

12,278 - 42,238 SF FOR LEASE

GWINNETT COMMONS

1775 CORPORATE DR, NORCROSS, GA 30093



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Gwinnett Commons is situated within the Gwinnett Place Community Improvement District in Norcross, Georgia—an area widely recognized as one of the fastest-growing and most dynamic submarkets in the greater Atlanta region. Strategically planned and thoughtfully designed, the complex is intended to accommodate the needs of a diverse mix of office and industrial users seeking a centrally located, highly accessible presence within Northeast Atlanta.

AVAILABLE SUITE SPECS

AVAILABLE SF 42,238 SF

OFFICE 12,621 SF

DOCK HIGH DOORS 13

DRIVE-IN DOORS 1

CLEAR HEIGHT 22' to 23'

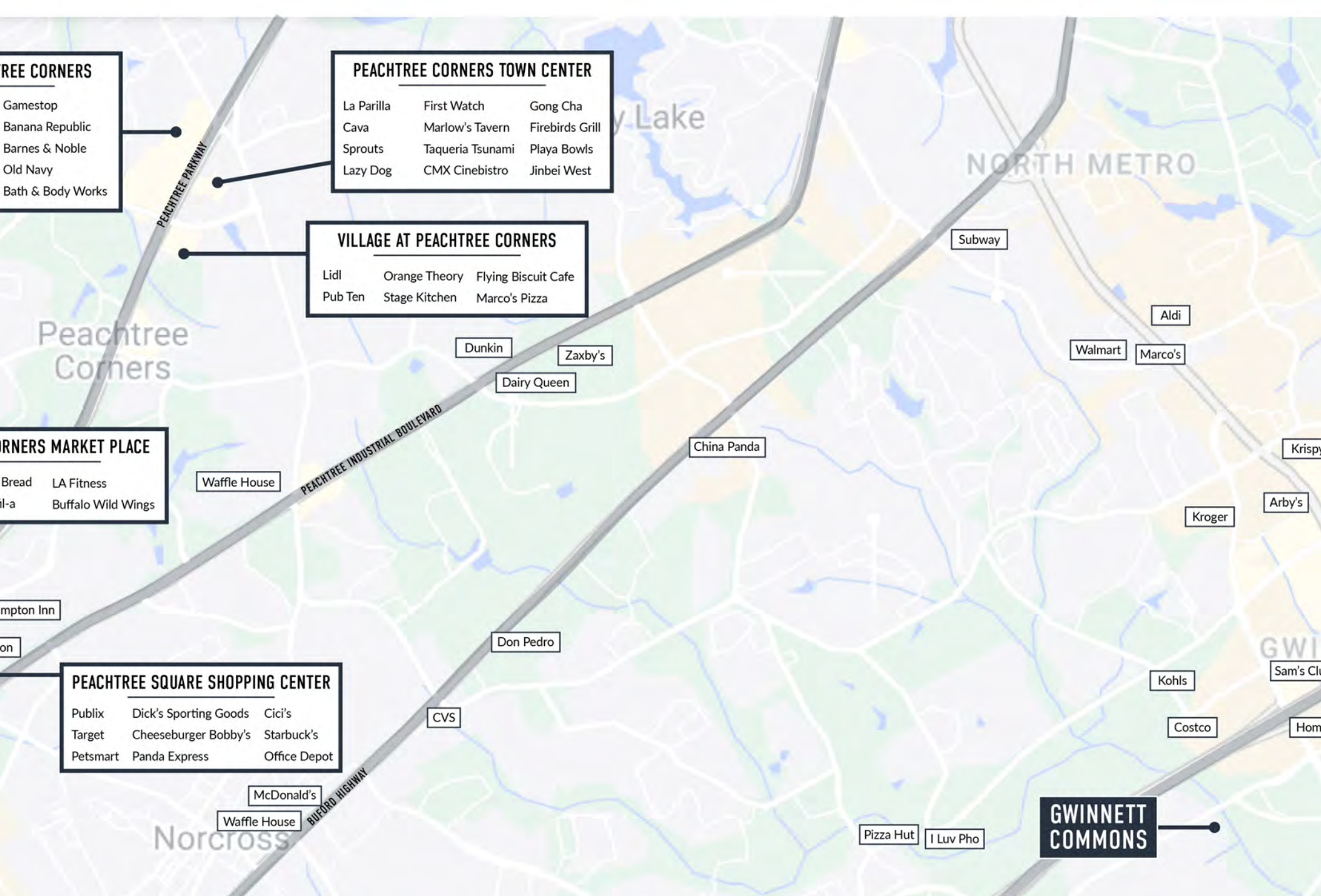
AUTO PARKING 1.0/1,000 SF

SPRINKLERS Wet

POWER 3-phase

ZONING M1





THREE CORNERS
 Gamestop
 Banana Republic
 Barnes & Noble
 Old Navy
 Bath & Body Works

PEACHTREE CORNERS TOWN CENTER
 La Parilla First Watch Gong Cha
 Cava Marlow's Tavern Firebirds Grill
 Sprouts Taqueria Tsunami Playa Bowls
 Lazy Dog CMX Cinebistro Jinbei West

VILLAGE AT PEACHTREE CORNERS
 Lidl Orange Theory Flying Biscuit Cafe
 Pub Ten Stage Kitchen Marco's Pizza

CORNERS MARKET PLACE
 Bread LA Fitness
 il-a Buffalo Wild Wings

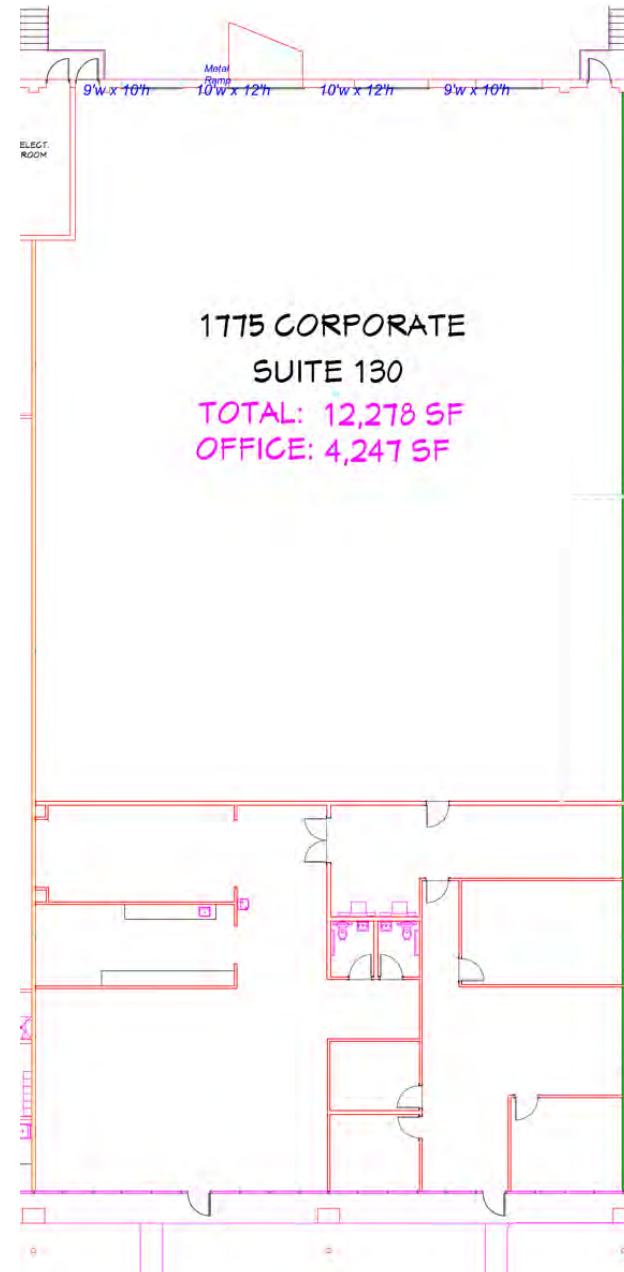
PEACHTREE SQUARE SHOPPING CENTER
 Publix Dick's Sporting Goods Cici's
 Target Cheeseburger Bobby's Starbuck's
 Petsmart Panda Express Office Depot

