

SATELLITE PLACE



**2445 Commerce Ave,
Building 2300**
16,520 SF Available

**2425 Commerce Ave,
Building 2100**
10,000 – 40,000 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**

**40,000 – 110,000 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 200

10,000 - 40,000 SF AVAILABLE

AVAILABLE NOW - 7/1/2026

RATE: \$16.00-\$17.00/SF NNN

ESTIMATED OPEX: \$3.90/SF

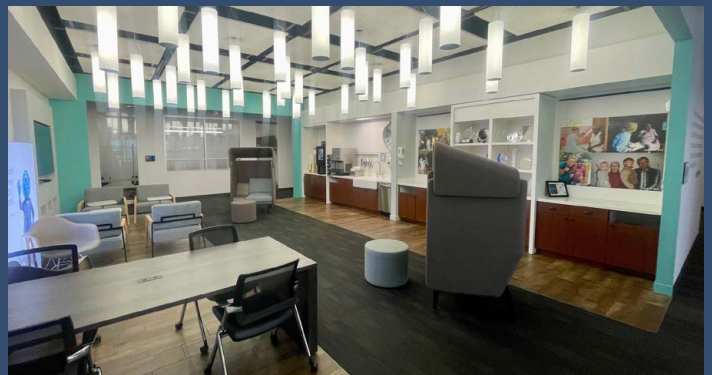
DOCK HIGH ACCESS

PARKING RATIO: 5/1,000 RSF

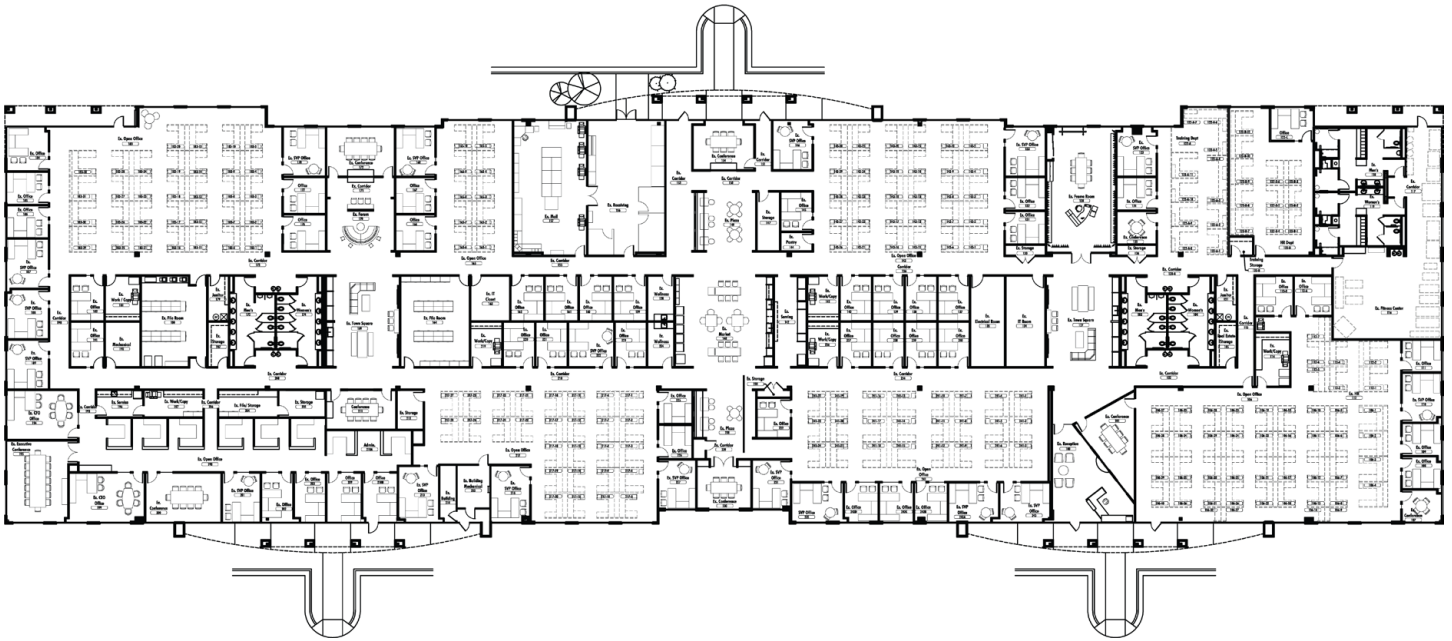
EXCELLENT ACCESS
TO I-85

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

AVAILABLE NOW - 7/1/2026

RATE: \$16.00-\$17.00/SF NNN

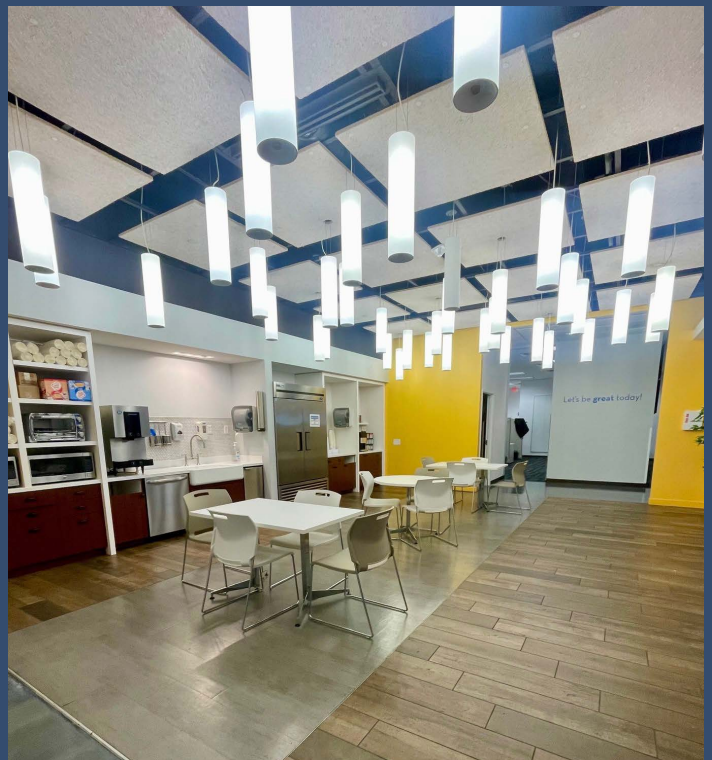
