

FOR LEASE

SATELLITE PARK AT HUNTCREST

1168 Satellite Blvd | Suwanee, GA 30024



FOR MORE  
INFORMATION  
PLEASE CONTACT

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**PROPERTY OVERVIEW**

**Satellite Park at Huntcrest** is a professionally managed, multi-building office park along Satellite Boulevard in Suwanee's highly sought-after Sugarloaf/I-85 corridor, offering an attractive brick, campus-style setting with excellent access to I-85 via Old Peachtree Road and the McGinnis Ferry interchange. The park is designed to support medical and professional users with elevator-served buildings, common-area restrooms, ample parking, and traffic-light access into the park for convenient daily circulation.

**DEMOGRAPHICS**

	1-mile	3-mile	5-mile
<b>Population</b>	6,133	74,074	222,509
<b>Households</b>	2,324	26,106	77,759
<b>Average HH Income</b>	\$116,499	\$131,192	\$117,646
<b>Daytime Employees</b>	3,389	40,739	122,388

**1168 (Building 6)** at Satellite Park at Huntcrest delivers first-generation, plug-and-play spec office suites in a modern, elevator-served environment—ideal for medical and professional users seeking a turnkey footprint in Suwanee with direct connectivity to I-85. Suites feature efficient layouts built around a reception area, conference room, break room, multiple private offices, and dedicated IT space, all supported by common-area restrooms and ample parking.

### LEASING HIGHLIGHTS

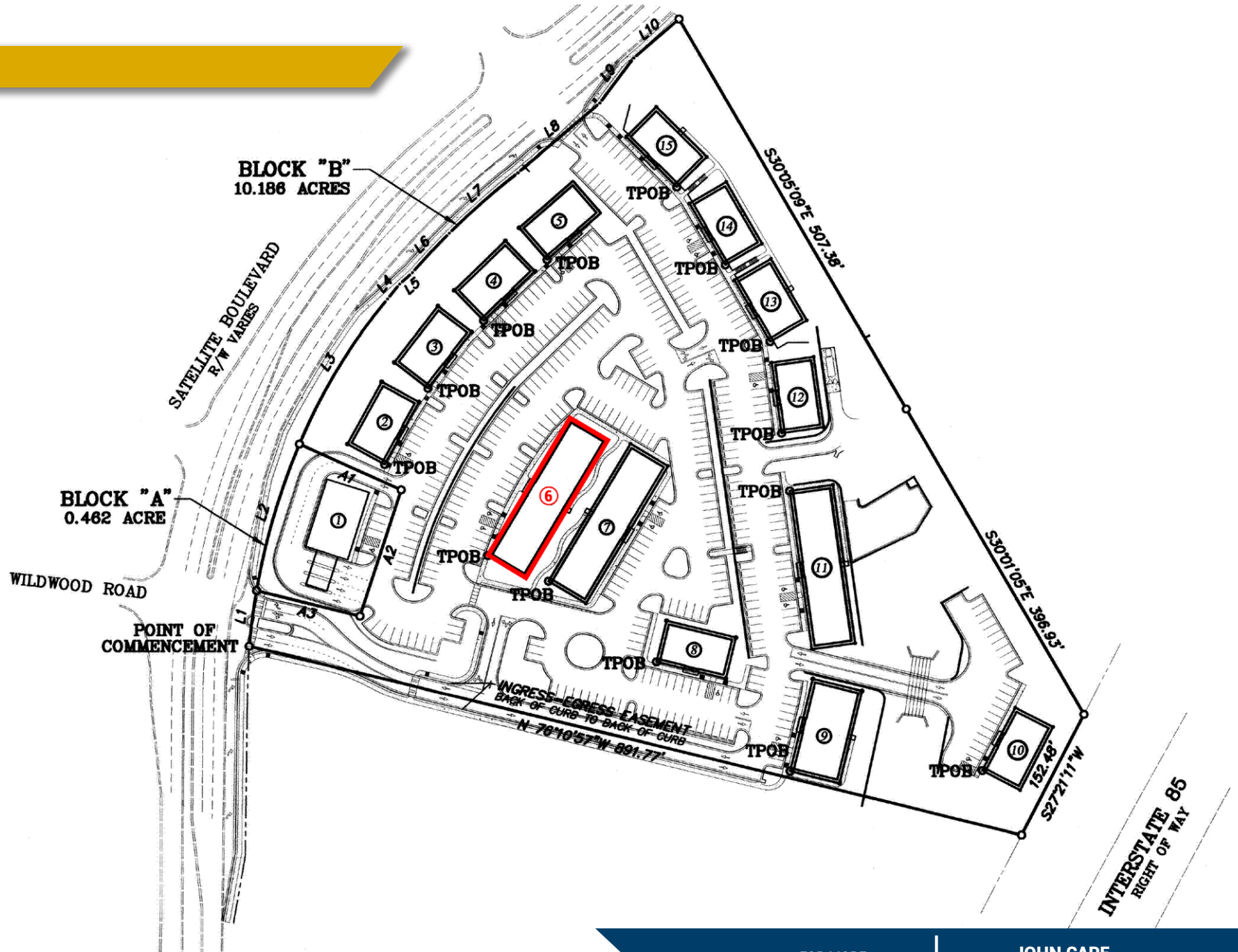
- ◆ First Generation Plug & Play Spec Suites for Medical or Professional Office Use
- ◆ 1,760± SF - 7,518± SF Contiguous per Floor
- ◆ Each Suite consists of Reception, Conference Room, Break Room, 4-5 Private Offices, IT Room
- ◆ Elevator Served Building + Common Area Restrooms
- ◆ Excellent access to I-85 via Old Peachtree Road and McGinnis Ferry Interchange
- ◆ Traffic Light Access to Park + Ample Parking
- ◆ 2025 Construction



