

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
770-605-8841
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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	1/1/2026



LEASE INFORMATION

TOTAL SPACE:	6,000 SqFt
LEASE TERM:	5+ Years
BASE RENT:	\$20/SqFt
TAX/INS/CAM:	\$4.11/SqFt

RENT/MO: \$12,055/MO

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ADDITIONAL INFORMATION

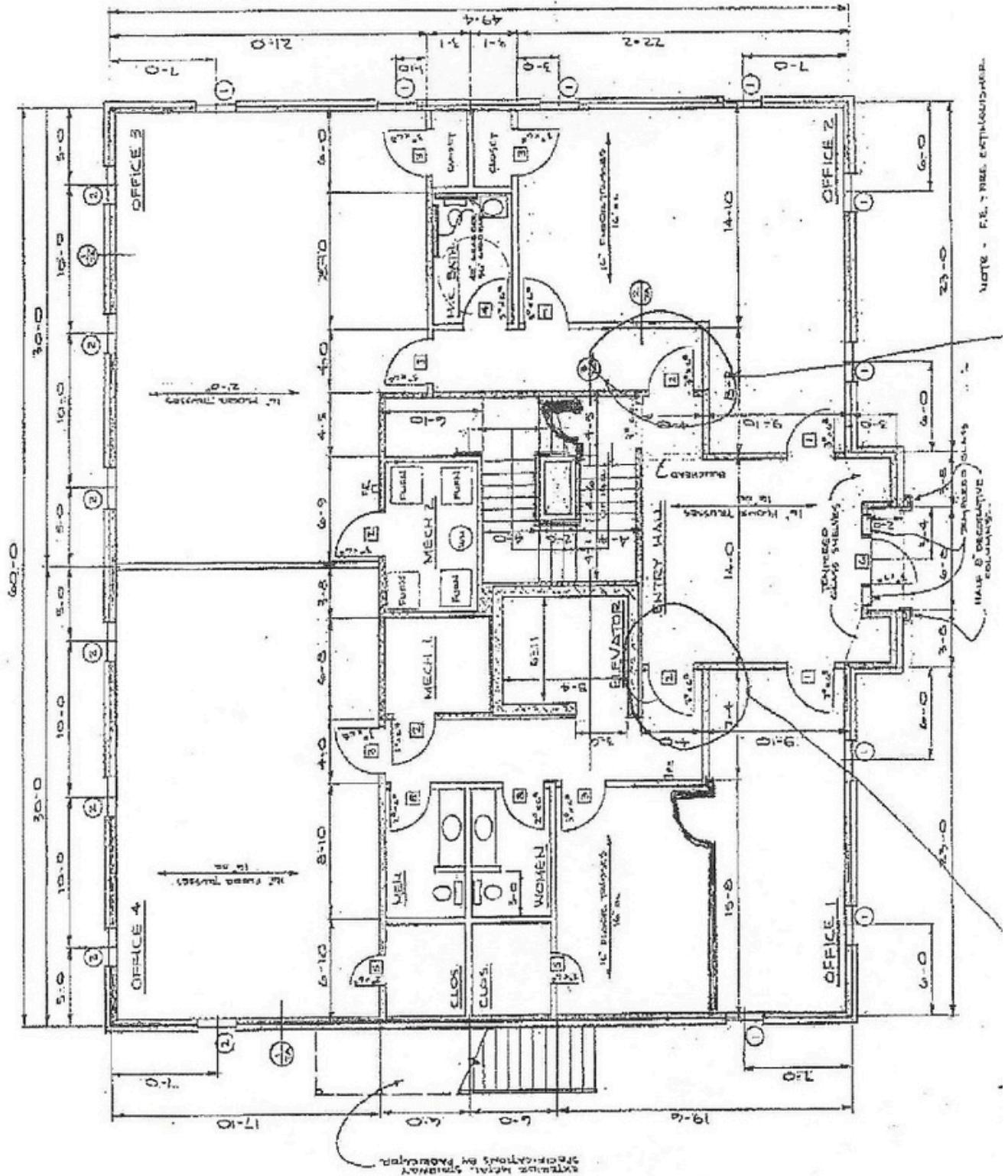


Located just minutes from I-85 on highly accessible Satellite Boulevard, this 6,000± SF two-story office building offers a professional setting ideal for a wide range of business uses. The property features multiple private offices, a welcoming lobby/reception area, conference rooms, multiple restrooms, 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.

