



# INTELLICENTER

2530 SEVER ROAD



UP TO 27,476 RSF TOP FLOOR SPACE AVAILABLE MARCH 1, 2026



Lawrenceville, GA 30043





## BUILDING DETAILS



Built in 2006



Raised Access Flooring



Reduced Operating Expenses with Underfloor HVAC



3 Stairwells per Floor



Fiber Connectivity



Dual Feed Power with 2,000 amp, 3 phase 480/277 volt power



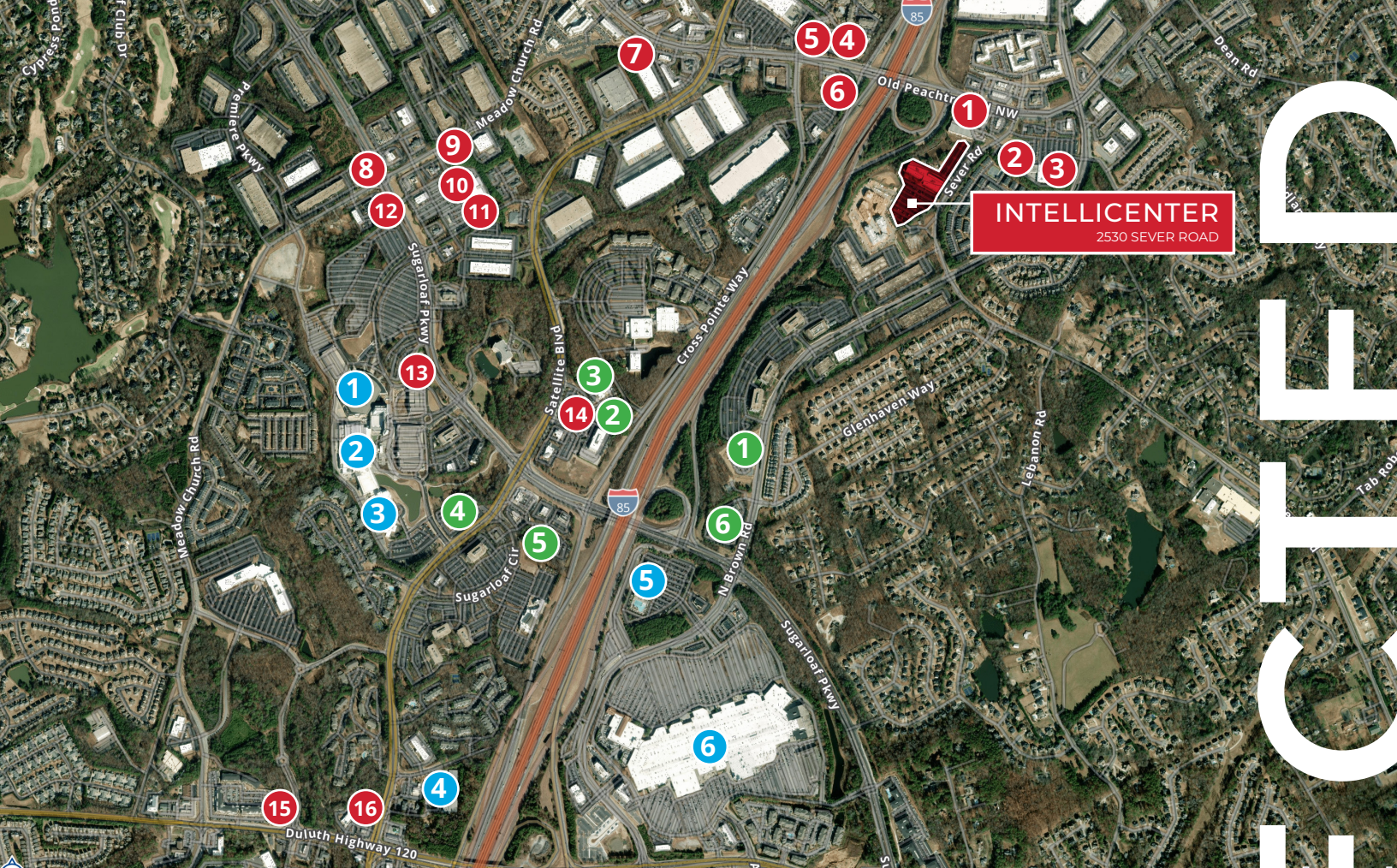
10' Finished Ceilings

## PROPERTY FEATURES

- + 150,063 SF Class A Office Building
- + Highly Efficient Floor Plates
- + LEED Certified
- + High Density 6/1,000 Parking
- + Sugarloaf Market
- + Quick Access to I-85 and I-316
- + Abundant Amenities Nearby

# VISIBLE





**INTELLCENTER**  
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## THE ENVIRONMENT



### DINING

1. Mi Casa
2. Fini's Pizzeria
3. Wayback Burgers
4. Taziki's Mediterranean
5. Jim 'N Nick's BBQ
6. Waffle House
7. Five Guys
8. Moe's Southwest
9. Wendy's
10. Frontera
11. Luciano's
12. Vinny's Pizza
13. Frankie's Steakhouse
14. Marlow's Tavern
15. JINYA Ramen
16. Rudy's NY Pizza



### RETAIL/ENTERTAINMENT

1. Gas South Arena
2. Gas South Convention Center
3. Hudgens Center for Art
4. Atlanta Ice Forum
5. LifeTime Fitness
6. Sugarloaf Mills



### HOTELS

1. Home2Suites by Hilton
2. Courtyard Atlanta
3. Residence Inn
4. Embassy Suites
5. Hilton Garden Inn
6. Hampton Inn

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## CONTACT US:

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