

Excellent Owner / User Opportunity Available for Sale Duluth Office Space with High Visibility & Signage from I-85



2470 Satellite Boulevard, Duluth, GA 30097

**46,468 RSF BUILDING FOR SALE
CURRENTLY 30% OCCUPIED**

Sales Price: \$5,300,000

Lease Rate: \$18.00/SF Full Service

- Easy Access Via I-85, Georgia 316 and Highway 120
- Two Story Open Atrium
- Minutes from Gwinnett Place Mall & Discover Mills Mall
- Abundant Parking
- I-85 Signage Available



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