

# GWINNETT COMMONS

1740 CORPORATE DRIVE, NORCROSS, GA





## **1740 CORPORATE DRIVE, SUITE 800-810, NORCROSS, GA 30093**

Gwinnett Commons is located in the Gwinnett Place Community Improvement District, in Norcross, GA which is considered one of Atlanta's fastest developing areas. The complex has been planned to meet the needs of a wide range of office and industrial users looking for a central location within Northeast Atlanta.



## SUITE 800-810 HIGHLIGHTS

- 24,840 total SF
  - 15,651 SF office
- Eight (8) dock-high doors
- 23' minimum clear height
- 40' x 40' column spacing
- Class III WET sprinkler
- Rear load configuration
- Breakroom/kitchen
- Ample parking
- Opportunity zone tax credits available
- Available 4/1/2025



### AMENITY-RICH LOCATION

Property is located near a plethora of shopping, dining, residential, and lodging options.



### REGULAR MAINTENANCE

Property undergoes regular maintenance and landscaping.



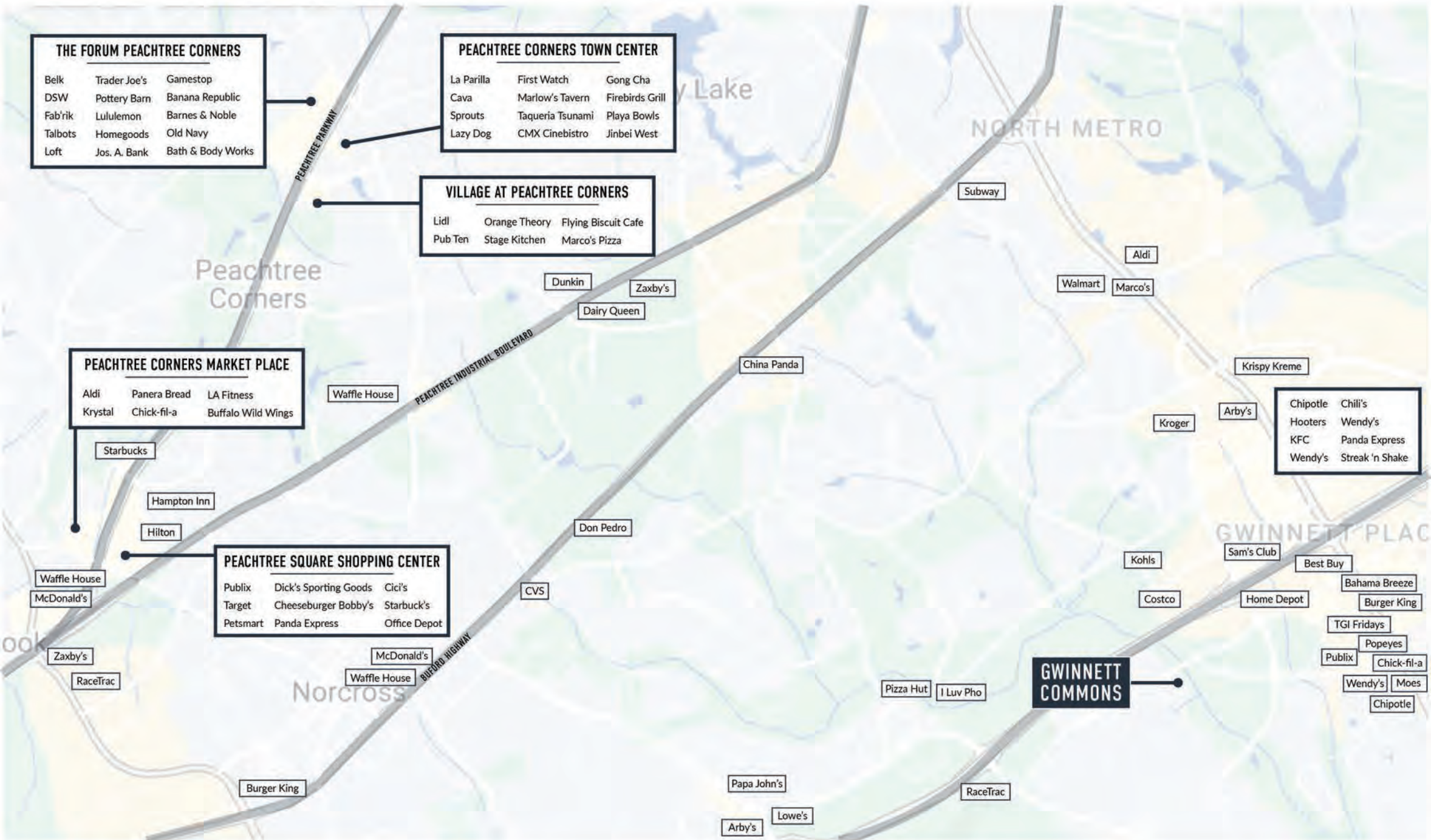
### EASY HIGHWAY & INTERSTATE ACCESS

Strategic location near I-85 and I-285.



