



GWINNETT COMMERCE CENTER

3700 CRESTWOOD PARKWAY, DULUTH GA



CBRE

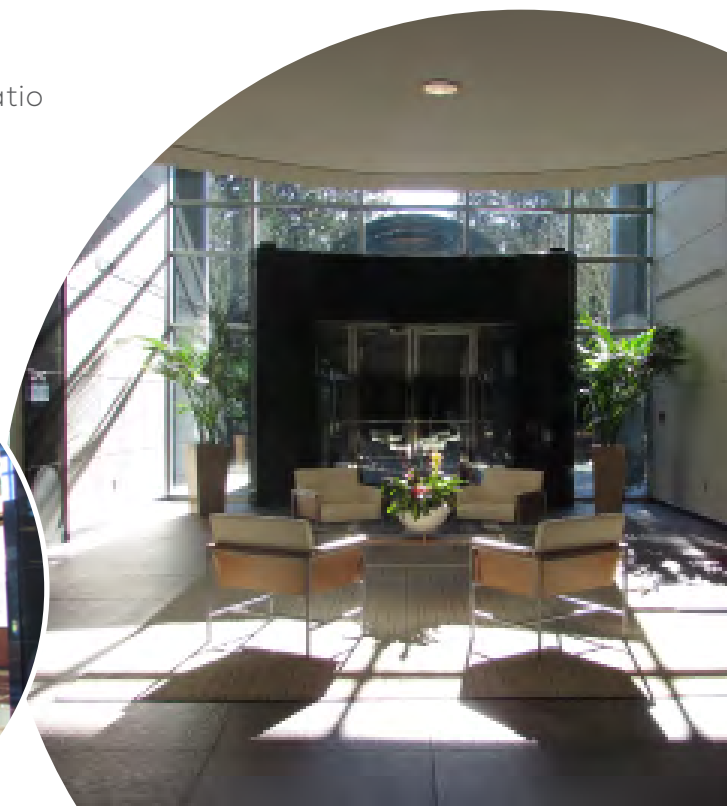
MAXIMIZE YOUR INCENTIVE!

1,434 RSF UP TO 14,502 RSF AVAILABLE \$21.50 SF, FULL SERVICE

LOCATED IN THE
OPPORTUNITY ZONE
UP TO \$3,500 PER JOB

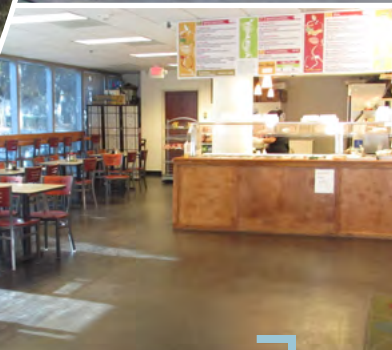
OFFICE FEATURES

- Ten-story, Class A office in Gwinnett County totaling 213,563 sq. ft.
- Certified Energy Star building
- Covered parking deck with generous 3.7/1000 ratio
- Floor-to-ceiling glass with unobstructed views
- Renovated common areas



AREA AMENITIES

- Excellent access to I-85/Pleasant Hill Interchange
- Shortdrive to multiple amenities at Gwinnett Place Mall
- Multiple walkable retail and dining options



ONSITE AMENITIES

- Full service café
- Conference facilities
- 24/7 manned security
- Property management
- Near walking trails
- Outdoor Courtyard





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