

Office Space For Lease

2280 Satellite Blvd, Bldg B
Duluth, GA 30097



Office Space For Lease

- Ideal Location
- 6000 SqFt - 2 Story Building
- Ample Parking
- Large Reception/Lobby
- Elevator
- Private Offices, Conference Rooms

For More Information

Drew Curtin
Associate Broker
Senior Property Manager
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PROPERTY SUMMARY



SUITE DETAILS

PROPERTY TYPE	Office
STORIES	Two
SQ FT	6,000 SqFt
YEAR BUILT	1996
DEMISABLE	Yes
BUILDING HEIGHT	1 Story
ZONING.	O&I
AVAILABLE	6/1/2026

LEASE INFORMATION

TOTAL SPACE:	6,000 SqFt
LEASE TERM:	5+ Years
BASE RENT:	\$15/SqFt
TAX/INS/CAM:	\$4/SqFt
RENT/MO:	\$9,500/MO
TI ALLOWANCE:	\$20,000.00



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ADDITIONAL INFORMATION



Located just minutes from I-85 on highly accessible Satellite Boulevard, this 6,000± SF two-story office building offers a professional setting ideal for a wide range of business uses. The property features multiple private offices, a welcoming lobby/reception area, conference rooms, multiple restrooms, and an elevator for full accessibility. The site also includes ample surface parking for employees and clients. This flexible layout is perfect for law firms, accounting practices, real estate offices, financial services, counseling centers, tech firms, or other professional and institutional users seeking a central Gwinnett location with strong visibility and convenience. Tenant Improvement allowance up to \$20,000!

SHOWCASE PROPERTIES

Architectural floor plan of a building, likely a school or institutional structure, showing four offices (Office 1, Office 2, Office 3, Office 4) and a central hallway. The plan includes dimensions, room labels, and a note about decorative columns.

Room Labels and Dimensions:

- Office 1:** 14'-0" x 14'-0"
- Office 2:** 14'-0" x 14'-0"
- Office 3:** 14'-0" x 14'-0"
- Office 4:** 14'-0" x 14'-0"
- Entry Hall:** 14'-0" x 14'-0"
- Mech. 1:** 14'-0" x 14'-0"
- Mech. 2:** 14'-0" x 14'-0"
- Men:** 14'-0" x 14'-0"
- Women:** 14'-0" x 14'-0"
- Restrooms:** 14'-0" x 14'-0"
- Staircase:** 14'-0" x 14'-0"
- Elevator:** 14'-0" x 14'-0"
- Storage:** 14'-0" x 14'-0"
- Janitor:** 14'-0" x 14'-0"
- Mail:** 14'-0" x 14'-0"
- Reception:** 14'-0" x 14'-0"
- Decorative Columns:** 14'-0" x 14'-0"

Dimensions:

- Overall width: 14'-0"
- Overall length: 14'-0"
- Office 1: 14'-0" x 14'-0"
- Office 2: 14'-0" x 14'-0"
- Office 3: 14'-0" x 14'-0"
- Office 4: 14'-0" x 14'-0"
- Entry Hall: 14'-0" x 14'-0"
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Note: 14'-0" x 14'-0" decorative columns.