### ACCESS TO SKILLED WORKFORCES

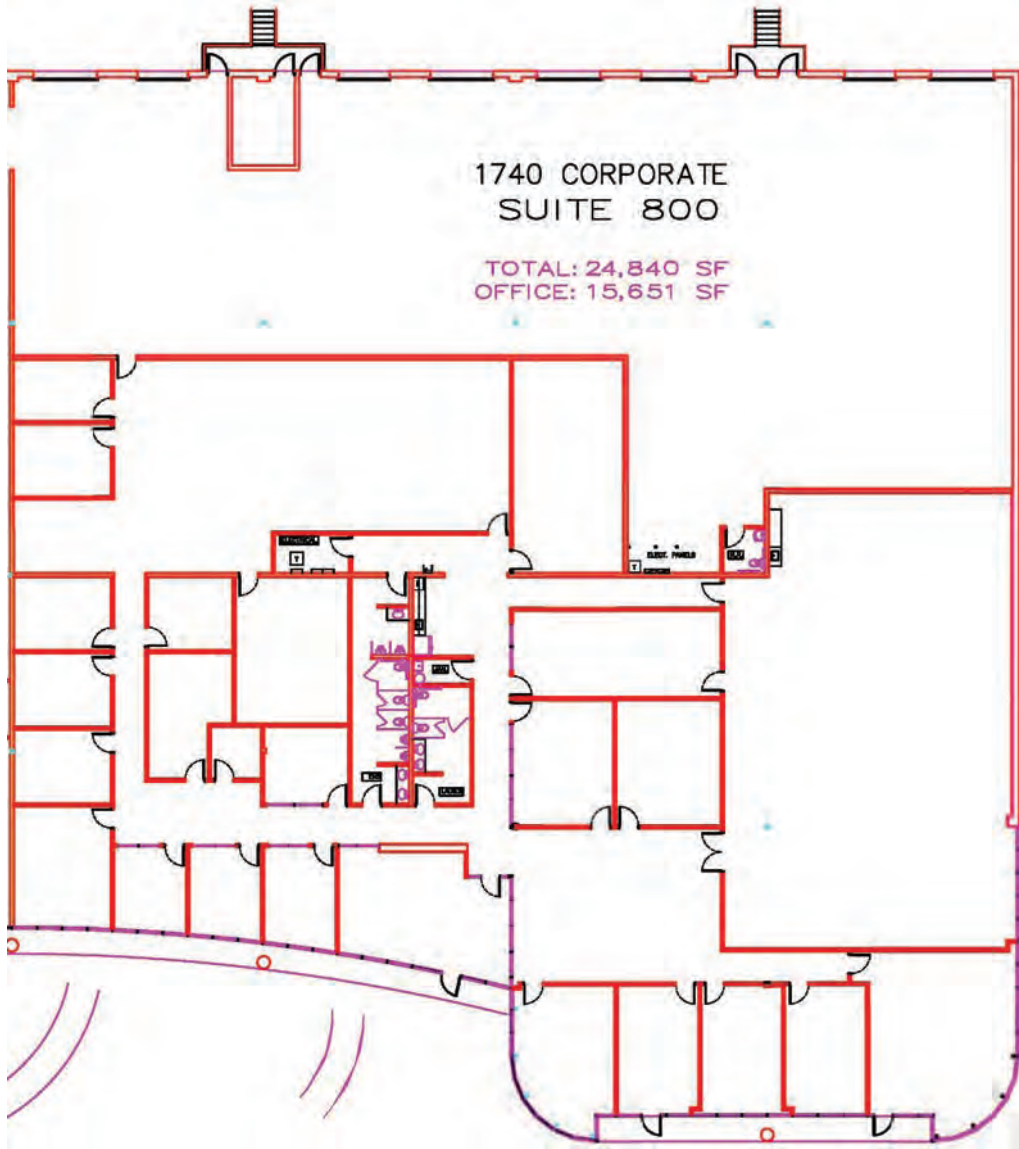
Gwinnett County has a diverse and abundant workforce of roughly 338,000 people.



