

# Free –Standing Medical Office Building for Sale or Lease Duluth / Suwanee Submarket



## 3796 Satellite Boulevard, Duluth, GA, GA 30096

**Building Size:** 11,432 SF (8,948 Medical/Dental Office & 2,484 Storage)

**Sales Price:** \$899,500

**For Lease:** +/- 1,500 - 4,400 SF + Storage Space

**Lease Rate:** \$14.50/SF NNN

- Ideal Owner/User Investment
- Medical or Professional Use
- +/-4,400 SF Top Floor of Building is Available for Use
- Great Gwinnett Satellite Blvd. Location
- Updated Finishes with Elevator
- Brokers Protected



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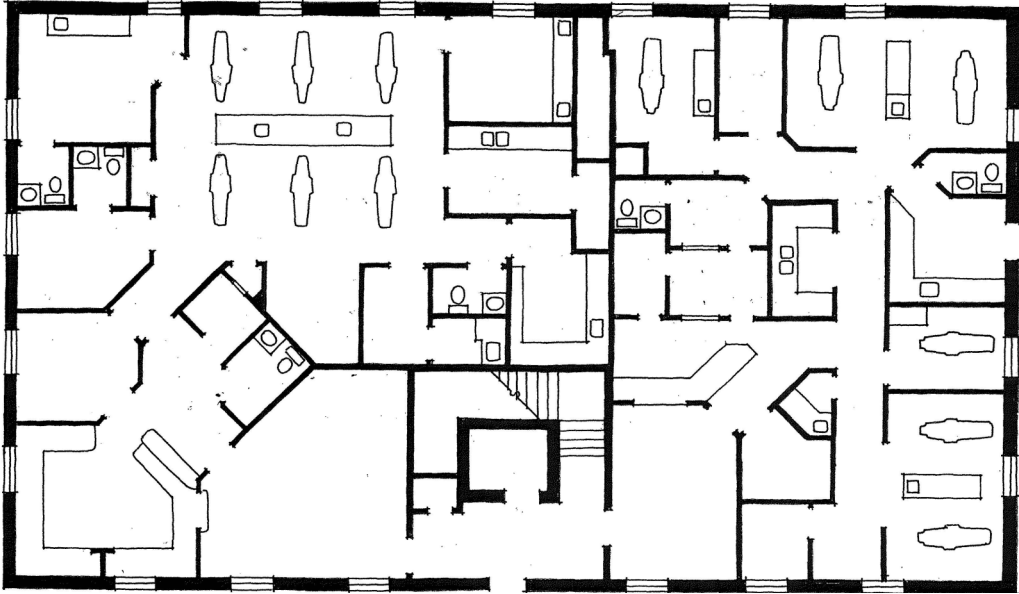
For complete details, please visit: [www.joelandgranot.com](http://www.joelandgranot.com)



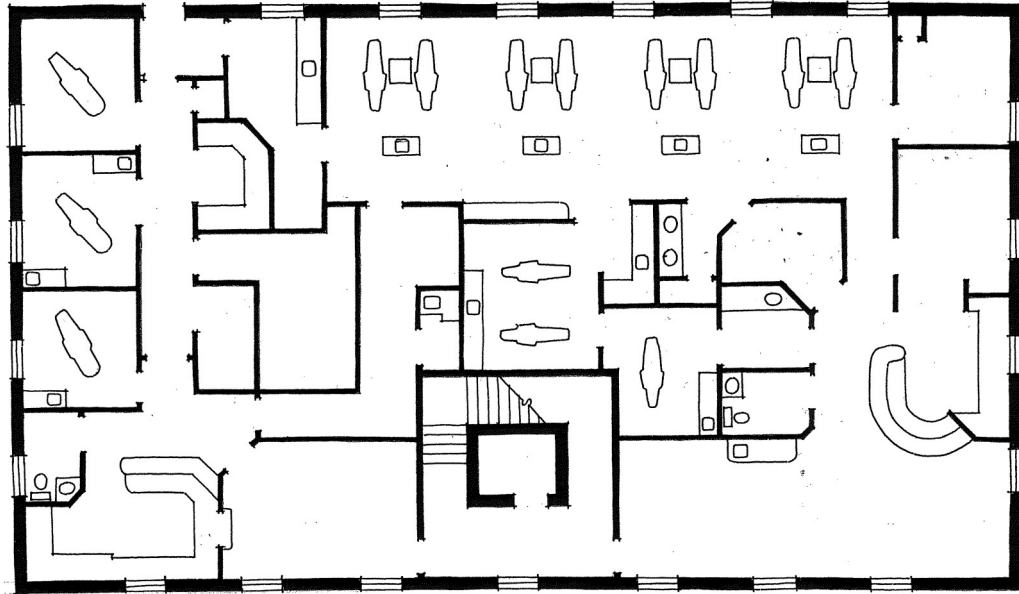
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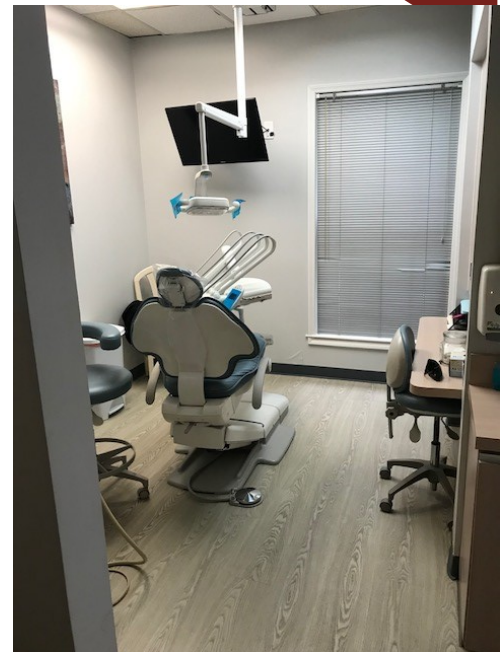
# 3796 Satellite Blvd. Duluth, GA 30096 Floor Plans



1st Floor, 4,437 RSF



2nd Floor, 4,437 RSF



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