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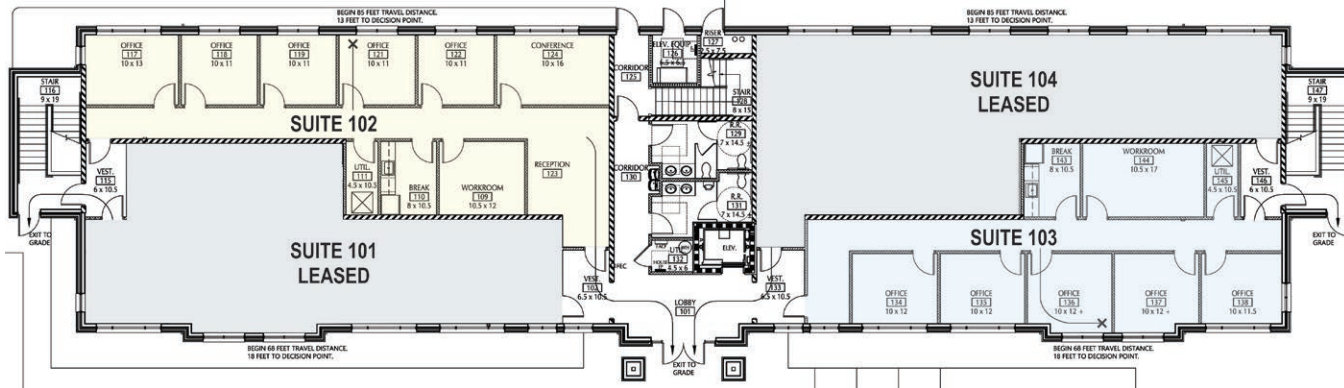
### SITE PLAN



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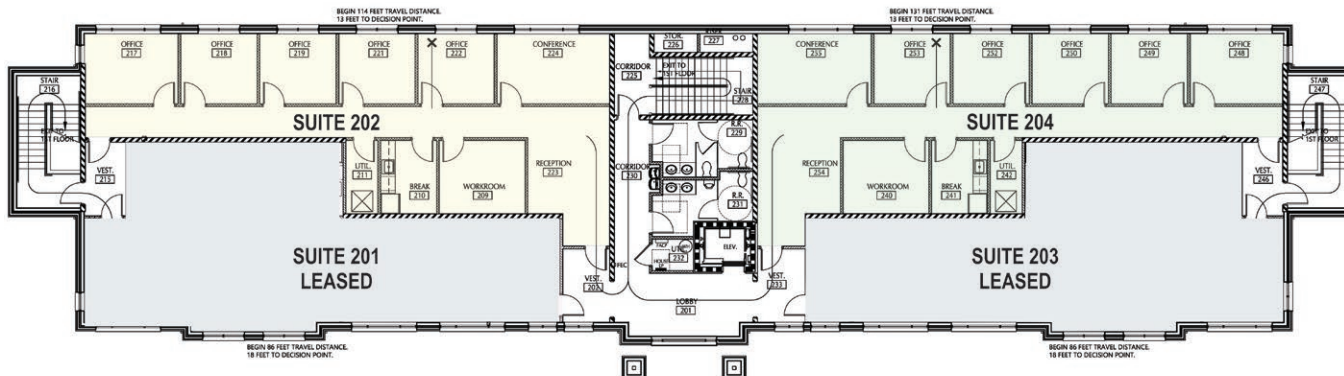
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### FIRST FLOOR

