



Tour - Short plus Tax & Ops

Prepared By
Ashley Parker
404-816-1600




1		3675 Crestwood Pkwy NW Duluth, GA 30096 Ofc Class A 92,050 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	10,877 SF \$19.00 Gross \$6.50
		Listing Notes		


Crestwood

2		3700 Crestwood Pkwy NW Duluth, GA 30096 Ofc Class A 210,111 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	44,710 SF \$19.75 Gross \$6.50
		Listing Notes		


Gwinnett Commerce Center

3		3235 Satellite Blvd Duluth, GA 30096 Ofc Class A 132,000 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	5,084 SF \$21.50 Gross \$6.60
		Listing Notes		

Satellite Place - Bldg 400

4		3885 Crestwood Pkwy NW Duluth, GA 30096 Ofc Class A 130,607 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	36,413 SF \$18.50 Gross \$0.00
		Listing Notes		

Crestwood Pointe II

5		1755 N Brown Rd Lawrenceville, GA 30043 Ofc Class A 103,650 SF Building	Available SF Lease Rate Operating Exp/SF Taxes/SF Tax Year	103,650 SF \$21.00 Gross \$0.00
		Listing Notes		

Huntcrest I


This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.


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6	 <p>Rubicon Lakefront Office</p>	<p>2565 Thompson Bridge Rd Gainesville, GA 30501 Ofc Class A 51,486 SF Building</p> <p>Listing Notes Class "A" Office Space on Shores of Lake Lanier. Beautiful common area finishes, brick patio with fountain overlooking Lake Lanier, build out allowance and rate plus electric. Available FOR SALE and FOR LEASE First Floor Single Offices (3,224 +/-SF) Second Floor (1,396 +/- SF). Contact Betty Howard or Jean Ferris at 770-297-4800.</p>	<p>Available SF 7,589 SF Lease Rate \$20.00 MG Operating Exp/SF \$4.25 Taxes/SF Tax Year Sale Type Price Negotiable Price/SF</p>
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7	 <p>Sugarloaf Office VI</p>	<p>2905 Premiere Pkwy Duluth, GA 30097 Ofc Class A 80,000 SF Building</p> <p>Listing Notes</p>	<p>Available SF 6,229 SF Lease Rate \$19.75 Gross Operating Exp/SF \$0.00 Taxes/SF Tax Year</p>
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8	 <p>IntelliCenter Atlanta</p>	<p>2530 Sever Rd Lawrenceville, GA 30043 Ofc Class A 150,051 SF Building</p> <p>Listing Notes</p>	<p>Available SF 150,051 SF Lease Rate \$22.00 Gross Operating Exp/SF \$0.00 Taxes/SF Tax Year</p>
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9	 <p>Park Summit</p>	<p>2675 Breckinridge Blvd Duluth, GA 30096 Ofc Class A 86,199 SF Building</p> <p>Listing Notes</p>	<p>Available SF 86,199 SF Lease Rate \$18.00 - \$19.50 Gross Operating Exp/SF Taxes/SF Tax Year</p>
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