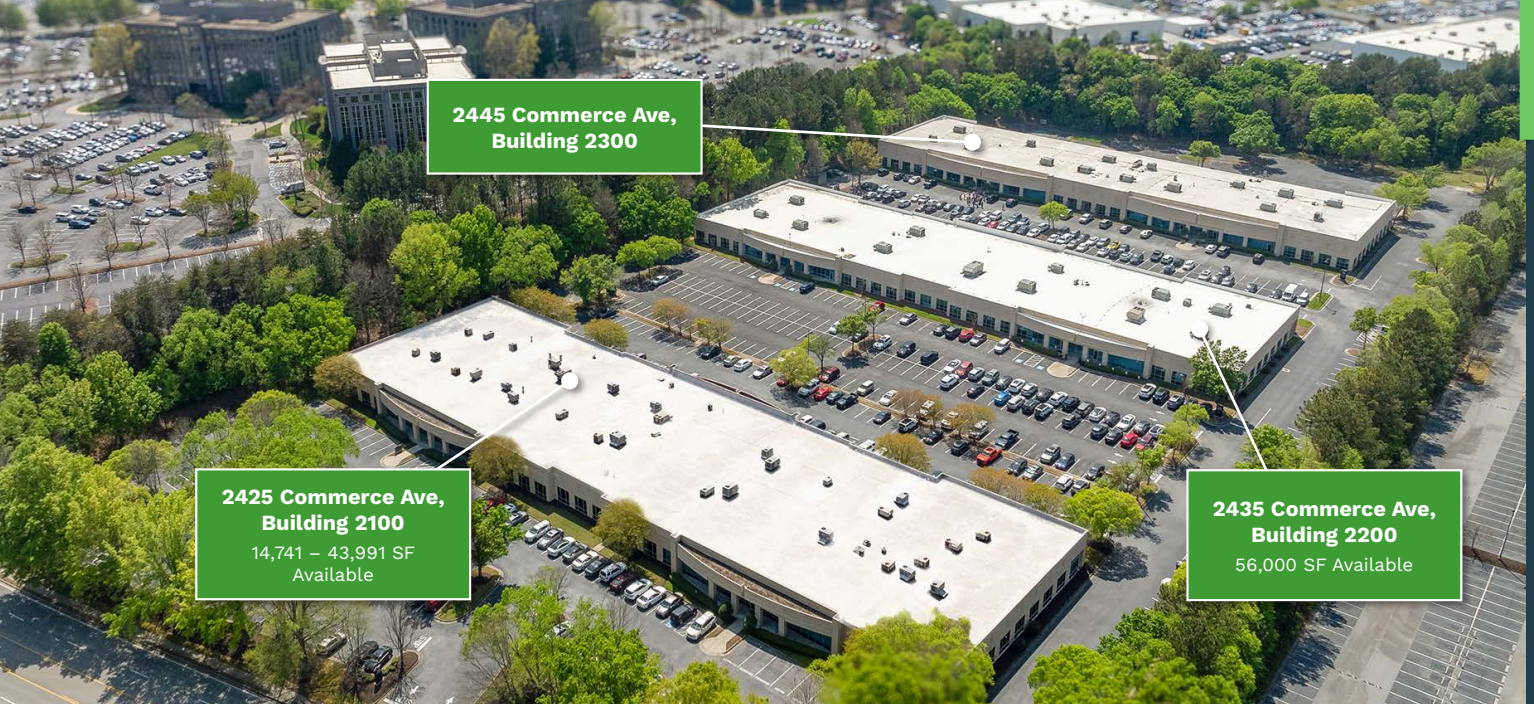


SATELLITE PLACE



2445 Commerce Ave,
Building 2300

2425 Commerce Ave,
Building 2100

14,741 – 43,991 SF
Available

2435 Commerce Ave,
Building 2200

56,000 SF Available