GWINNETT COMMONS

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.

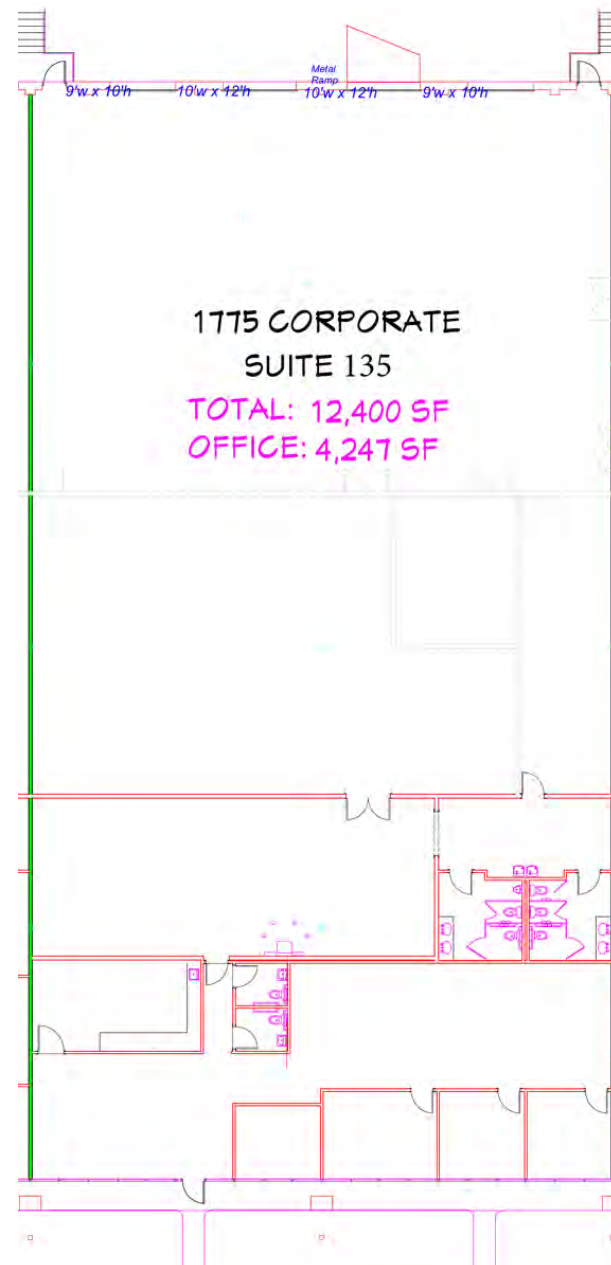
SUITE 130

AVAILABLE SF	12,278 SF
OFFICE SF	4,247 SF
DOCK DOORS	3
DRIVE-IN DOORS	1 with concrete ramp
POWER	200 amp, 480 volt, 3-phase



