

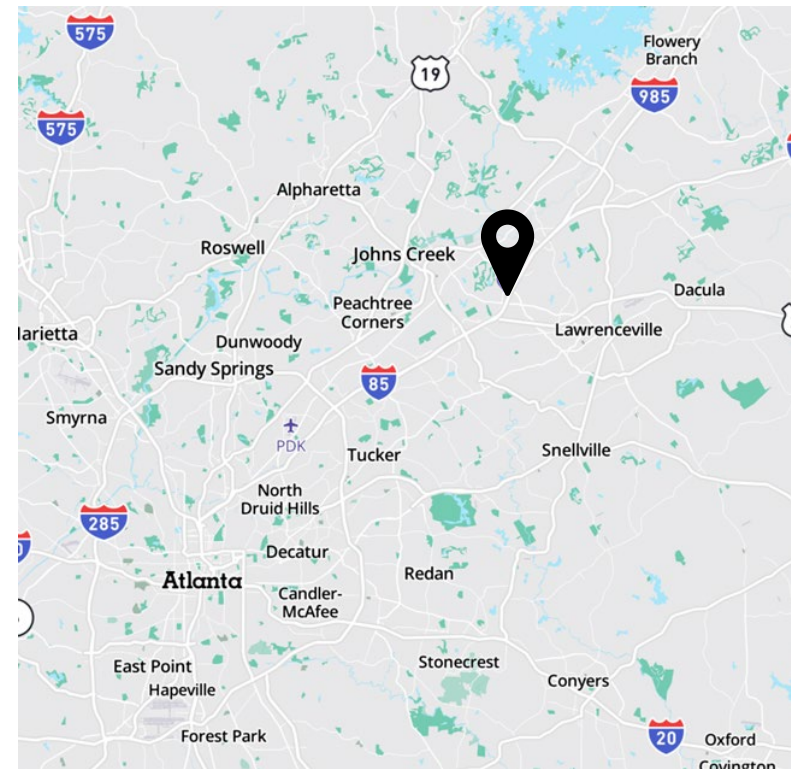
AVISON
YOUNG



Class A Office Space For Sublease

Duluth, GA

2160 Satellite Blvd Suite 160
Duluth, GA 30097



Get more information:

Andrew D. Joyner, CCIM
Senior Vice President

+1 770 532 9911 Mobile +1 678 617 6036
andrew.joyner@avisonyoung.com | avisonyoung.com