2425, 2435, AND 2445 COMMERCE AVE DULUTH, GA 30096
BUILDINGS 2100, 2200, AND 2300

43,991 – 99,991 SF
OFFICE/FLEX CAMPUS OPPORTUNITY

For more information

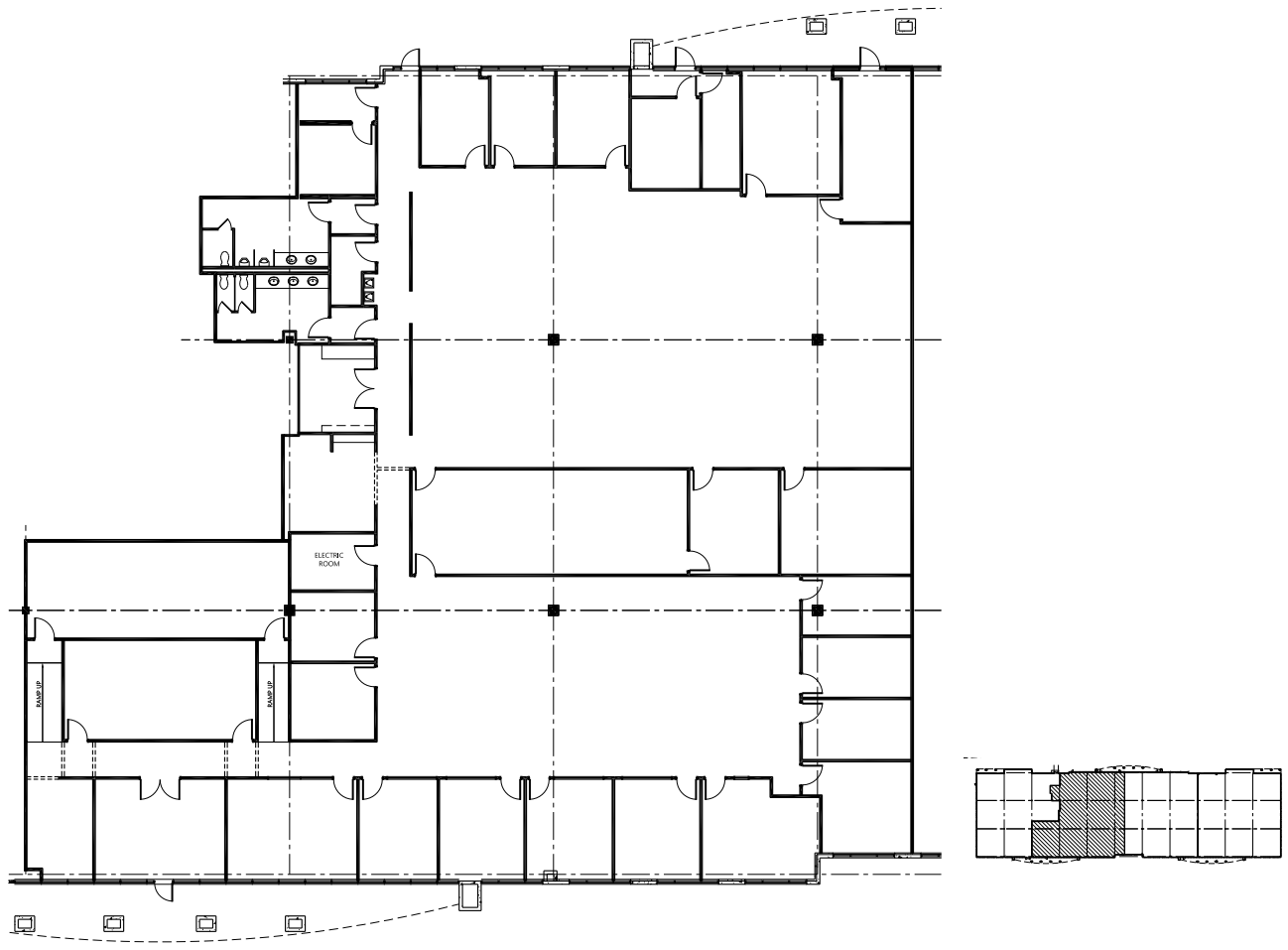
Mike Berens 404 812 4024 / mberens@naibg.com

