



SUBURBAN VALUE, WORLD-CLASS TALENT

SATELLITE PLACE BLDG 700

3097 SATELLITE BLVD, BLDG 700 DULUTH, GA 30096

CLASS A OFFICE BUILDING



BUILDING

FEATURES

TOTAL SQUARE FEET	134,785 SF
TOTAL AVAILABLE	85,000 RSF
SPACES AVAILABLE	2,689 SF – 71,268 SF
YEAR BUILT	2002
PARKING RATIO	5.00/1,000 SF
LEASE RATE	\$24.50 PSF

SATELLITE PLACE BUILDING 700

- Class A building perfect for a corporate facility.
- Up to 71,268 RSF of contiguous space
- Newer construction, impressive lobby, high-end finishes
- Access card entry & central security desk
- Additional amenities include multiple conference rooms, fitness center, cafeteria opportunity & more
- Located in beautiful park-like setting with outdoor seating and a high parking ratio
- Energy star certified
- Within 2 miles of the I-85 & State Route 316 Interchange
- Convenient to extensive retail, Sugarloaf Country Club, executive housing, and restaurants

PROPERTY FEATURES





ECONOMIC INITIATIVE

Gwinnett County's healthy economic environment, competitive business community, exceptional quality of life, and attractive financial incentives are perfect conditions for companies looking to expand or relocate. Incentives are typically awarded on a case-by-case basis depending on the industry, number of jobs created, wages, physical or geographical location, and capital investment.

TARGET INDUSTRIES

- Advanced Manufacturing
- Professional & Corporate Services
- Health Sciences & Services
- Information & Technology Solutions
- Supply Chain Management

PROGRAMS

- Property Tax Abatements
- Fee Reductions & Waivers
- Job Tax Credits
- Job Training
- Freeport Inventory Tax Exemptions
- State Tax Credits



RESTAURANTS



BANKS



SHOPPING



HOTELS



INTERIOR & EXTERIOR SHOTS







CONTACT

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