SHOWCASE PROPERTIES

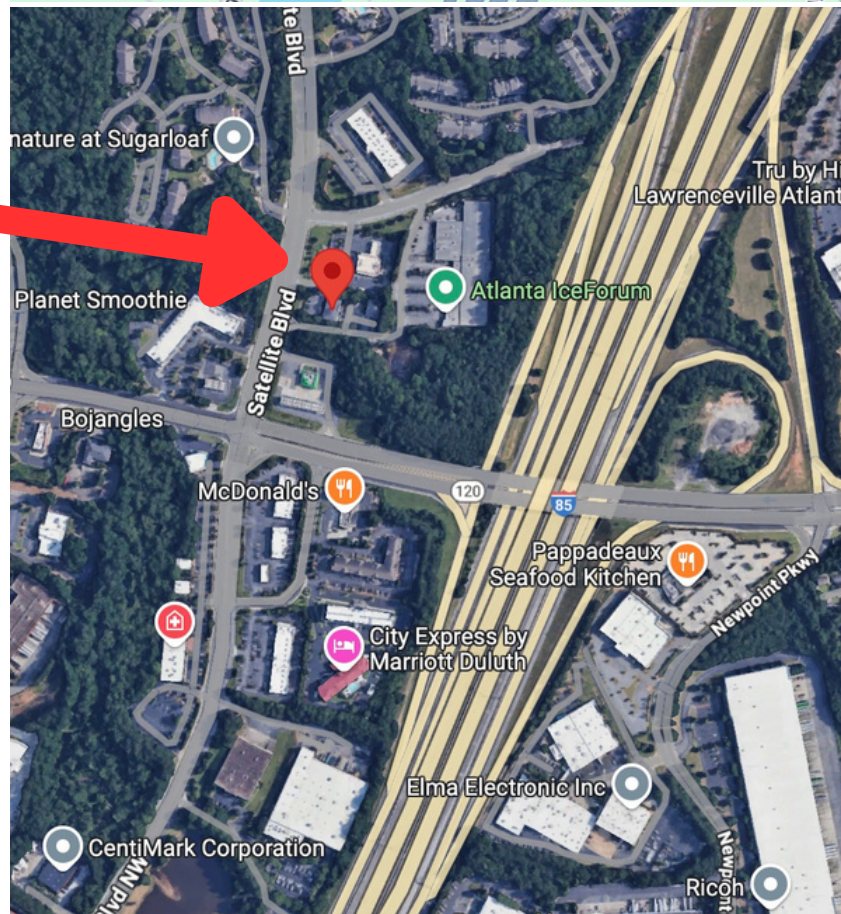
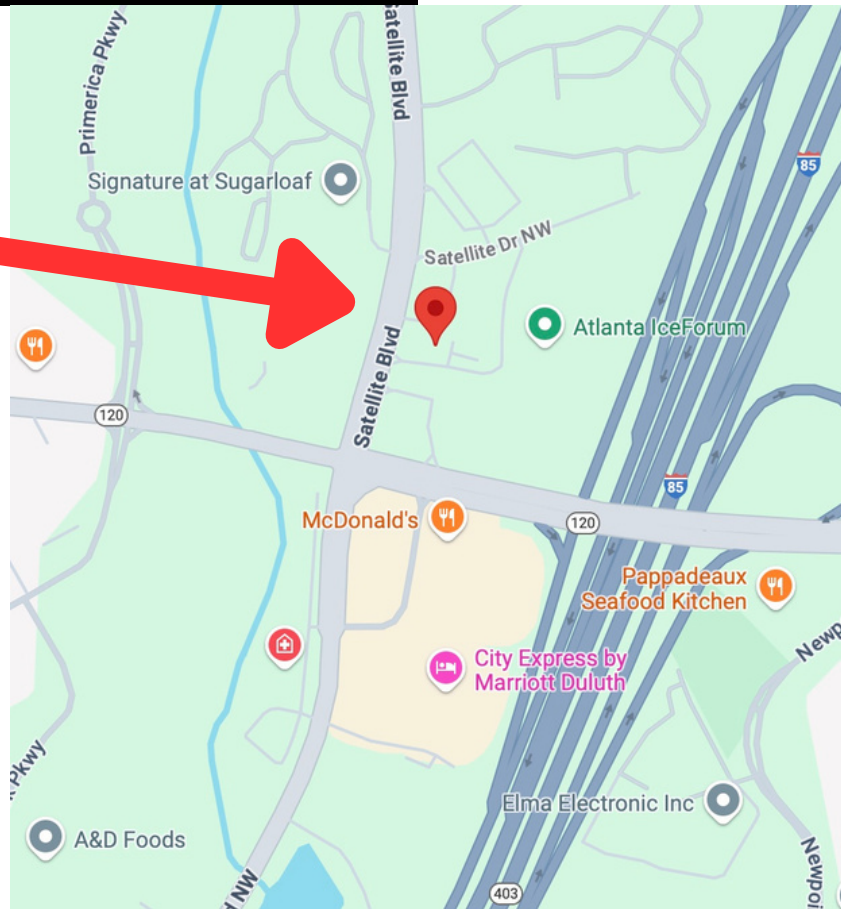
Architectural floor plan of a building. The plan shows 11 offices, a bathroom, a mechanical room, and a central elevator. Dimensions are provided for rooms and corridors. The title block at the top center reads: "GENERAL LAYOUT PLAN" and "SPECIFICATIONS BY ARCHITECT".