Logan Haner 404 812 4096 / lhaner@naibg.com

NAI Brannen Goddard

SURROUNDING MARKET





2425 COMMERCE AVE, DULUTH, GA 30096 BUILDING 2100, SUITE 150

14,741 - 43,991 SF AVAILABLE

SUITE 150: 14,741 SF AVAILABLE

RATE: \$17.00/SF NNN

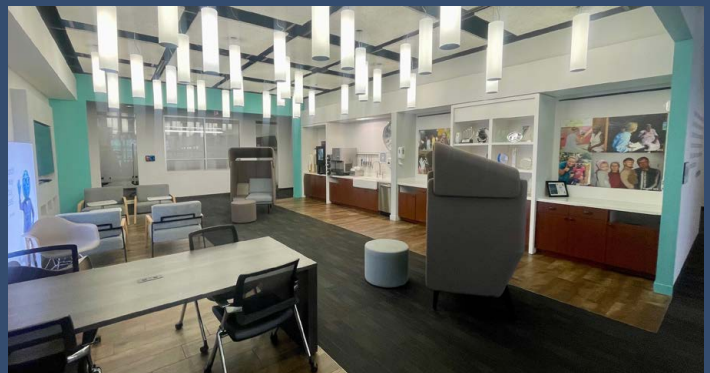
ESTIMATED OPEX: \$3.90/SF

PARKING RATIO: 5/1,000 RSF

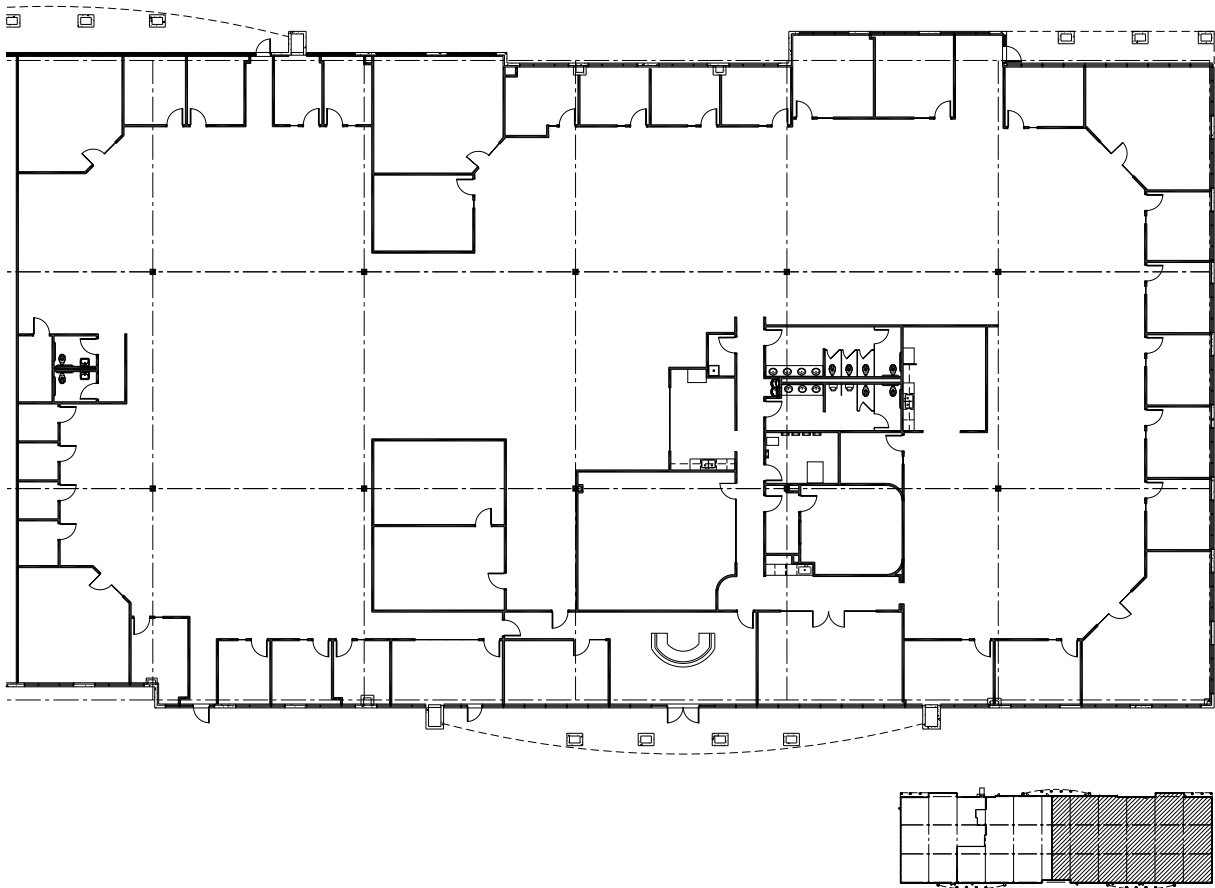
EXCELLENT ACCESS
TO I-85

CORPORATE
CAMPUS SETTING

NEAR GWINNETT
PLACE MALL



SATELLITE PLACE OFFICE/FLEX CAMPUS OPPORTUNITY



