

Flex Space For Sublease

1955

Evergreen Blvd
Duluth, GA 30096

7,252 SF
LED: August 31, 2028



Joe Grace

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Property Highlights

Office 4,141 SF

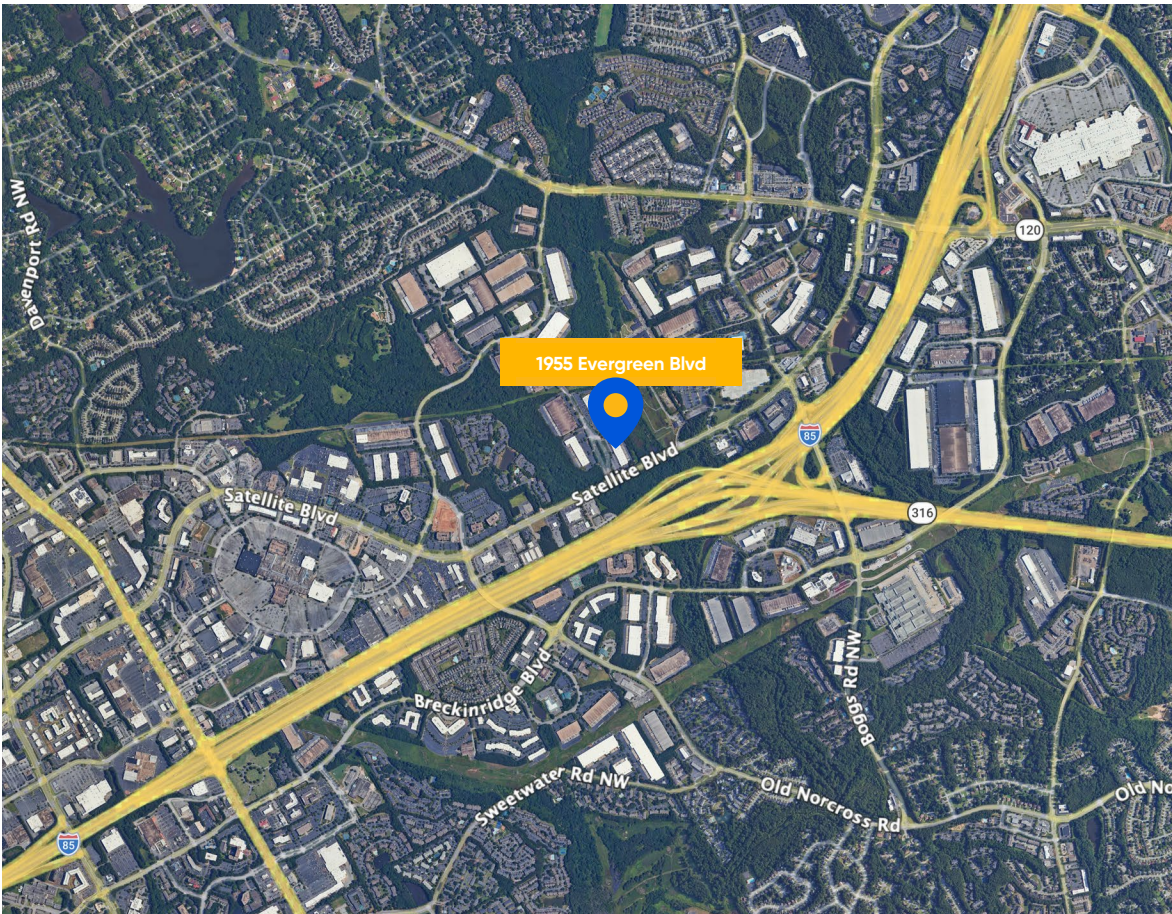
Warehouse 3,111 SF

Total 7,252 SF

- Warehouse Clear Height: '24
- 1 Breakroom
- 2 Dock Highs 1 Ramp
- 3 Conference Rooms
- Wellness Room
- 4 Private Offices



1955 Evergreen Boulevard is located in the heart of Duluth, Georgia, within the established Gwinnett County submarket. The property offers convenient access to I-85 via Pleasant Hill Road and Sugarloaf Parkway, providing efficient connectivity to Atlanta, Hartsfield-Jackson International Airport, and the broader metro area.

