



Accelerating success.

STANDARD OFFICE SYSTEMS

Offering Memorandum

2475 Meadowbrook Parkway

Duluth, GA 30096

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STANDARD OFFICE SYSTEMS

2475



The Offering

Colliers Atlanta Capital Markets is pleased to exclusively offer the opportunity to acquire 2475 Meadowbrook Parkway (the "Property"), a corporate headquarters office/warehouse building located in the heart of the Meadowbrook Business Park in Northeast Atlanta MSA. The Property benefits from its immediate access to Boggs Road, State Highway 120, Meadow Church Road, Satellite Boulevard and Interstate 85. The greater Pinebrook/Meadowbrook Business District is home to numerous corporate and regional headquarters including Primerica, QTS Data Centers, A&D Foods, WEG Electrical and Suddath Relocation Services as well as close proximity to the Gwinnett Chamber of Commerce. The area's premier country club residential community, Sugarloaf CC, is located just minutes away and hosts the PGA Senior Tours annual tournament.

Gas South Arena and the Gwinnett Convention Center provide the region's premier entertainment and corporate meeting facility close to the Property, providing guests access to professional sporting events, concerts and corporate events. Eight hotels are located within several miles of the Property in addition to a wide variety of dining options and Sugarloaf Mills, a favored outdoor shopping venue. Given three vehicular access points (Boggs Road, State Highway 120 and Sugarloaf Parkway interchanges) provide immediate access to Interstate 85, the Property is accessible from the east and by Peachtree Industrial Boulevard to the west. This 59,086 SF building offers abundant parking, three sides glass and prominent Meadowbrook Parkway monument identity in one of Northeast Atlanta's finest business parks.

2475 Meadowbrook Parkway presents an office/warehouse user the opportunity to acquire its headquarters location facility with all the benefits of ownership at a price below replacement cost.

±5.70
Acres

148
Parking
Spaces

M1
Zoning

1986
Year Built





Property Highlights

- 28 Offices / Can accommodate 100 Workstations
- Three Sides Glass
- Training Room for 80+ People
- Meadowbrook Parkway Monument Identity
- Ten Dock High Doors with Four Grade Level Roll Up Doors
- Prestigious Northeast Atlanta Location





Property Overview

Offering Memorandum
2475 Meadowbrook Parkway







Amenities

LEGEND

ENTERTAINMENT

Gas South District

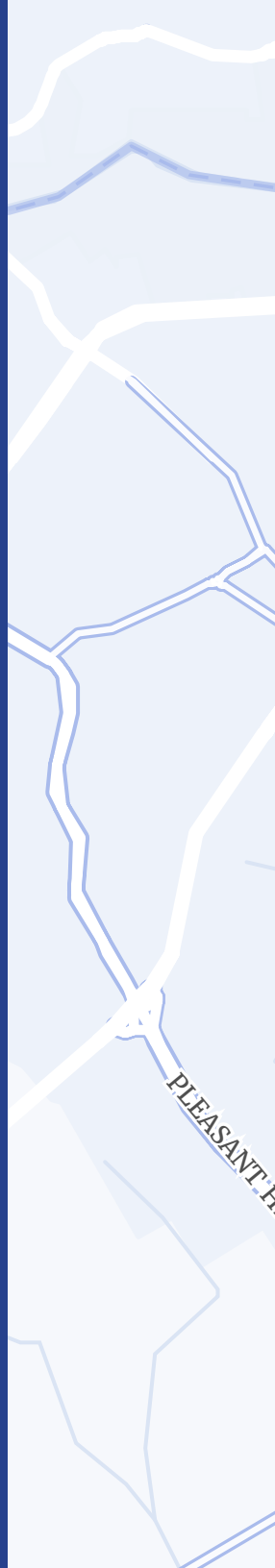
- Gas South Arena
- Gas South Convention Center
- Gas South Theater
- Hudgens Center for Arts & Learning