2425 COMMERCE AVE, DULUTH, GA 30096 BUILDING 2100, SUITE 300

14,741 - 43,991 SF AVAILABLE

SUITE 300: 29,250 SF AVAILABLE

RATE: \$17.00/SF NNN

ESTIMATED OPEX: \$3.90/SF

PARKING RATIO: 5/1,000 RSF

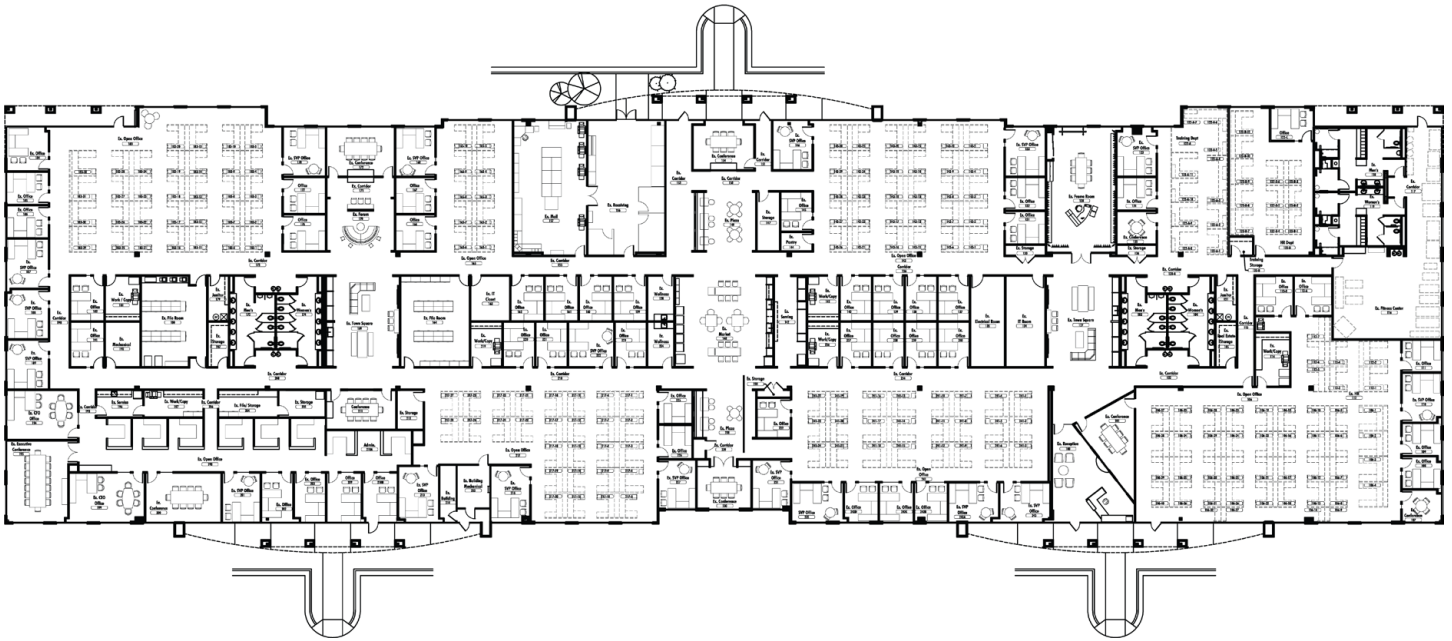
EXCELLENT ACCESS
TO I-85

CORPORATE
CAMPUS SETTING

NEAR GWINNETT
PLACE MALL



SATELLITE PLACE OFFICE/FLEX CAMPUS OPPORTUNITY



2435 COMMERCE AVE, DULUTH, GA 30096 BUILDING 2200, SUITE 100

56,000 SF AVAILABLE

RATE: \$17.00/SF NNN