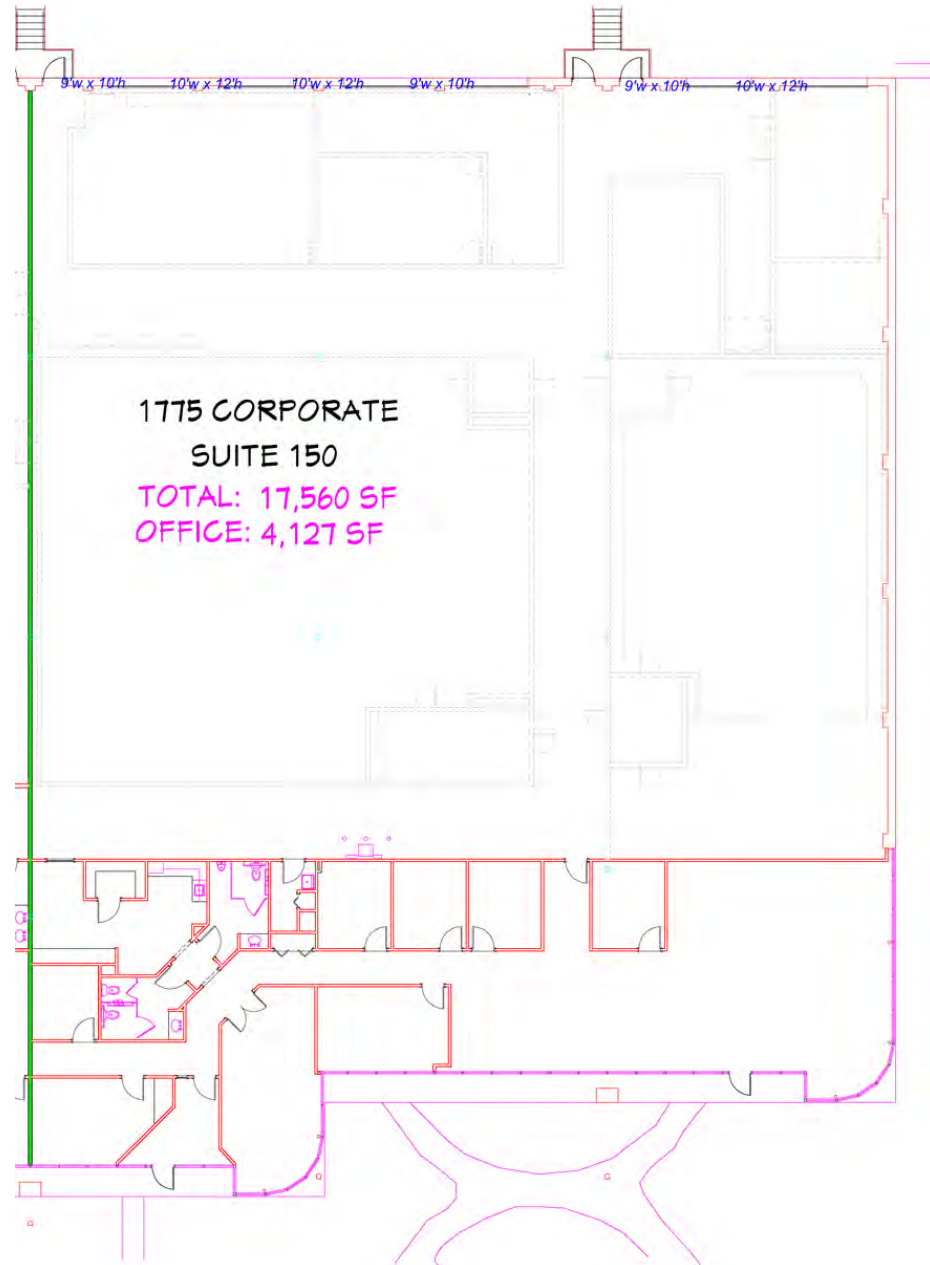
SUITE 135

AVAILABLE SF	12,400 SF
OFFICE SF	4,247 SF
DOCK DOORS	4
POWER	150 amp, 480 volt, 3-phase



SUITE 150

AVAILABLE SF	17,560 SF
OFFICE SF	4,127 SF
DOCK DOORS	6
POWER	1 400-amp, 480-volt, 3-phase 1 300-amp, 480-volt, 3-phase





CONTACT

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