

GWINNETT COMMONS

1790 CORPORATE DRIVE, NORCROSS, GA





1790 CORPORATE DRIVE, SUITE 340, 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 340 HIGHLIGHTS

- 12,233 total SF
 - 7,398 SF office
 - 4,835 SF warehouse
- Seven (7) individual offices
- One (1) conference room
- One (1) training room
- Three (3) 9' x 10' dock-high doors
- One (1) 10' x 12' drive-in door with concrete ramp
- 12' drop ceiling in warehouse with HVAC
- 20' clear height above ceiling grid in warehouse
- Opportunity zone tax credits available
- Available 9/1/2024



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

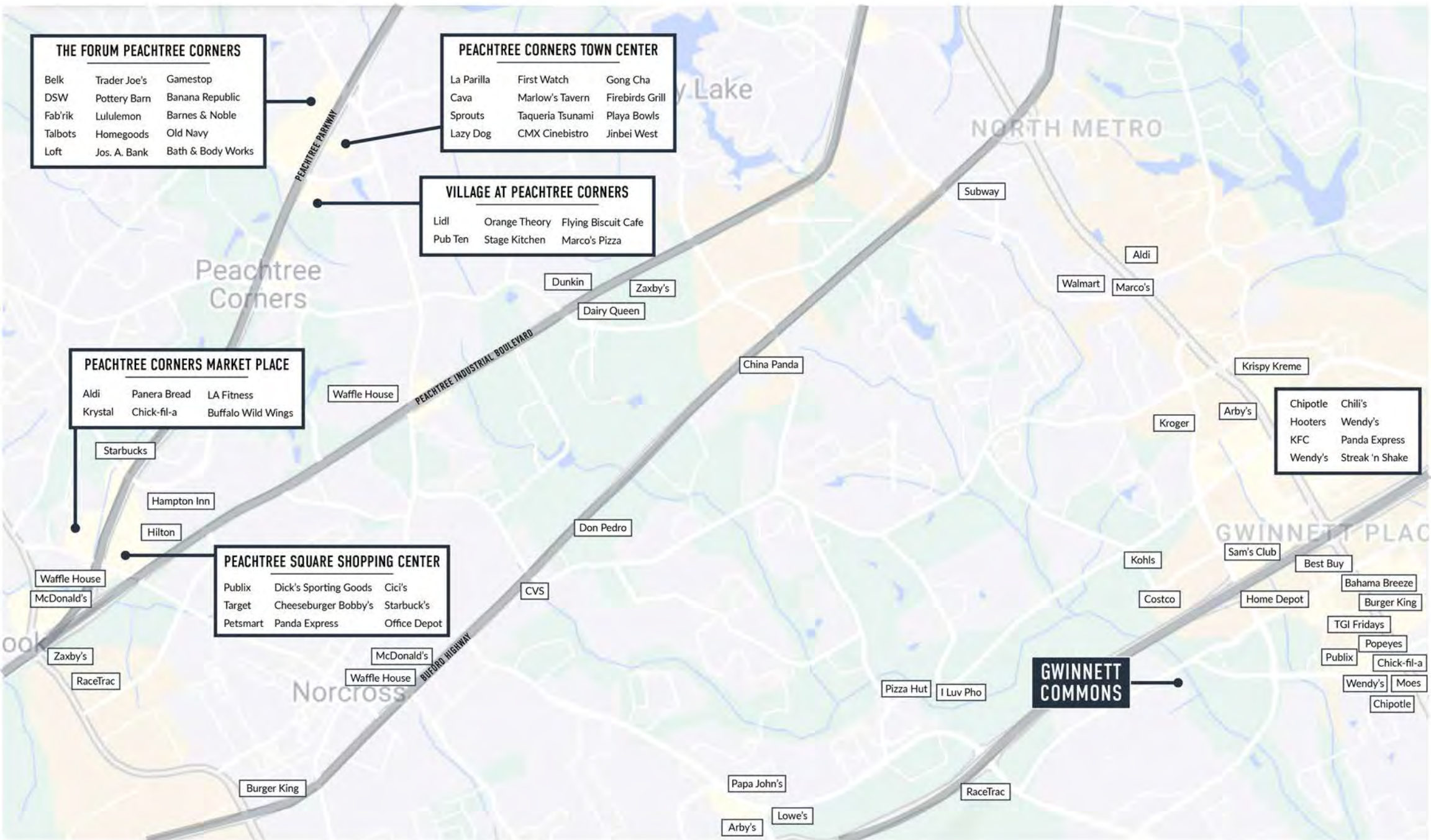
Strategic location near I-85 and I-285.