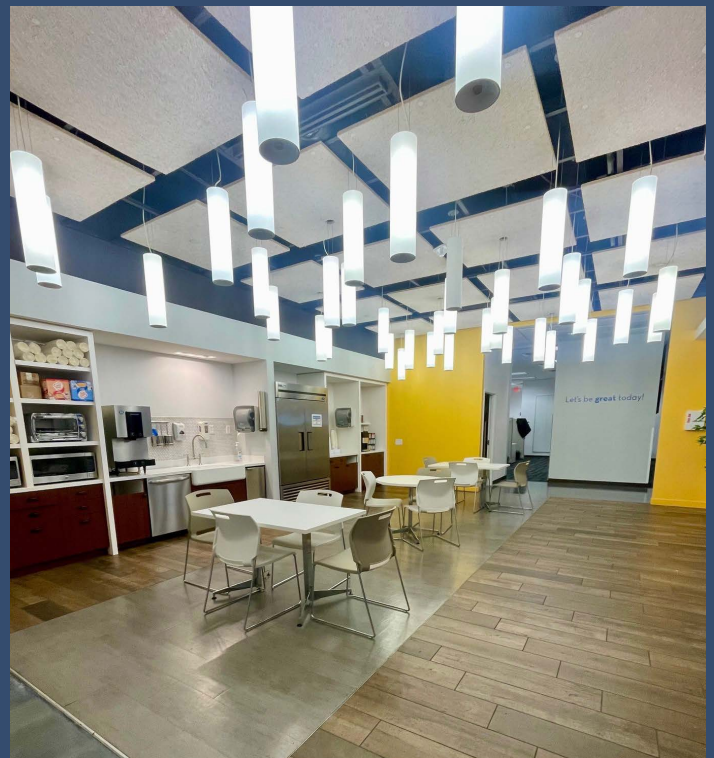
ESTIMATED OPEX: \$3.90/SF

PARKING RATIO: 5/1,000 RSF

EXCELLENT ACCESS
TO I-85

CORPORATE
CAMPUS SETTING

NEAR GWINNETT
PLACE MALL



SATELLITE PLACE OFFICE/FLEX CAMPUS OPPORTUNITY

SATELLITE PLACE

43,991 - 99,991 SF
OFFICE/FLEX CAMPUS OPPORTUNITY

For more information

Mike Berens 404 812 4024 / mberens@naibg.com

Logan Haner 404 812 4096 / lhaner@naibg.com

NAI Brannen Goddard

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