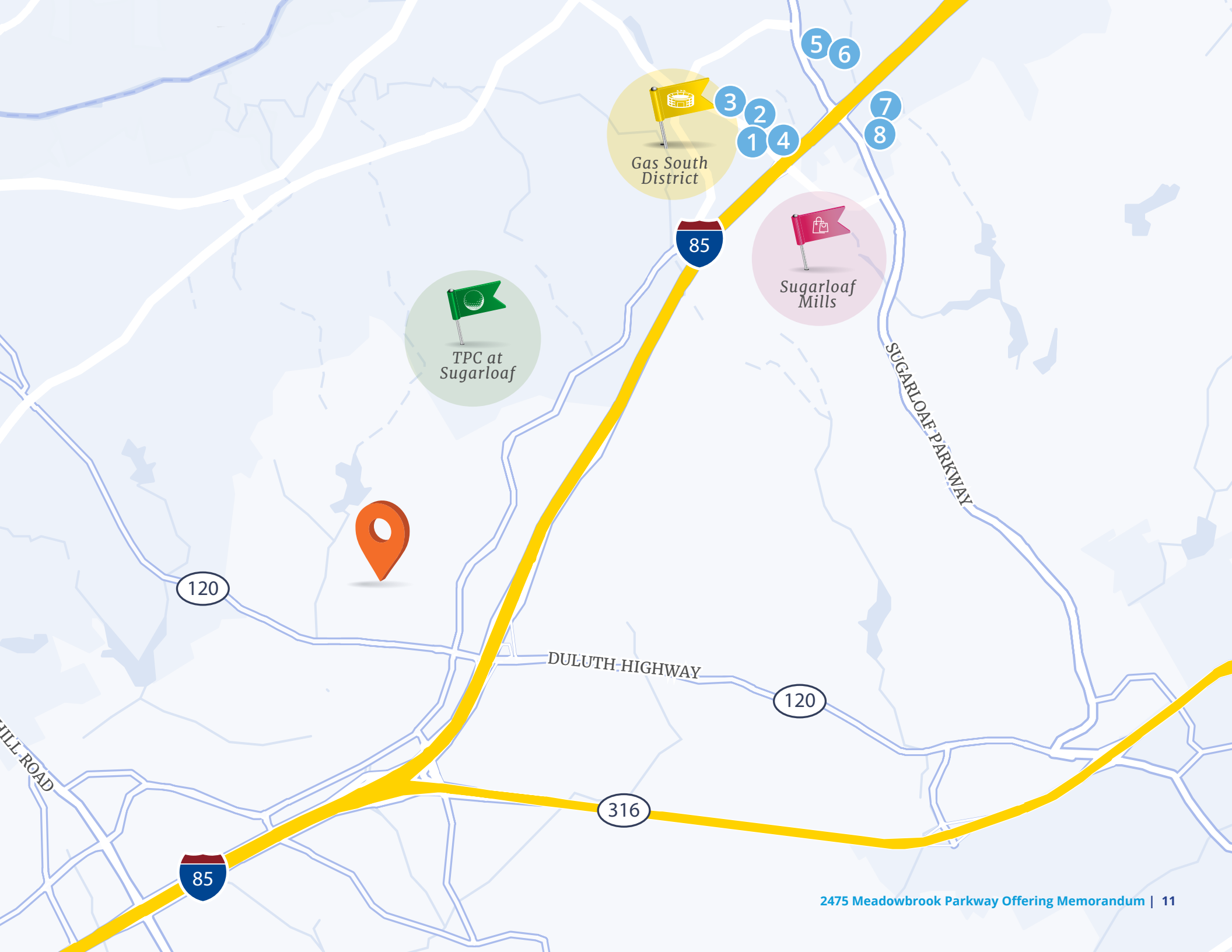
TPC Sugarloaf

Sugarloaf Mills Mall

HOTELS

- 1 Embassy Suites
- 2 Holiday Inn - Infinite Energy Center
- 3 Westin Atlanta Gwinnett
- 4 Hilton Garden Inn
- 5 Residence Inn by Marriott
- 6 Courtyard by Marriott
- 7 Home2 Suites by Hilton
- 8 Homewood Suites by Hilton