FLOORPLAN



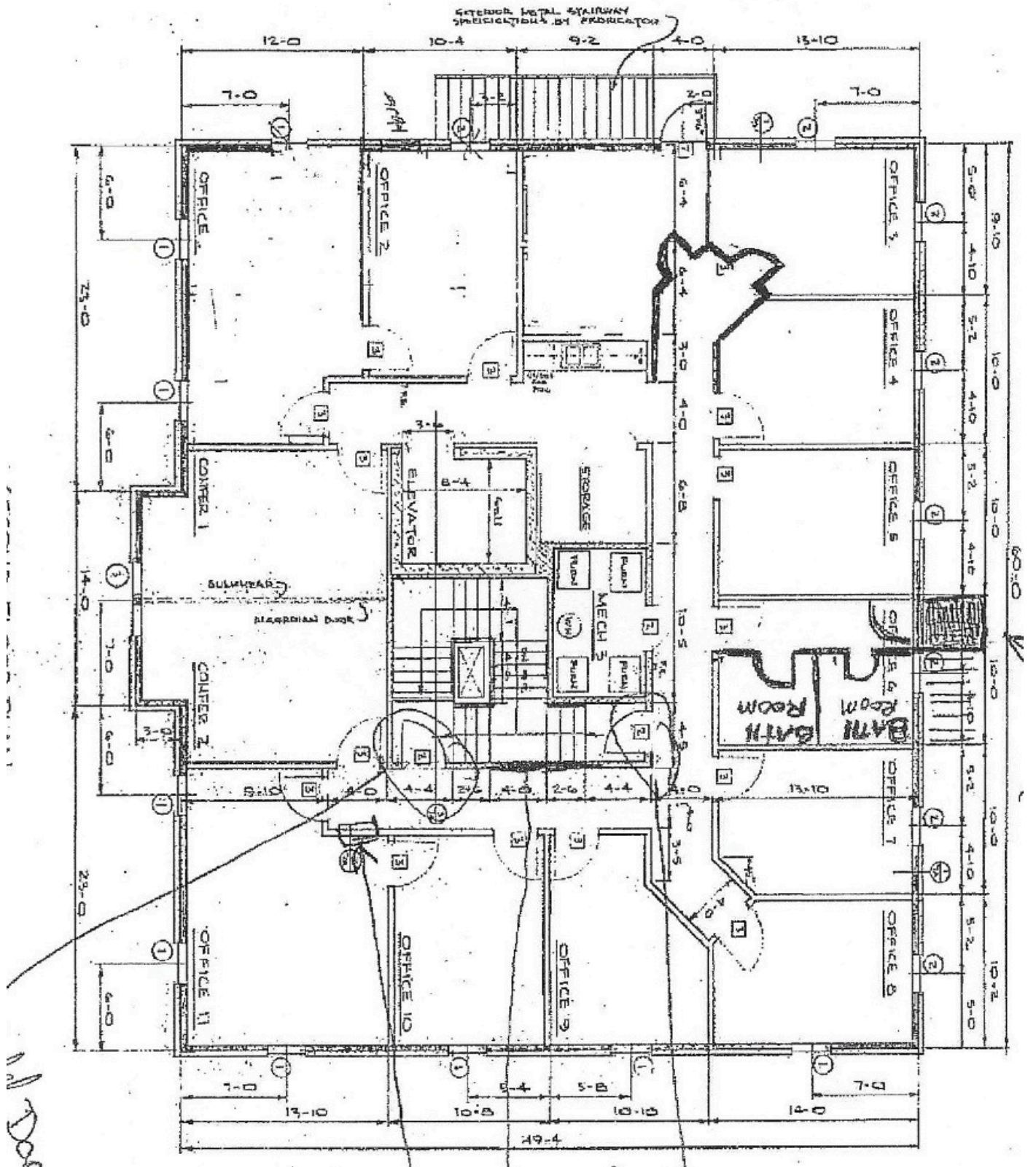
FIRST FLOOR



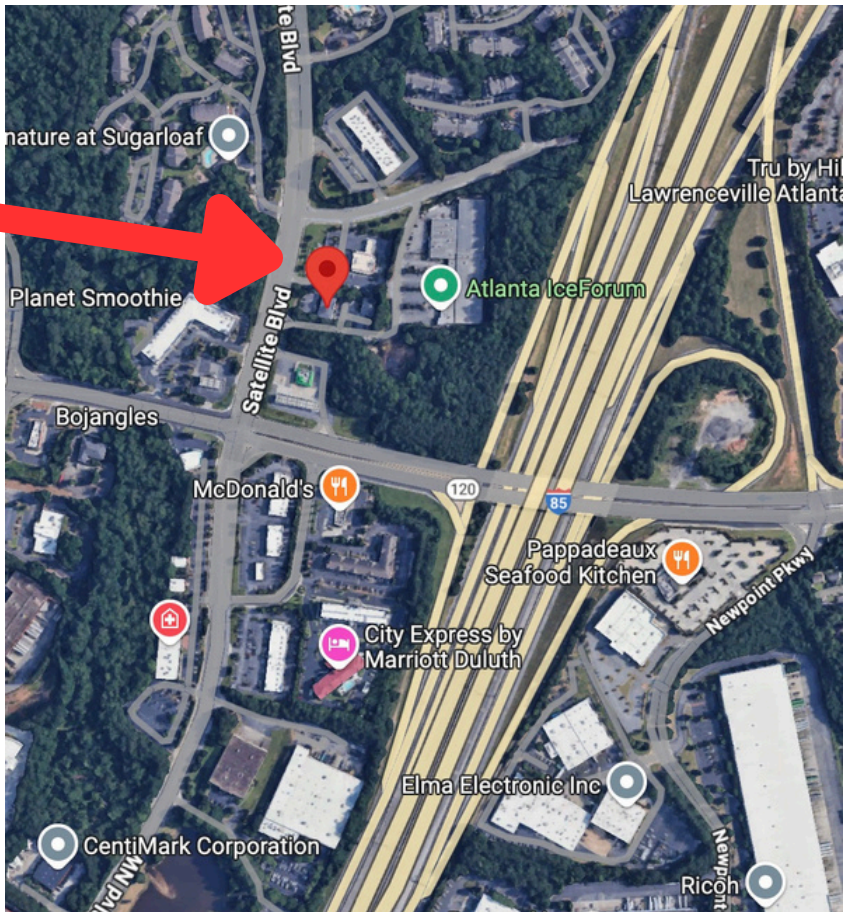
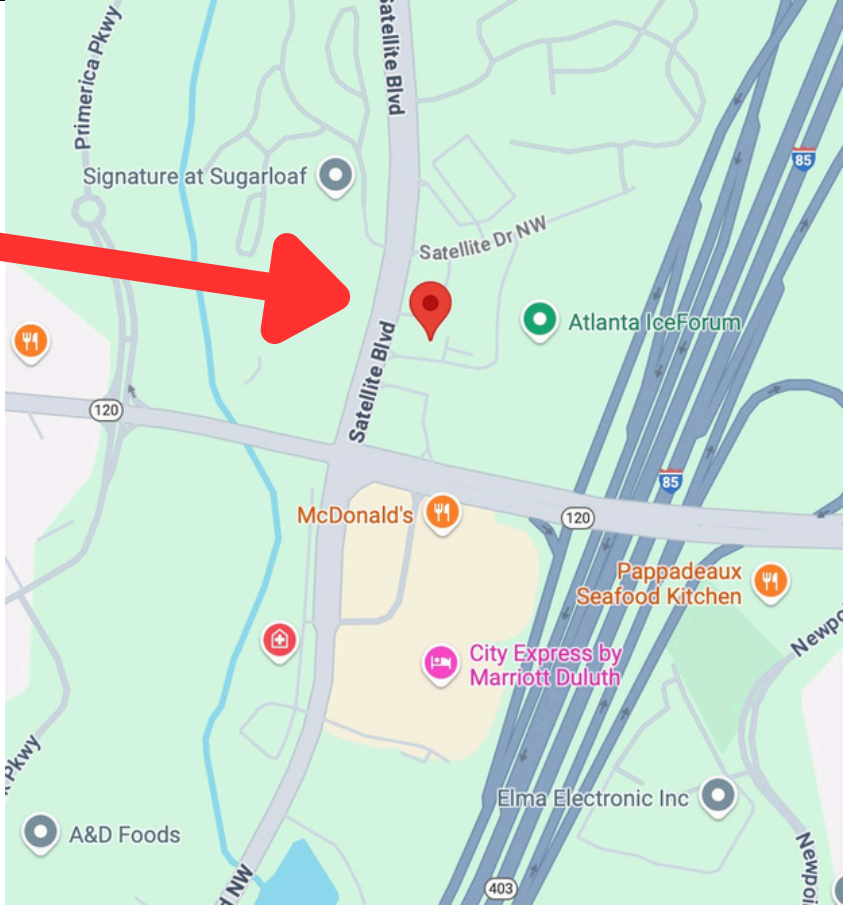
FLOORPLAN



SECOND FLOOR



MAP OVERVIEW



CONTACT INFORMATION



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