



FOUNDRY
COMMERCIAL

**THREE FLOORS OF CONTIGUOUS
SPACE AT SATELLITE PLACE**

SATELLITE PLACE 700
3097 SATELLITE BLVD- BLDG 700 DULUTH, GA 30096
CLASS A OFFICE BUILDING



BUILDING

FEATURES

TOTAL SQUARE FEET

134,785 SF

AVAILABLE

63,700 RSF

YEAR BUILT

2002

PARKING RATIO

5.00/1,000 SF

LEASE RATE

\$21.50 PSF



PROPERTY FEATURES

SATELLITE PLACE 700

- Recently updated lobby, common areas and fitness centers
- Class A building perfect for a corporate facility.
- Up to 63,700 RSF of contiguous space
- Previous tenant left above-market finishes and large, high tech conference facility
- Additional amenities include multiple conference rooms, fitness center, cafeteria opportunity & more
- Located in beautiful park-like setting with outdoor seating and a high parking ratio
- Energy star certified
- Within 2 miles of the I-85 & State Route 316 Interchange
- Convenient to extensive retail, Sugarloaf Country Club, executive housing, and restaurants



ECONOMIC

INITIATIVE

ECONOMIC INITIATIVE

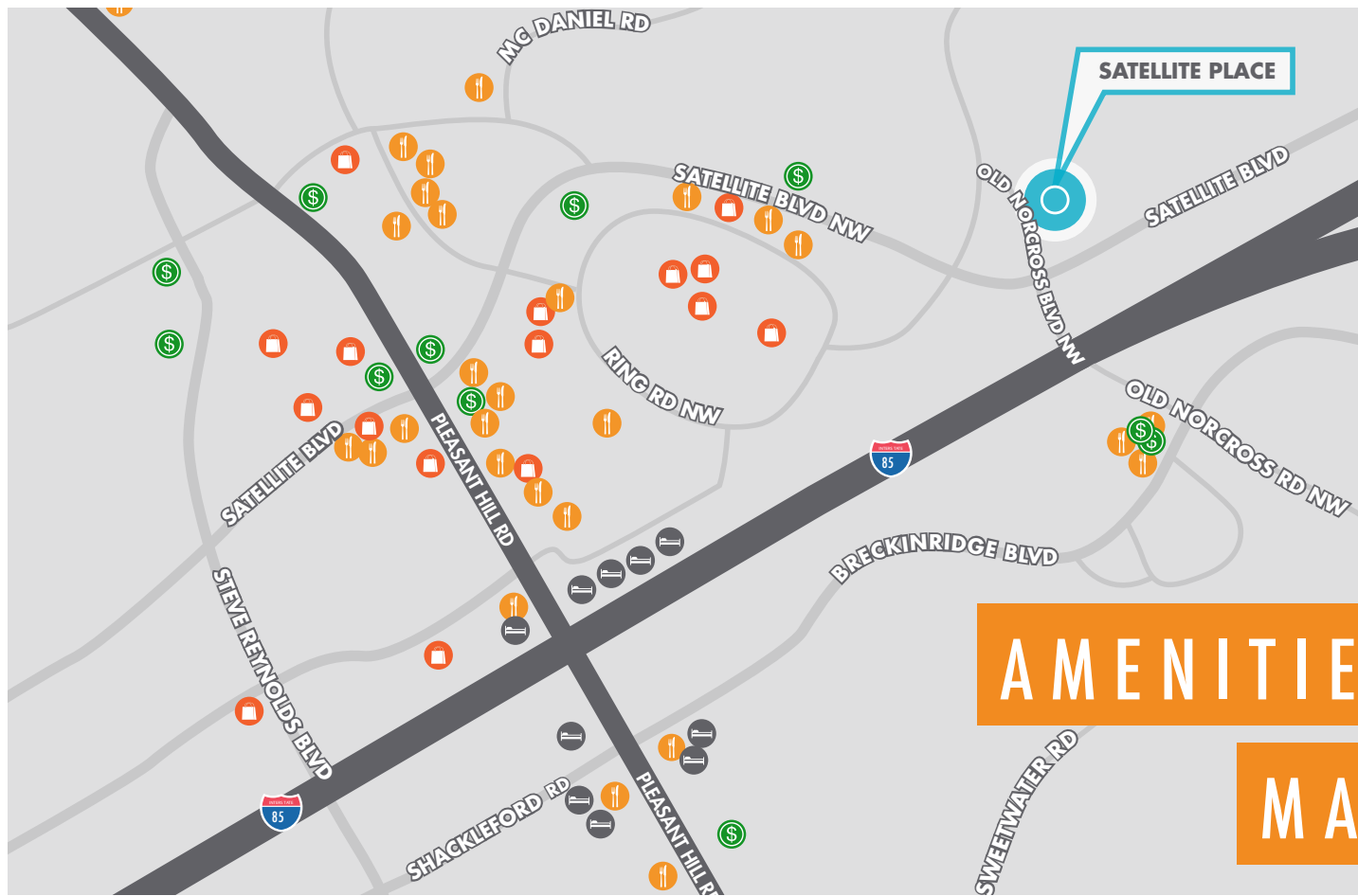
Gwinnett County's healthy economic environment, competitive business community, exceptional quality of life, and attractive financial incentives are perfect conditions for companies looking to expand or relocate. Incentives are typically awarded on a case-by-case basis depending on the industry, number of jobs created, wages, physical or geographical location, and capital investment.

TARGET INDUSTRIES

- Advanced Manufacturing
- Professional & Corporate Services
- Health Sciences & Services
- Information & Technology Solutions
- Supply Chain Management

PROGRAMS

- Property Tax Abatements
- Fee Reductions & Waivers
- Job Tax Credits
- Job Training
- Freeport Inventory Tax Exemptions
- State Tax Credits



AMENITIES MAP



RESTAURANTS



BANKS



SHOPPING



HOTELS



INTERIOR
& EXTERIOR
SHOTS



CONTACT

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