

# FOR LEASE

## SATELLITE COURT

2250 SATELLITE BLVD  
DULUTH, GA 30097

  
AMERICAN CAPITAL PROPERTIES



### OVERVIEW

- » Attractive two-story professional office building
- » Ideal for medical, legal or financial services, executive or regional office tenants
- » 24/7 building access with private entrances and restrooms
- » Elevator access to second floor
- » Ample parking

### LOCATION

- » Excellent location off I-85 at GA Highway 1420
- » Close to Sugarloaf Parkway and Old Peachtree Road
- » Surrounded by upscale dining, shopping and entertainment
- » Near Gwinnett Place Mall and Mall of Georgia

### TRAFFIC COUNTS (GDOT 2015)

- » I-85 between Hwy 120 and 316 = 158,000/day
- » Hwy 120 west of I-85 = 21,000/day
- » Sugarloaf Pkwy at Satellite Blvd (near The Arena at Gwinnett Center) = 41,800/day

### ASKING RATE

- » \$15.50/rsf

### LEASE TYPE

- » Modified Gross

### SPACE AVAILABLE

- » 1,380 – 2,670 rsf
- » Move-in dates from immediate to April 2020

### FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

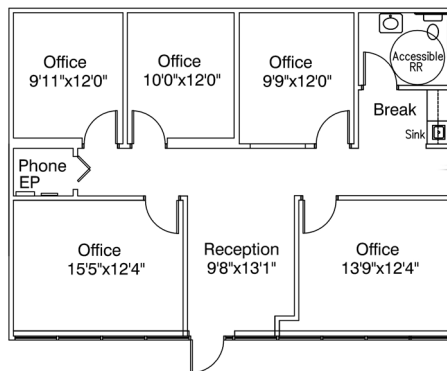
FOR OTHER AVAILABILITY, VISIT US AT [WWW.ACP-SE.COM](http://WWW.ACP-SE.COM)

## SAMPLE FLOOR PLANS

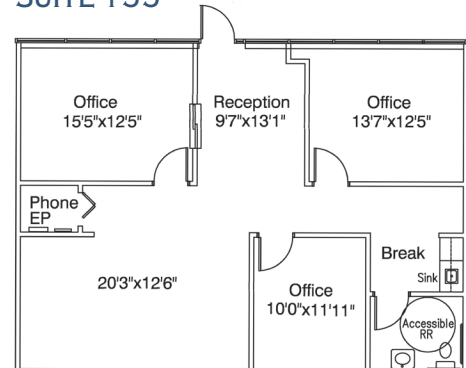
STE	SQ FT
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110	1,380
155	1,380
175	2,502
245	1,408
255	2,670

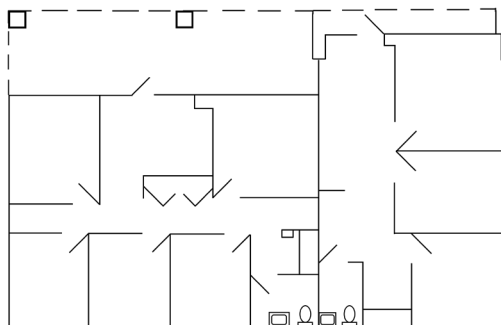
**SUITE 110**



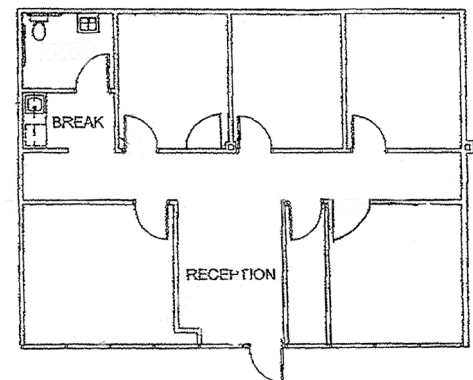
**SUITE 155**



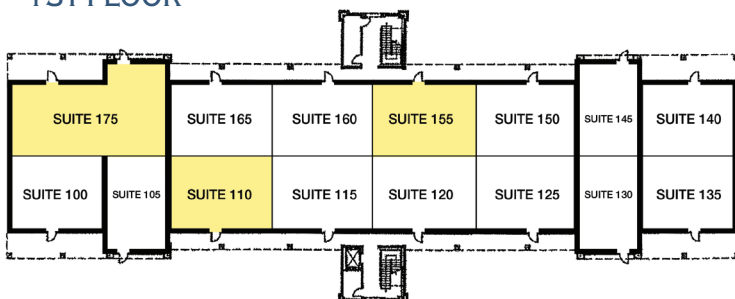
**SUITE 175**



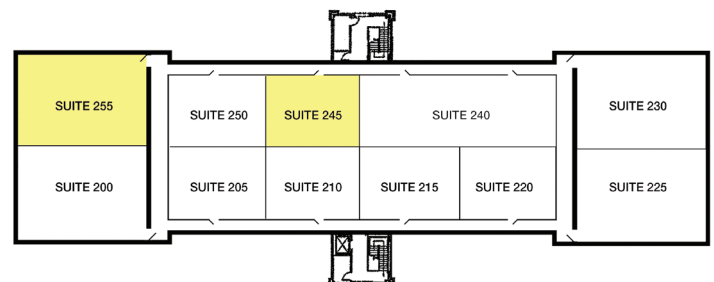
**SUITE 245**



**1ST FLOOR**



**2ND FLOOR**



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