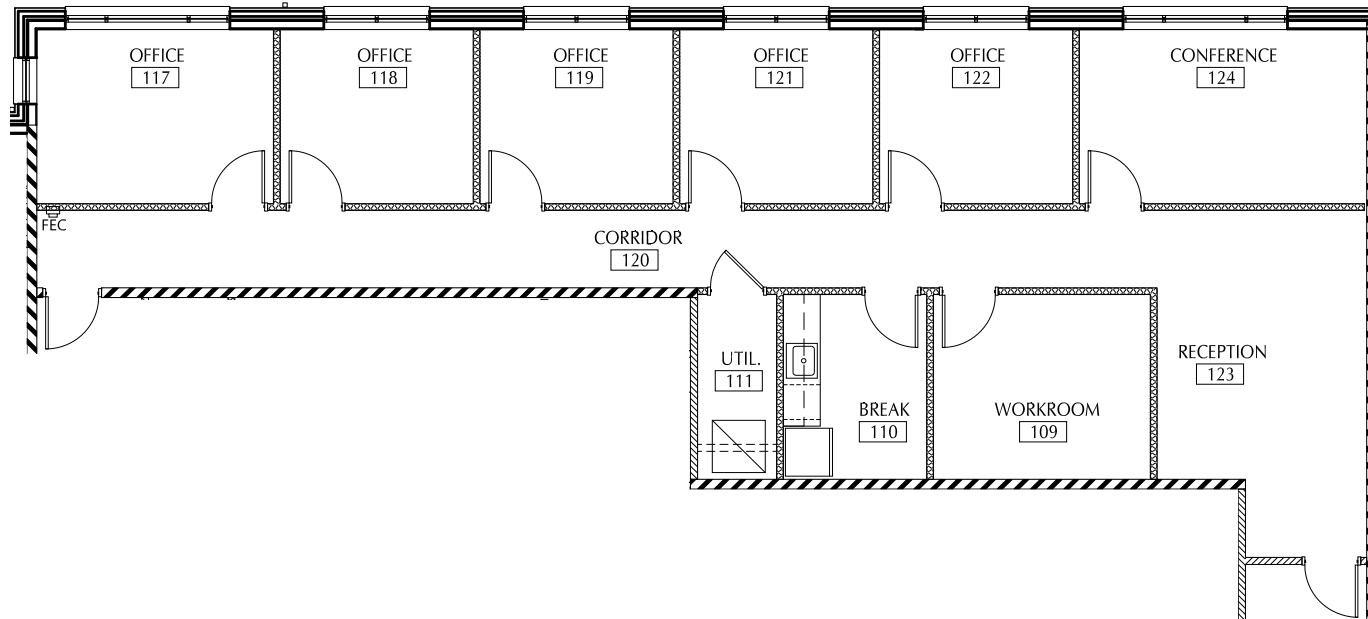


SUITE	SIZE
Suite 101	LEASED
Suite 102	1,996 SF
Suite 103	1,760 SF
Suite 104	LEASED
Suite 201	LEASED
Suite 202	1,996 SF
Suite 203	LEASED
Suite 204	2,001 SF