425 Spring Street, SE, Suite 200, Gainesville, GA 30501

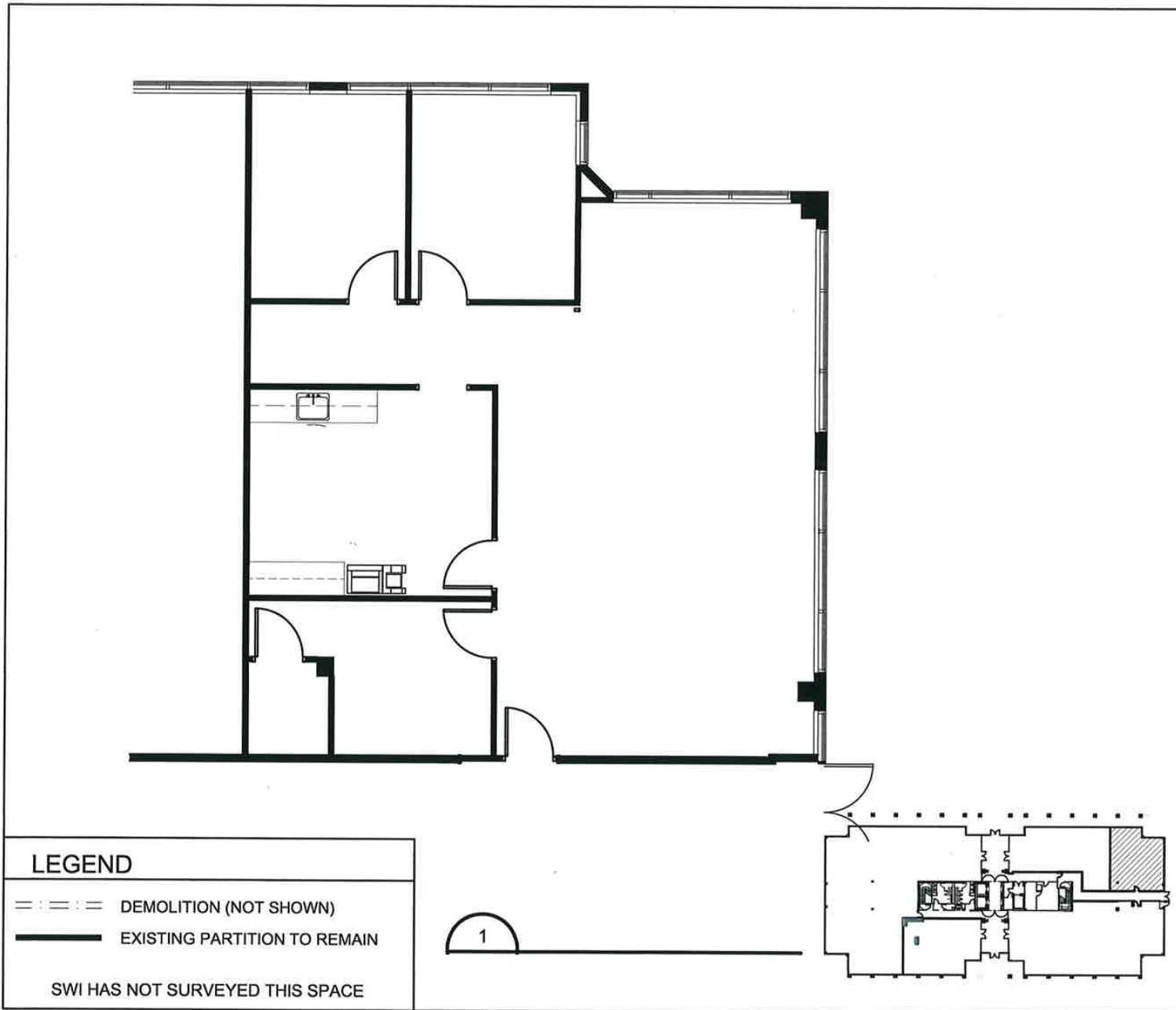
© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Offering Summary

Rental Rate	Inquire
Space Size	1,640 SF
Ceiling Height	9'
Parking	4.0 spaces per 1,000 sf

- Excellent condition and move in ready
- Features two private offices, break room, large open work space, storage
- Access to Tenant Lounge and Conference/Training Center included
- Convenient to Interstate 85, SR 316, and Gas South Convention Center
- Building located in a park-like setting
- 35 miles to airport (Atlanta's Hartsfield-Jackson International Airport)
- On-site food service and vending