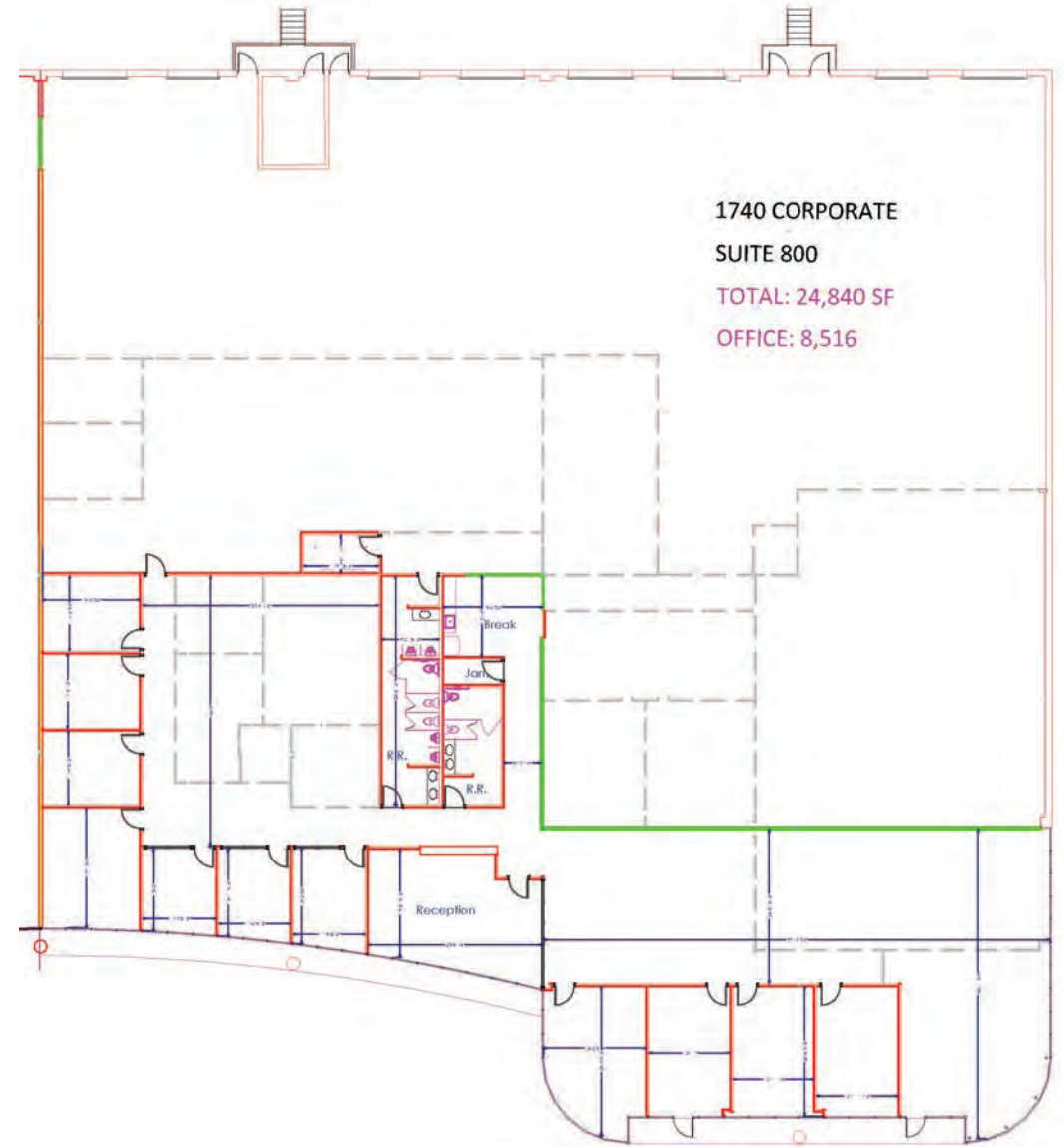
# LOCATION

The park is located between Beaver Run Road and Steve Reynolds Boulevard, just minutes from I-85 and I-285, 35 minutes from Hartsfield-Jackson Atlanta International Airport, and 25 minutes from Downtown Atlanta. The central location offers easy access to an extensive selection of shopping, dining, residential, and lodging choices. The Opportunity Zone designation allows for significant tax credits for new businesses that relocate to Gwinnett Commons.

# CURRENT FLOORPLAN



# PROPOSED FLOORPLAN





**FOR LEASING INQUIRIES:**

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Harrison Gaylord

404.889.8578

hgaylord@strategicpartners.com

www.strategicpartners.com

JR Wright

404.836.4841

jrwright@strategicpartners.com

www.strategicpartners.com

3715 Northside Parkway

Building 400

Suite 425

Atlanta, GA 30327