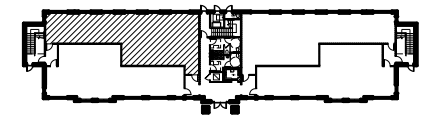
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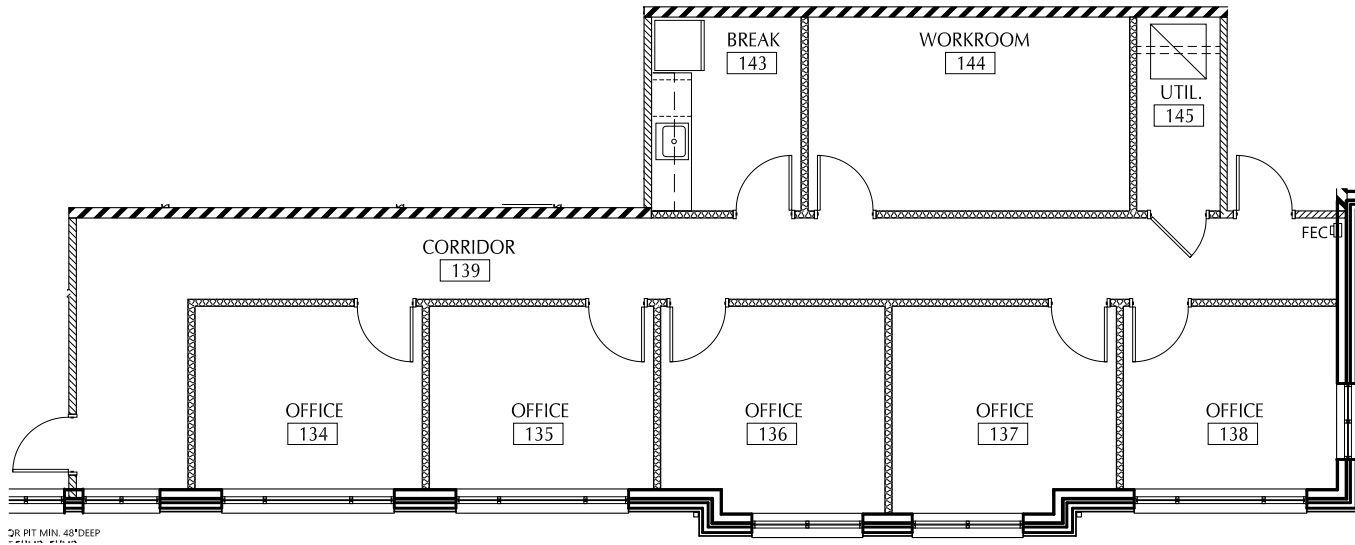
### SUITE 102 | 1,996 SF