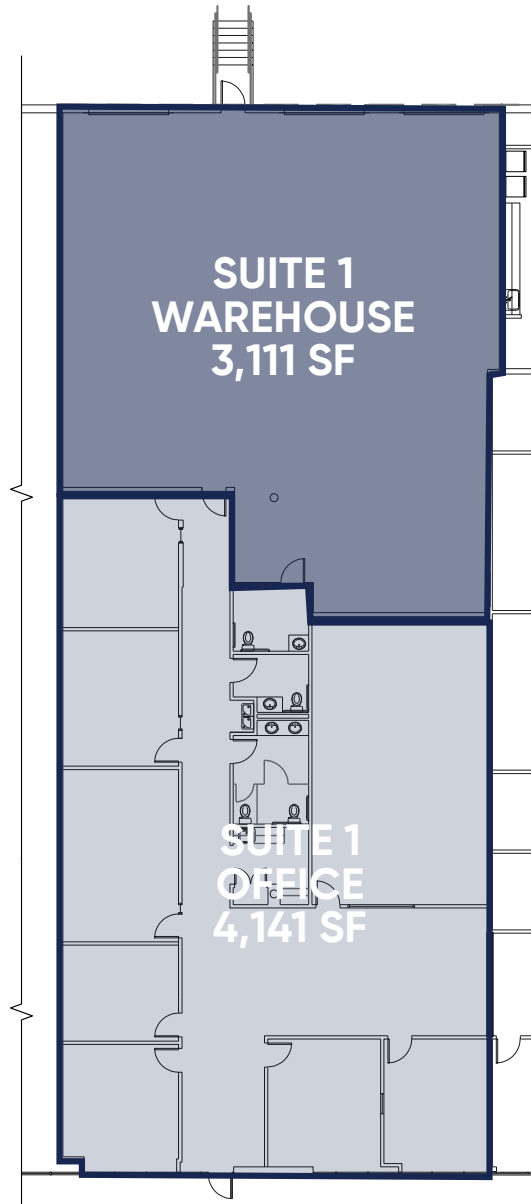


Surrounded by a strong mix of office, industrial, and retail users, the location benefits from a deep labor pool, nearby amenities, and proximity to downtown Duluth, Gas South District, and major regional corridors—making it a strategic choice for a range of business operations.

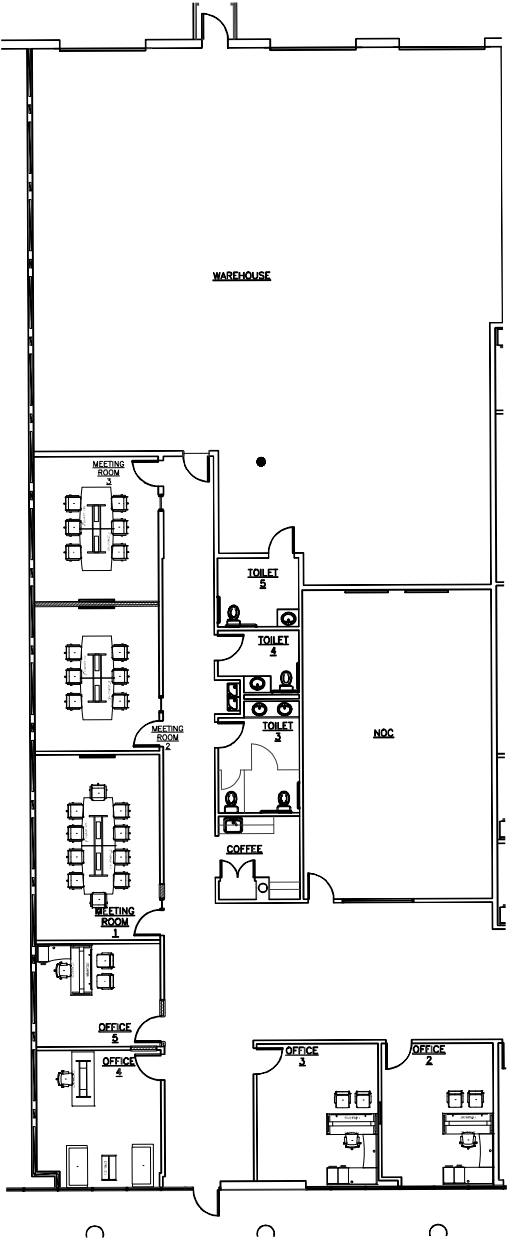




Floor Plan



Furniture Plan



For More Information



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