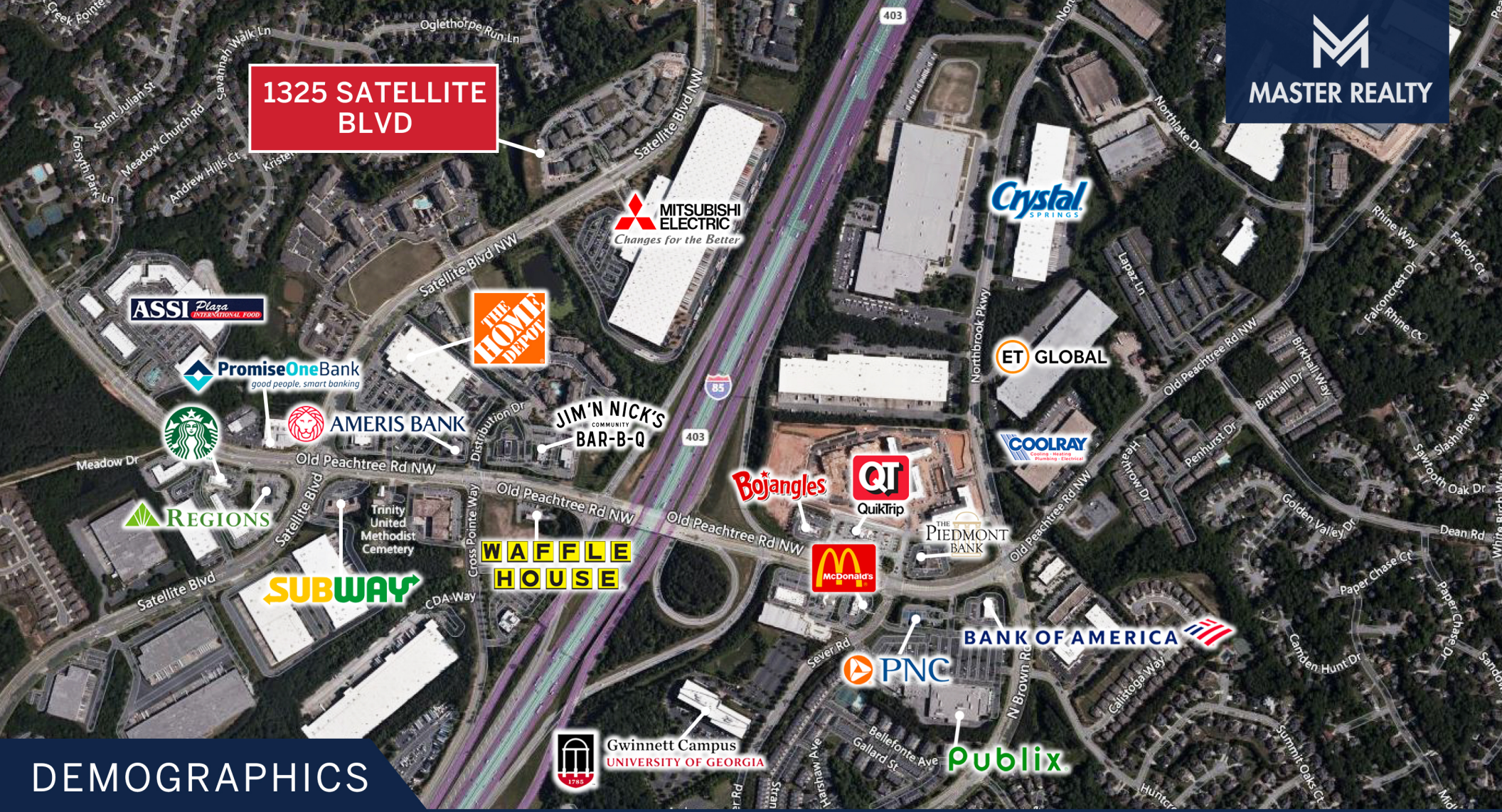
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Great opportunity to lease and create your own office layout at the Gates at Sugarloaf, an upscale business park in Suwanee! Construction is scheduled to be completed in August 2023. The property offers an impressive four 2,728 sq ft office suites, providing ample room for a range of business activities and functions. Located on Satellite Boulevard within a mile of I-85 at Old Peachtree, offering easy access to major routes and ensuring that your business is easily accessible to clients and employees.

Each suite has 6+ offices, a conference room, a reception area, a kitchenette, storage room, and two restrooms. The interior is meticulously finished with crown molding, archways, wainscoting, and other finely crafted details, creating a sophisticated and elegant ambiance that will impress clients and create a productive work environment for employees.




The Gates at Sugarloaf is a prestigious business park that boasts a variety of successful medical offices, law firms, financial planning and accounting firms, corporate and small business headquarters, as well as other professional services.








# DEMOGRAPHICS




## 1 MILE

-  7,599  
Population
-  \$107,029  
Median Household Income
-  39.7  
Median Age

## 3 MILES

-  74,409  
Population
-  \$94,979  
Median Household Income
-  37.2  
Median Age

## 5 MILES

-  207,289  
Population
-  \$84,127  
Median Household Income
-  35.7  
Median Age



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Source: Esri forecasts for 2022