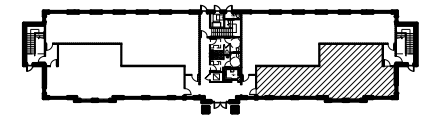
KEY PLAN



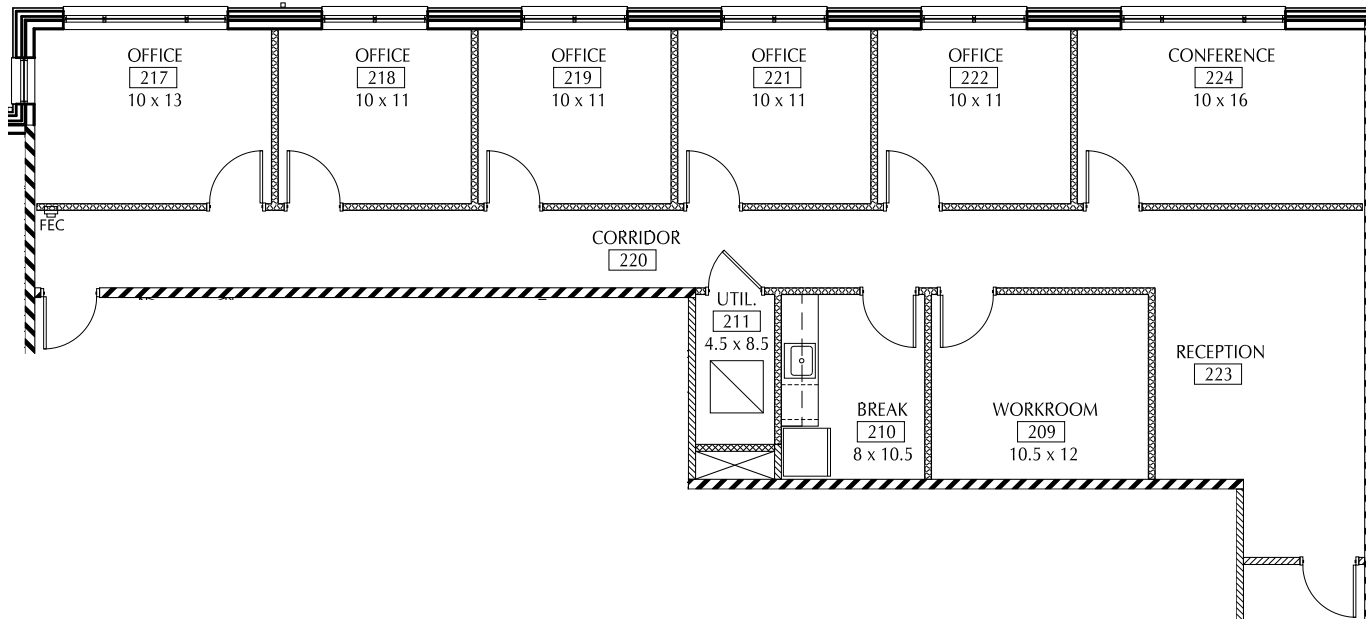
SUITE 103 | 1,760 SF



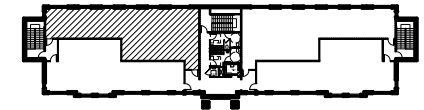
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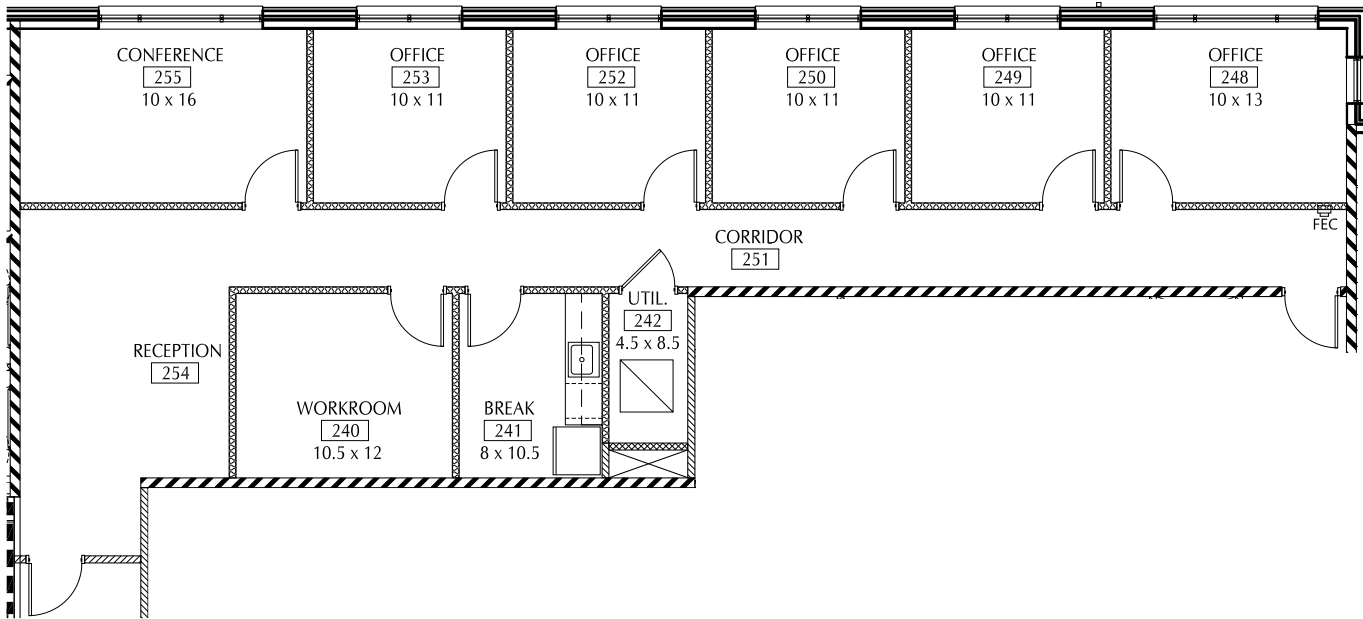
### SUITE 202 | 1,996 SF