Rooms and areas labeled include:

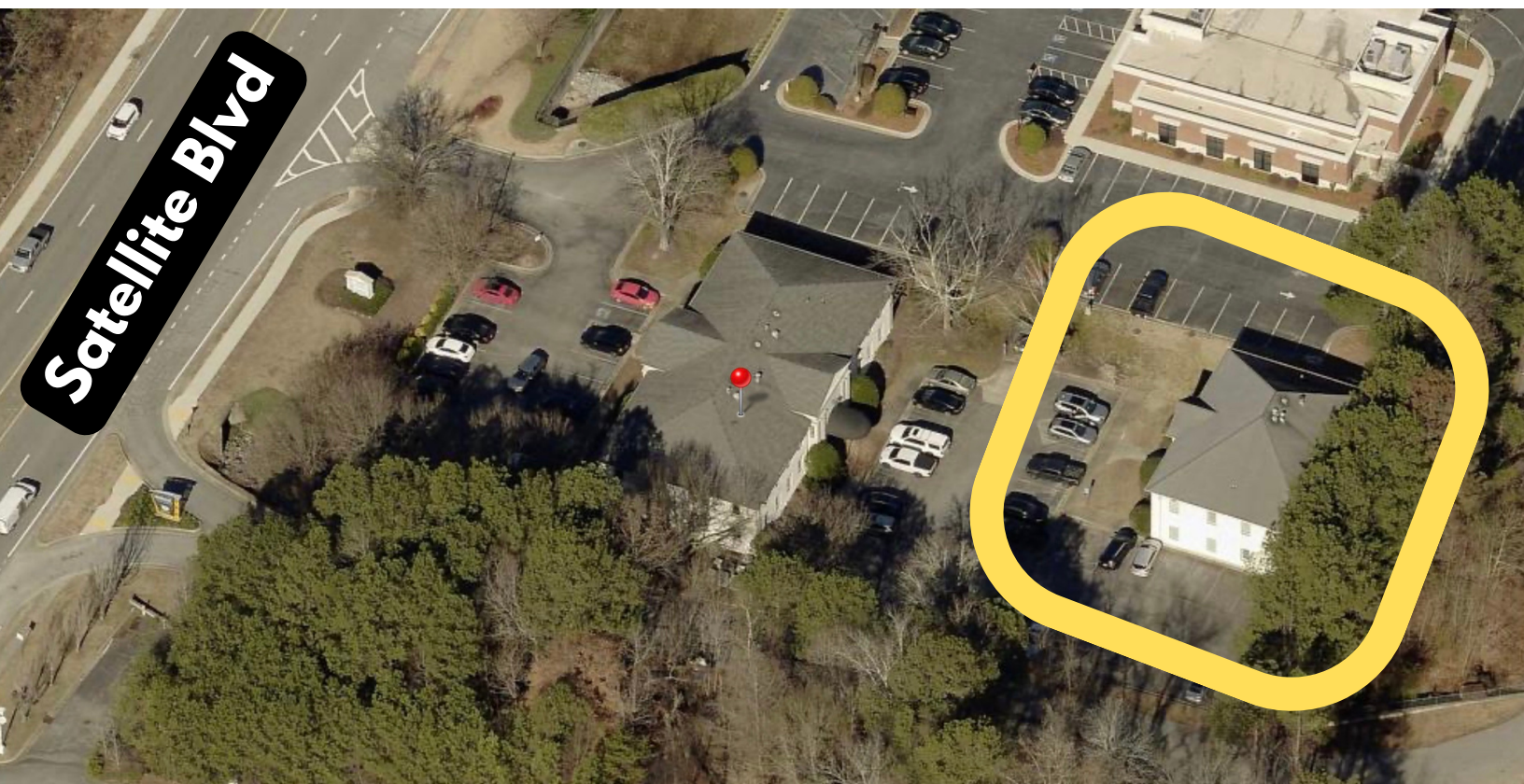
- OFFICE 1
- OFFICE 2
- OFFICE 3
- OFFICE 4
- OFFICE 5
- OFFICE 6
- OFFICE 7
- OFFICE 8
- OFFICE 9
- OFFICE 10
- OFFICE 11
- BATH ROOM
- MECH. ROOM
- ELEVATOR
- STAIRS
- REAR PORCH
- REAR PORCH

Dimensions (in feet) are indicated throughout the plan, including room sizes (e.g., 12'-0" x 10'-0", 10'-0" x 10'-0") and corridor widths (e.g., 4'-0", 5'-0").

MAP OVERVIEW



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