Interior Photos

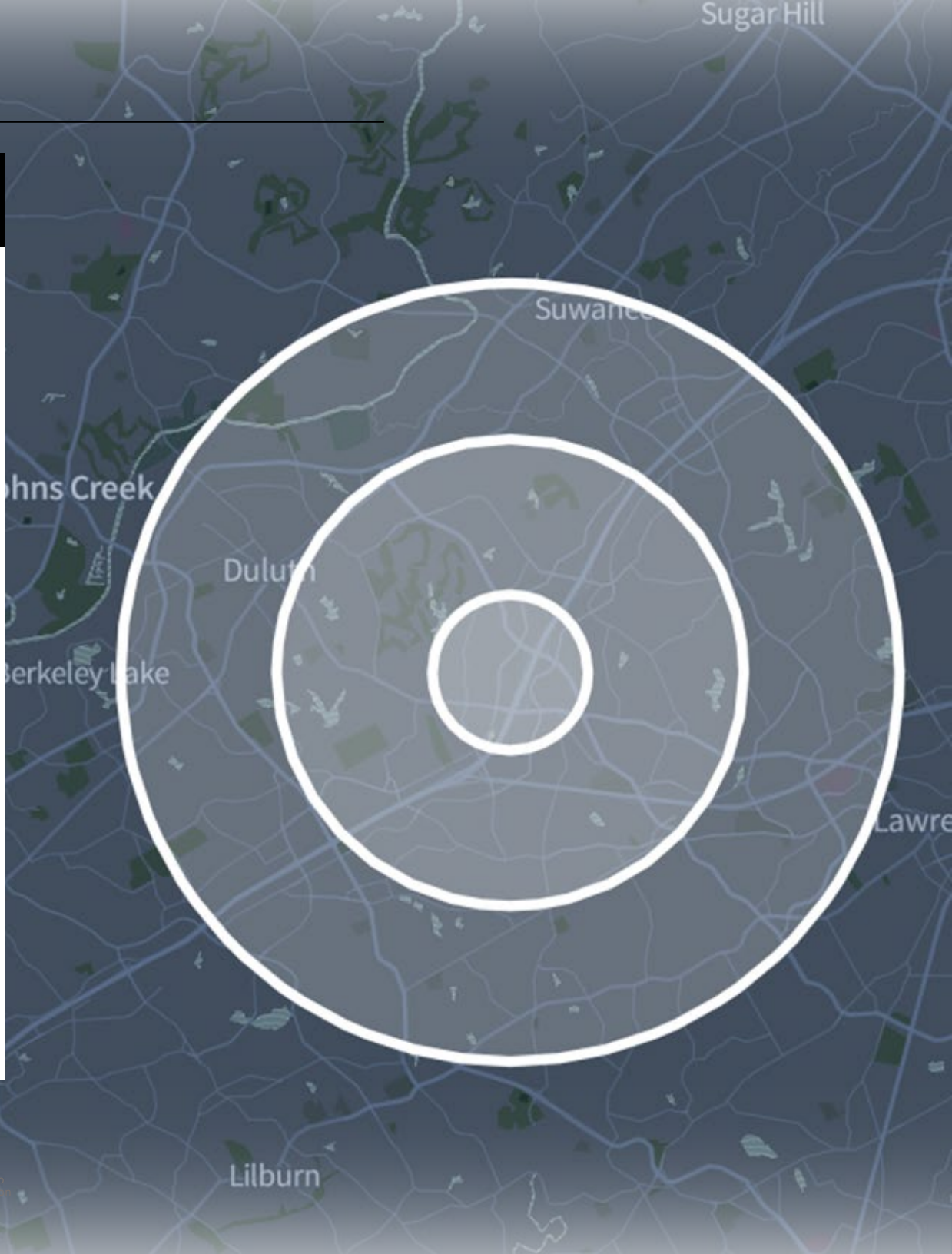
Class A Office Space For Sublease

2160 Satellite Blvd, Suite 160
Duluth, GA 30097



Demographics

	1 mile	3 miles	5 miles
Population Growth Rate	0.1%	0.1%	0.1%
Median Household Income	\$85,585	\$91,190	\$87,459
Millennial Population	3,828	38,870	108,544
Millennial Population (%)	38.9%	42.8%	43.2%
Bachelor's Degree or More	6,130	47,618	131,136
Bachelor's Degree or More (%)	55.7%	45.9%	45.3%
White Collar Employees	11,022	55,587	104,973



