

SUWANEE, GA 30024

±13,519 SF

Available For Lease

## 300 BROGDON ROAD

SUITE 180

Located northeast of Downtown Atlanta, 300 Brogdon Road offers convenient access to I-85 and I-985, ample office space, ±120' truck court, and ±24' ceiling height, ideal for a variety of tenants. Users will benefit from a strong local labor pool and a thriving market, supporting long-term growth.



A Hillwood Property



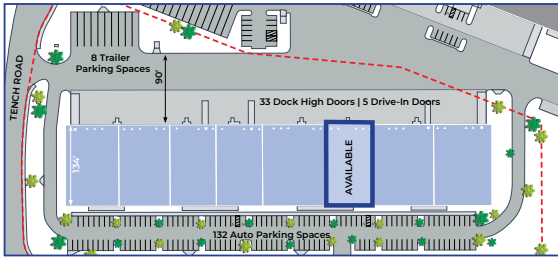
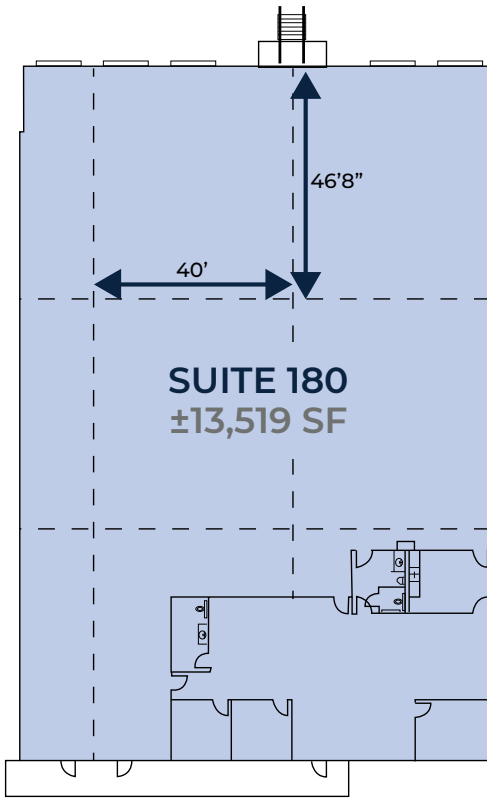
**BRENNEN CLIFFORD**  
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Leasing



**TYLER FLEMMING**  
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tflemming@lee-associates.com

**CRAIG VIERGEVER, SIOR**  
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cviergever@lee-associates.com



±13,519 SF available



±2,426 SF office space



5 dock doors (9' x 10')



Roof-TPO with R-25 insulation



Rear-load configuration



±120' truck court



24' clear height



46'8" x 40' column spacing



±225 AMP / 480V main electrical



Class IV sprinkler system

**DRIVE TIMES**

**Highway 23**

2 mi. 5 min.

**I-85**

3.8 mi. 10 min.

**I-985**

6.5 mi. 15 min.

**I-285**

20 mi. 27 min.