ACCESS TO SKILLED WORKFORCES

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





THE FORUM PEACHTREE CORNERS

Belk	Trader Joe's	Gamestop
DSW	Pottery Barn	Banana Republic
Fab'rik	Lululemon	Barnes & Noble
Talbots	Homegoods	Old Navy
Loft	Jos. A. Bank	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

PEACHTREE CORNERS MARKET PLACE

Aldi	Panera Bread	LA Fitness
Krystal	Chick-fil-a	Buffalo Wild Wings

PEACHTREE SQUARE SHOPPING CENTER

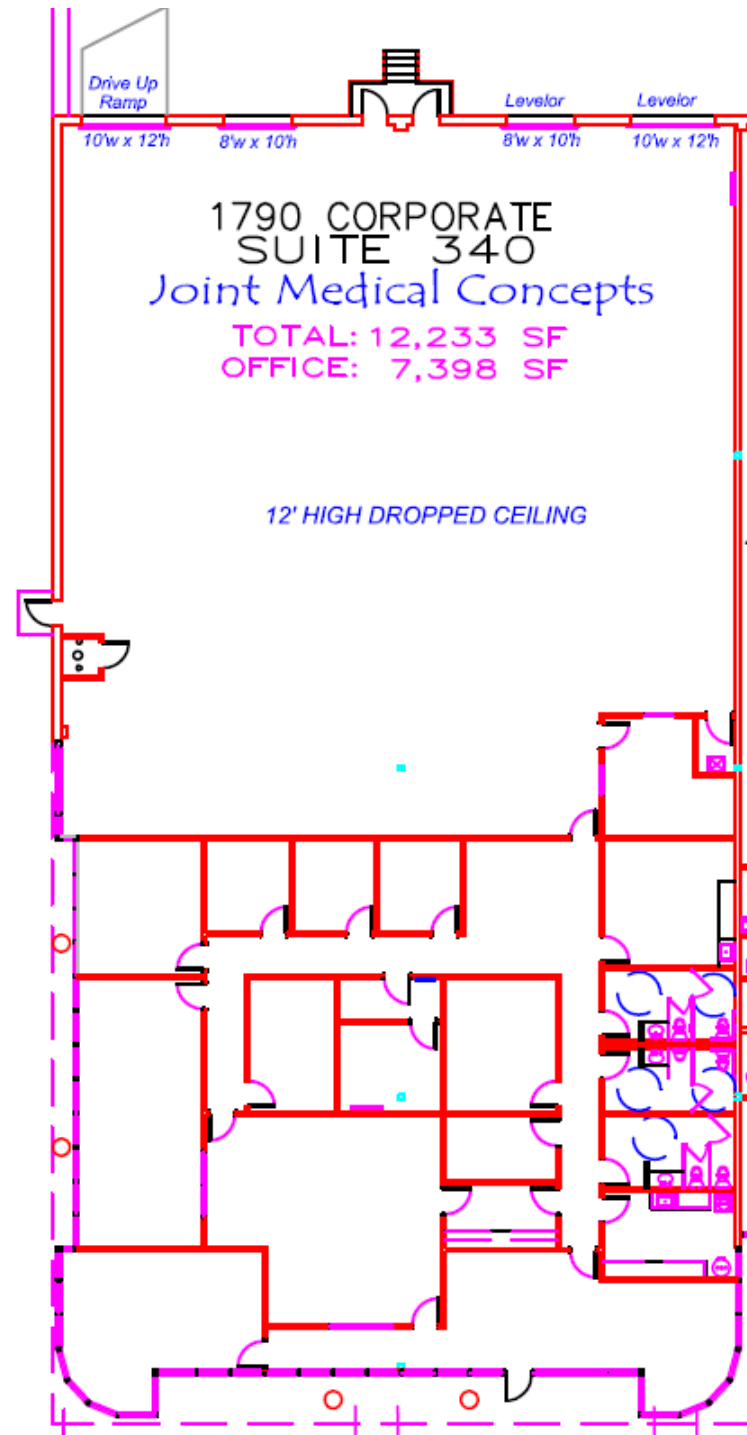
Publix	Dick's Sporting Goods	Cici's
Target	Cheeseburger Bobby's	Starbuck's
Petsmart	Panda Express	Office Depot

Chipotle
Chili's
Hooters
Wendy's
KFC
Panda Express
Wendy's
Streak 'n Shake

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.

FLOORPLAN



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