

2435 TECH CENTER PKWY

LAWRENCEVILLE, GA 30043



24,444 SF | FURNISHED/MOVE-IN READY | 1 MILE FROM I-85 & MALL OF GA

For additional information, please contact:

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**LINCOLN
PROPERTY
COMPANY**

BUILDING FEATURES:

- 24,444 SF Single-Tenant Office Building
- Furnished / Move-in Ready
- Above Standard / Class A Interior Finishes
- 12-14' Interior Ceilings
- Prominent Monument Signage and Main Building Signage Available
- Floor to Ceiling Glass
- Tenant Controlled Utilities



AREA AMENITIES:

- Walking Distance to Coolray Field
- Market Leading Egress and Ingress to I-85, I-985 and GA-20 with multiples points of access to and from the project.
- A short drive to first class retail and dining options, including Mall of Georgia and Discover Mills
- Located within one of metro Atlanta's most dynamic suburban markets, offering more than 30 million square feet of office and retail developments
- Many Quality Residential Communities
- Highly Skilled and Diverse Labor Force



2435 TECH CENTER PKWY | AERIAL VIEW



SITE DETAILS

Year Built:	2005
Year Renovated:	2018
Lot Size (Acres):	3.68
Parking Spaces:	97 spaces - added revenue w/ overflow parking from Braves games
Parcel ID:	R7132 041

2435 TECH CENTER PKWY | LOCATION AND AMENITY MAP

MALL OF GEORGIA

200+ Local, National and International Stores

The Cheesecake Factory	O'Charley's Restaurant	Saigon Cafe
Arby's	Romano's Macaroni Grill	Sam's Club Bakery
Olive Garden	Wayback Burgers	Firehouse Subs
Ted's Montana Grill	Luigi's A Slice of Italy	Papa John's Pizza
la Madeleine French Bakery	Sushi Niko Niko	Publix
Mimi's Cafe	Bruster's Ice Cream	Aha Sushi
Red Lobster	Waffle House	Burger King
Chick-Fil-A	Smoothie King	Monterrey Mexican
McDonald's	Burger 21	
Chilli's Grill and Bar	Uncle Maddio's Pizza	
Kani House	Zoes Kitchen	
On The Border Mexican Grill	Which Which	
Marlow's Tavern	Swirlz	
Red Robin	Bonefish Grill	
Godiva Chocolate	Provino's Italian	
Asian Chao	Panda Express	
Smokey Bones	Shogun Japanese	
Tin Lizzy's Cantina	Stabuck's	
P.F. Changs	Krispy Kreme Donuts	
Alino Pizzeria Forno	Steak n' Shake	
Farmer's Basket	Chipotle Mexican	
Creamistry	Pollo Tropical	
Sarku Japan	Parma Tavern	
CupPoki	Tacos and Tequila	
Cinnabon	Einstein Bros. Bagels	
Moe's Southwest Grill	Sam's Club	
786 Kebab and Curry	Dunkin Donuts	

SUGARLOAF MILLS

1,183,000 SF Suburban Shopping Mall | 172 Specialty Retailers

Neiman Marcus	Athens Kouzzina	Tommy Hilfiger
H&M	Great American Cookies	Famous Footwear
Old Navy	Sears Outlet	Journey's
GameStop	Ross	Taco Bell
Claire's	Burlington's	Green Leaf's & Bananas
Starbucks	Adidas Outlet	Skechers Factory Outlet
Nike Factory	Bass Pro Shops	Justice
Dave & Buster's	Cold Stone Creamery	Dippin Dots
AMC Sugarloaf Mills	Tutti Frutti	Books - A - Million
Eddie Bauer Outlet	Burger King	Thai Diner & Sushi



2435 TECH CENTER PARKWAY

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