ESTIMATED OPEX: \$3.90/SF

PARKING RATIO: 5/1,000 RSF

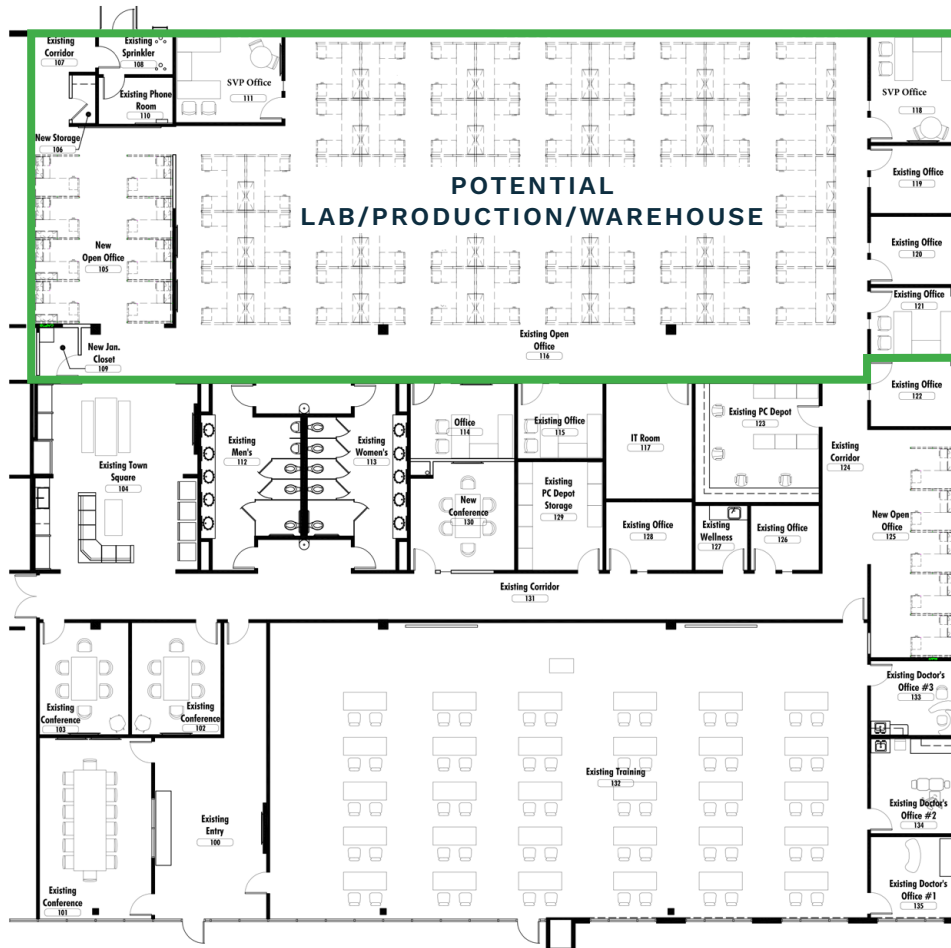
EXCELLENT ACCESS
TO I-85

CORPORATE
CAMPUS SETTING

NEAR GWINNETT
PLACE MALL



SATELLITE PLACE OFFICE/FLEX CAMPUS OPPORTUNITY



2445 COMMERCE AVE, DULUTH, GA 30096 BUILDING 2300, SUITE 200

16,520 SF AVAILABLE

AVAILABLE NOW - 7/1/2026

RATE: \$16.00-\$17.00/SF NNN

ESTIMATED OPEX: \$3.90/SF

3 DOCK HIGH DOORS

14 FT CLEAR

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

40,000 - 110,000 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

©NAI Brannen Goddard. Information is deemed from reliable sources. No warranty is made as to its accuracy