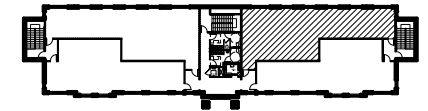
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### SUITE 204 | 2,001 SF



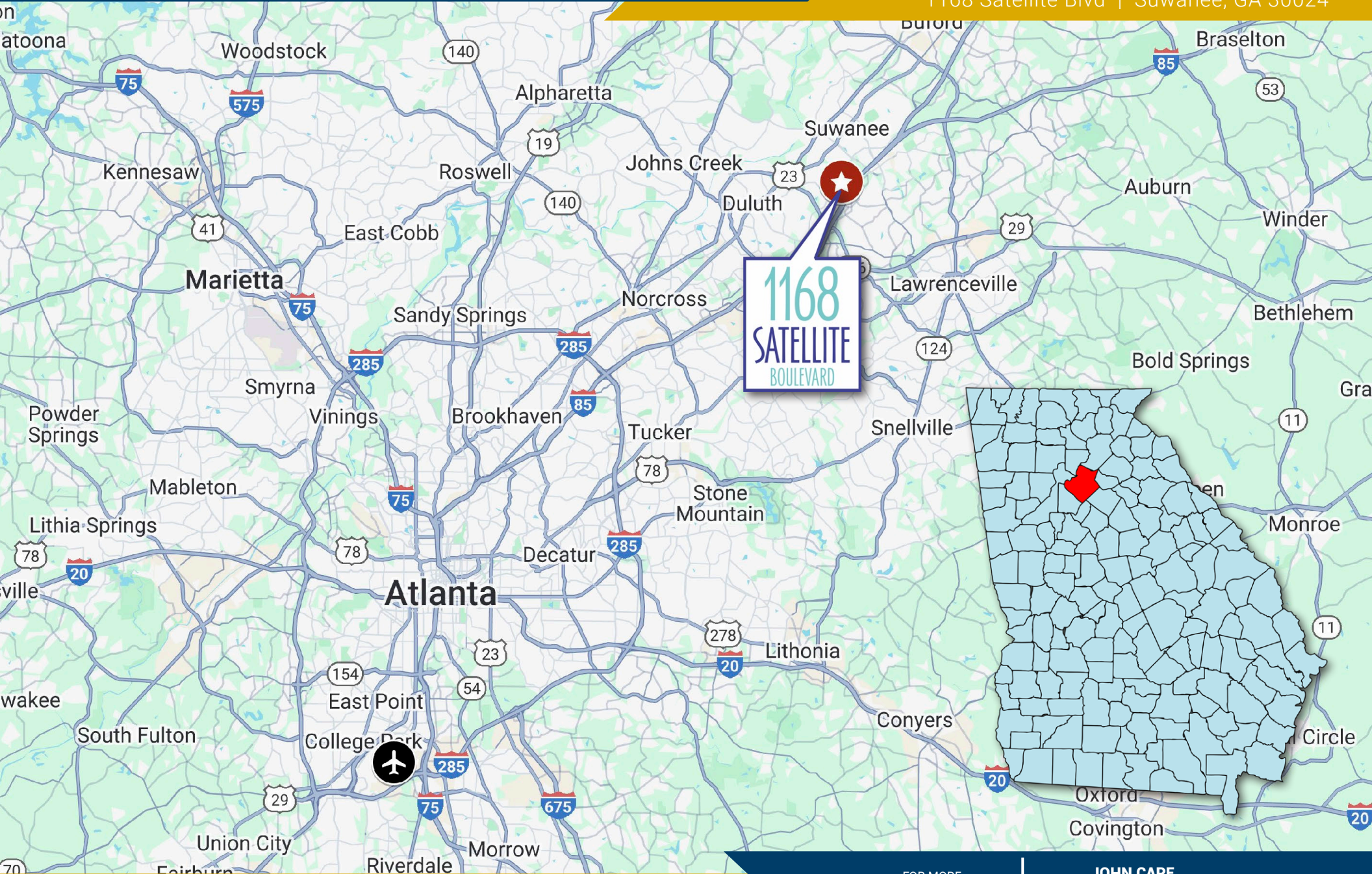
KEY PLAN





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**1168**  
**SATELLITE**  
BOULEVARD

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Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.

**JOHN CAPE**  
Senior Director

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**CONNECT WITH US**



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