Site Plan



2475
Meadowbrook Pkwy
Duluth, Georgia 30096
Address



±5.70
Acres



Fee Simple
Ownership



1986
Year Built



7-117- 065
Parcel ID



Gwinnett
County



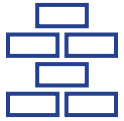
M1
Zoning



148
Parking Spots



Building Specs



**Concrete Slab
& Steel Frame**
Foundation/Structure



Brick & Glass
Exterior Walls/Windows



**Sheetrock, Glass,
& Acoustical Tile**
Interior Finishes



**Roof Mounted
Package Units**
Heating & Cooling (HVAC)





060 TPO
Roof



Georgia Power
Electric



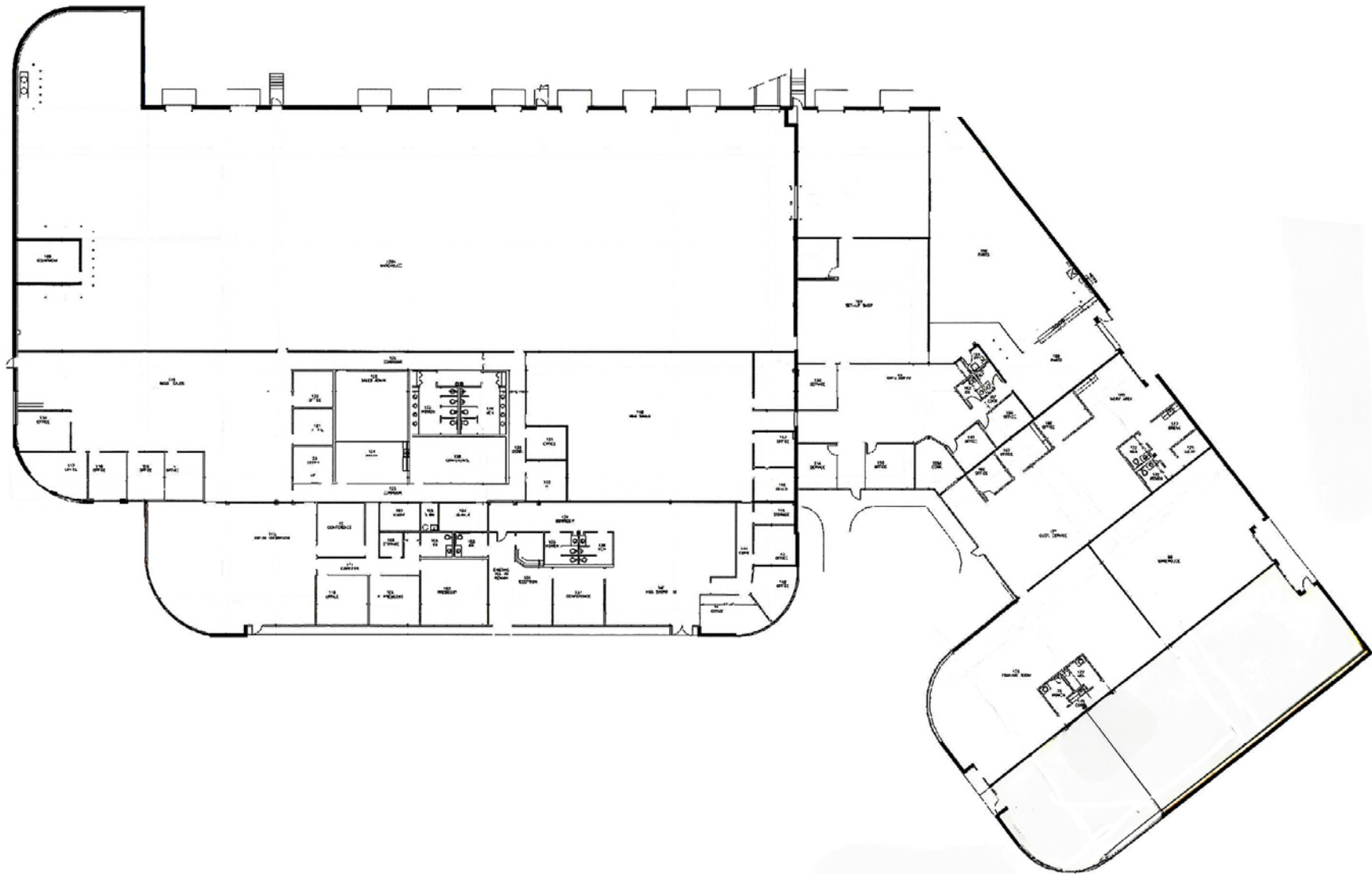
Gwinnett County
Plumbing/Water/Sewer



Honeywell Vista 128
Fire/Life Safety/Sprinkler:



Floor Plan







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