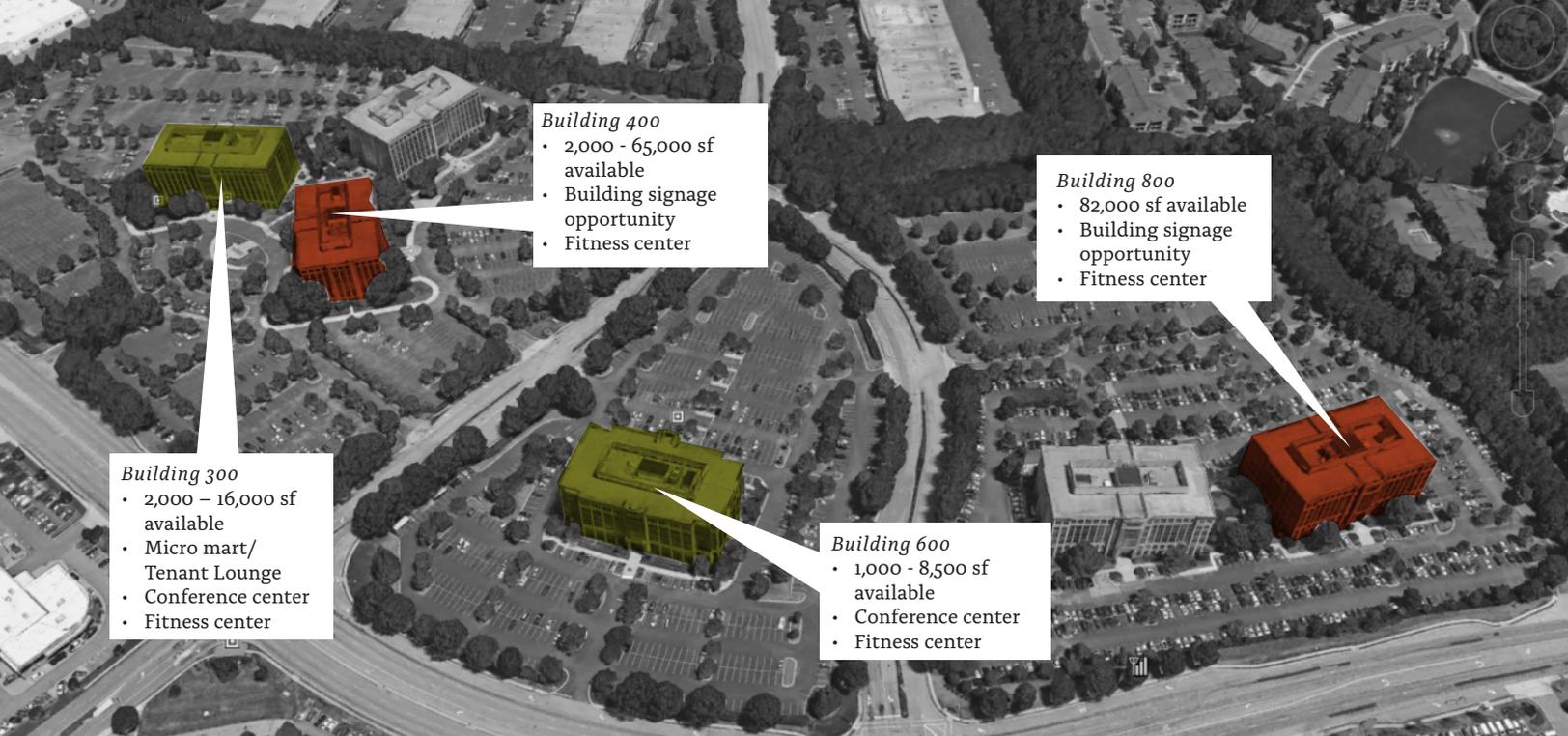


# SATELLITE PLACE

*1,000 - 82,000 s.f. available*





**Building 400**

- 2,000 - 65,000 sf available
- Building signage opportunity
- Fitness center

**Building 800**

- 82,000 sf available
- Building signage opportunity
- Fitness center

**Building 300**

- 2,000 - 16,000 sf available
- Micro mart/ Tenant Lounge
- Conference center
- Fitness center

