

PARK SUMMIT

2675 Breckinridge Blvd, Duluth, GA 30096

Prime 5-Story Class B Office Building Offering Renovated, Move-In Ready Professional Suites with Exceptional I-85 Visibility and Connectivity.



Property Overview

Property Type	Office (Building Class B)
Total Building Size	86,201 SF
Rental Rate	\$24.00 / SF / YR
Service Type	Full Service
Year Built / Renovated	1986 / Completely Renovated in 2020
Key Features	Updated modern lobby and restrooms, high-efficiency layouts, and excellent corporate signage presence.

Location Advantages

- **Phenomenal I-85 Access:** Strategically situated right off Interstate 85 with excellent highway visibility.
- **Superb Connectivity:** Convenient transit access and hassle-free paths to major thoroughfares via Breckinridge Boulevard.
- **Desirable Duluth Location:** Located in Gwinnett County's premier business district, surrounded by robust retail, dining, and parks.

Available Move-In Ready Suites

1st Floor — Suite 100

2,500 SF | \$24.00 Full Service

Step into a clean and bright workspace designed to adapt to your company's unique workflow. This highly functional layout features two private offices complemented by a large, versatile open area perfectly suited for collaborative cubicle layouts, dynamic team bullpen zones, or an inviting professional reception area.

1st Floor — Suite 110

3,246 SF | \$24.00 Full Service

Position your company for success in an entirely turn-key, move-in ready environment. This premium office suite features freshly painted professional walls and a brand-new high-efficiency LED lighting installation that blankets the office with vibrant light. Completed with a polished partial carpet replacement, it is ready to welcome clients instantly.

1st Floor — Suite 150

3,816 SF | \$24.00 Full Service

An upscale, premium layout tailored for modern business operations. This beautifully refreshed office suite boasts multiple spacious private offices for legal, financial, or executive staff, an elegant modern conference room highlighted by a stunning glass-wall design, an expansive team bullpen space, and a separate corporate break room. Completely modernized with fresh paint, new LED light fixtures, and brand-new carpeting upgrades.

1st Floor — Suite 160

2,870 SF | \$24.00 Full Service

Transformed with a crisp, newly painted professional color palette that effortlessly matches any brand layout. Features brand-new high-efficiency LED light installations that maximize focus and eliminate shadows while actively cutting down utility costs. Combined with substantial perimeter window lines, this suite provides an incredibly bright and motivating workspace.

Exclusively Listed By

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All terms negotiable. Contact listing agent for immediate property viewing availability.