2160 Satellite Blvd, Suite 160

425 Spring Street, SE, Suite 200, Gainesville, GA 30501

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

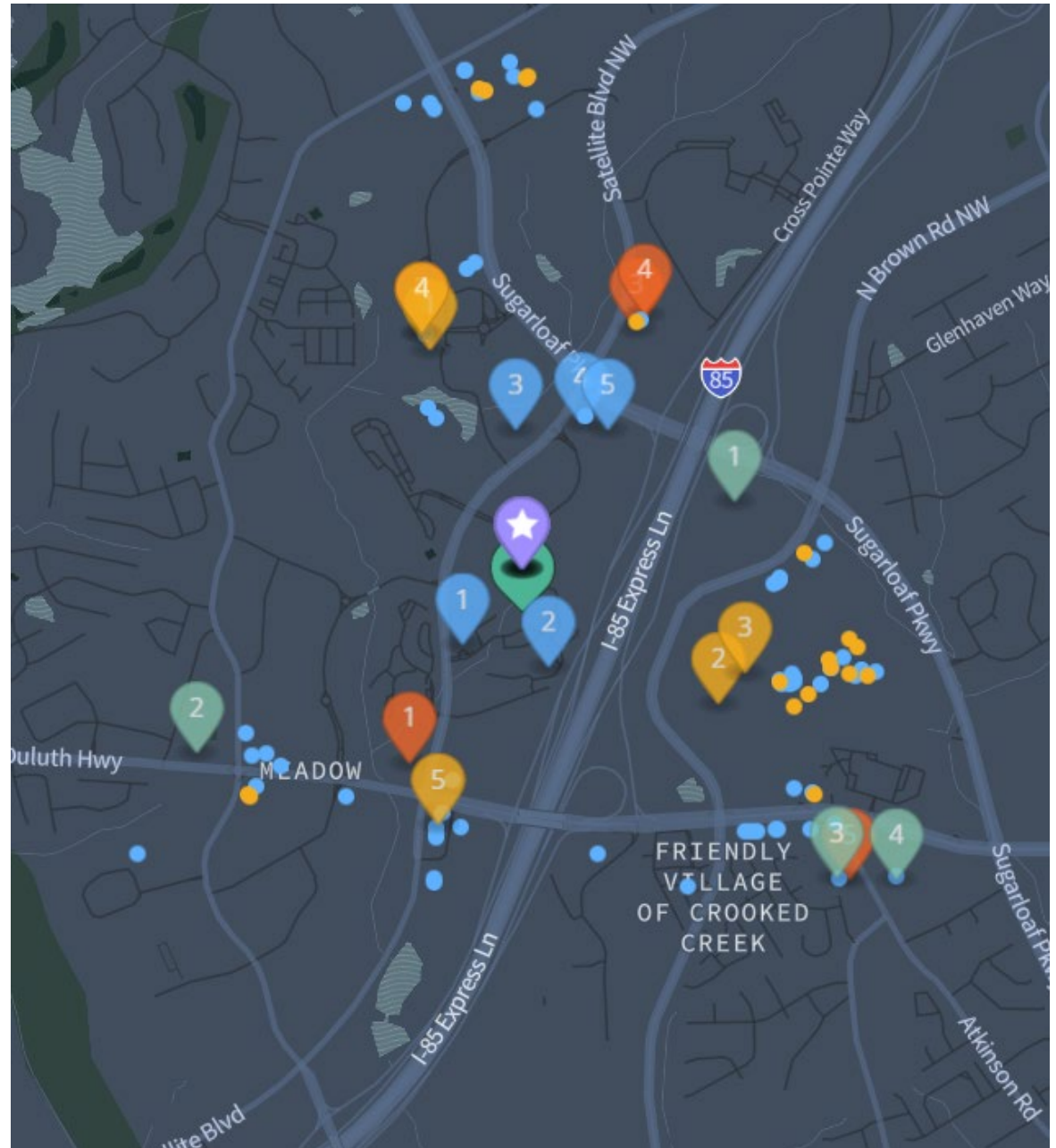
Lilburn

Nearby Amenities

Class A Office Space For Sublease

2160 Satellite Blvd, Suite 160
Duluth, GA 30097

<input checked="" type="checkbox"/> Bars Total Count 5	<input checked="" type="checkbox"/> Restaurants Total Count 70
<ol style="list-style-type: none"> Rudys New York Pizza Overstory Rooftop Marlow's Tavern La Viuda Negra Cantin Off The Hookah 	<ol style="list-style-type: none"> Muhammad Arif United Restaurants E'terie Chick-fil-A Carrabba's Italian Grill
<input checked="" type="checkbox"/> Cafés Total Count 23	<input checked="" type="checkbox"/> Fitness Total Count 4
<ol style="list-style-type: none"> Starbucks Orange Julius Cream Starbucks SUBWAY 	<ol style="list-style-type: none"> Lifetime Fitness HomeFit Plus Size Fitness LA Fitness



425 Spring Street, SE, Suite 200, Gainesville, GA 30501

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**If you would like
more information,
please contact:**

Andrew D. Joyner, CCIM

Senior Vice President

+1 770 532 9911 Mobile +1 678 617 6036

andrew.joyner@avisonyoung.com | avisonyoung.com

Visit us online

avisonyoung.com

425 Spring Street, SE, Suite 200, Gainesville, GA 30501

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is centered between two thick, horizontal black bars, one above and one below the text.

**AVISON
YOUNG**