**Building 600**

- 1,000 - 8,500 sf available
- Conference center
- Fitness center

## Building Features

- Park-like setting within master planned campus
- Building signage available
- Location on Satellite Boulevard in the heart of Duluth
- Convenient access to I-85, I-985, 316, and with back door access to Sugarloaf area
- Approx one mile to I-85 and 316 via Boggs Rd
- Park grab-n-go and tenant lounge - building 300
- Shared conference centers in buildings 300 and 600
- Renovated, complimentary fitness center in each building
- Direct access to numerous restaurants, hotels, shopping and other amenities
- On-site management and ownership
- 24-7 Security
- Abundant 4.5/1000 parking
- Electric car charging stations
- Fooda onsite building 300 and seasonal food trucks building 400
- Approx one mile to Gwinnett Place Transit Center
- Bocce Ball court





## *Building Lobbies*

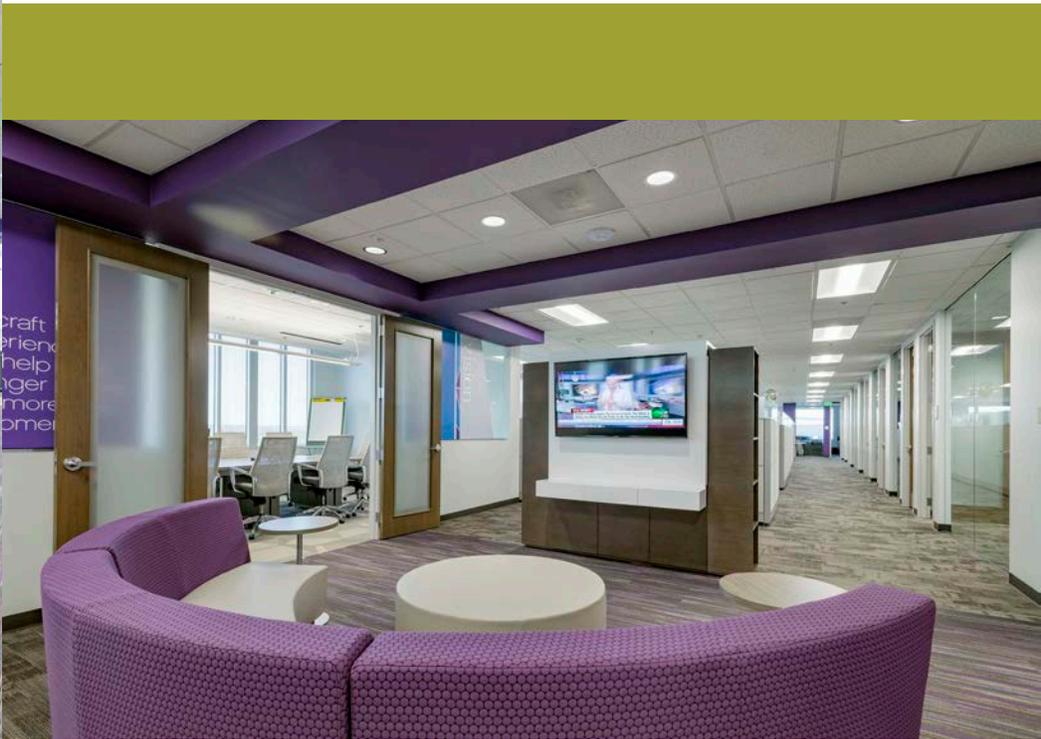




*Fitness Center*



*Market & Conference Center*

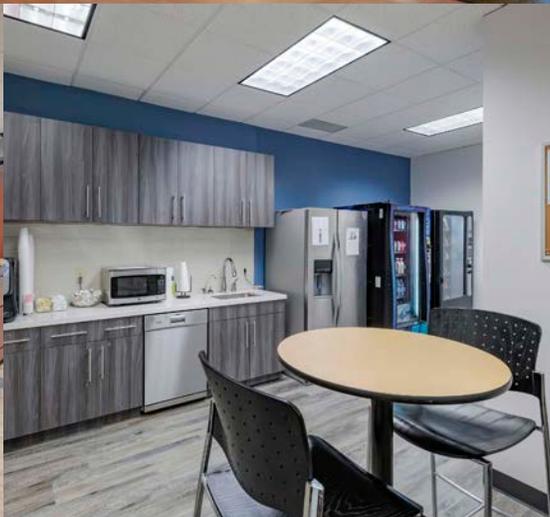


## Existing Tenants



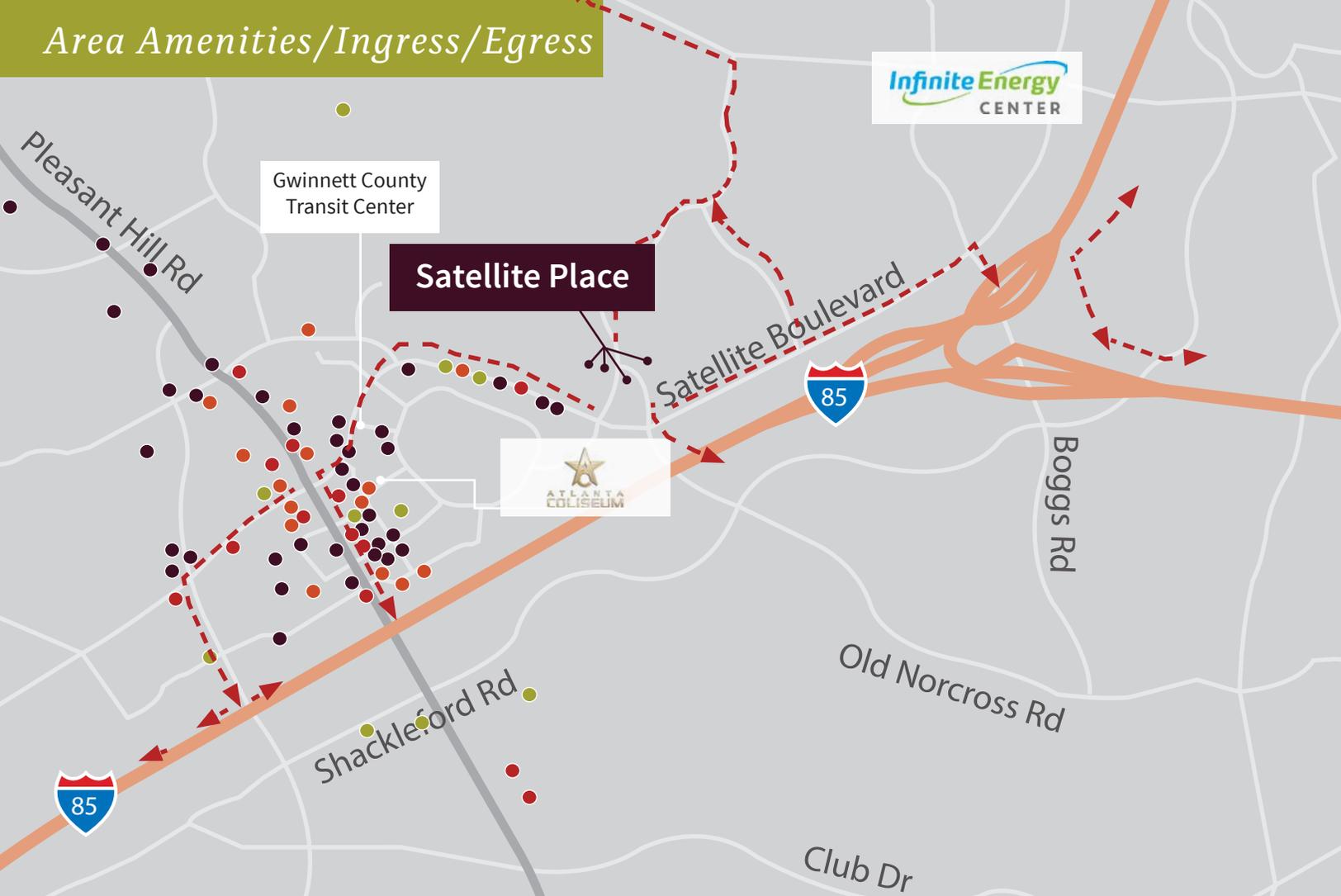


*Existing Tenants*





# Area Amenities/Ingress/Egress



**Restaurant**



**Fast Food**



**Financial Services**



**Hotels**



**SATELLITE PLACE 300**  
3237 Satellite Boulevard  
Duluth, Georgia 30096

**SATELLITE PLACE 400**  
3235 Satellite Boulevard  
Duluth, Georgia 30096

**SATELLITE PLACE 600**  
3175 Satellite Boulevard  
Duluth, Georgia 30096

**SATELLITE PLACE 800**  
3095 Satellite Boulevard  
Duluth, Georgia 30096

## FOR MORE INFORMATION, PLEASE CONTACT

**Glenn Aspinwall**  
404-995-2139  
glenn.aspinwall@am.jll.com

**Jeff Taylor**  
404-995-2239  
jeffm.taylor@am.jll.com

**BANYAN STREET**  
CAPITAL



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved.