

**SINGLE STORY
CONVENIENCE** IN THE
HEART OF SUGARLOAF



UNDER *NEW* OWNERSHIP

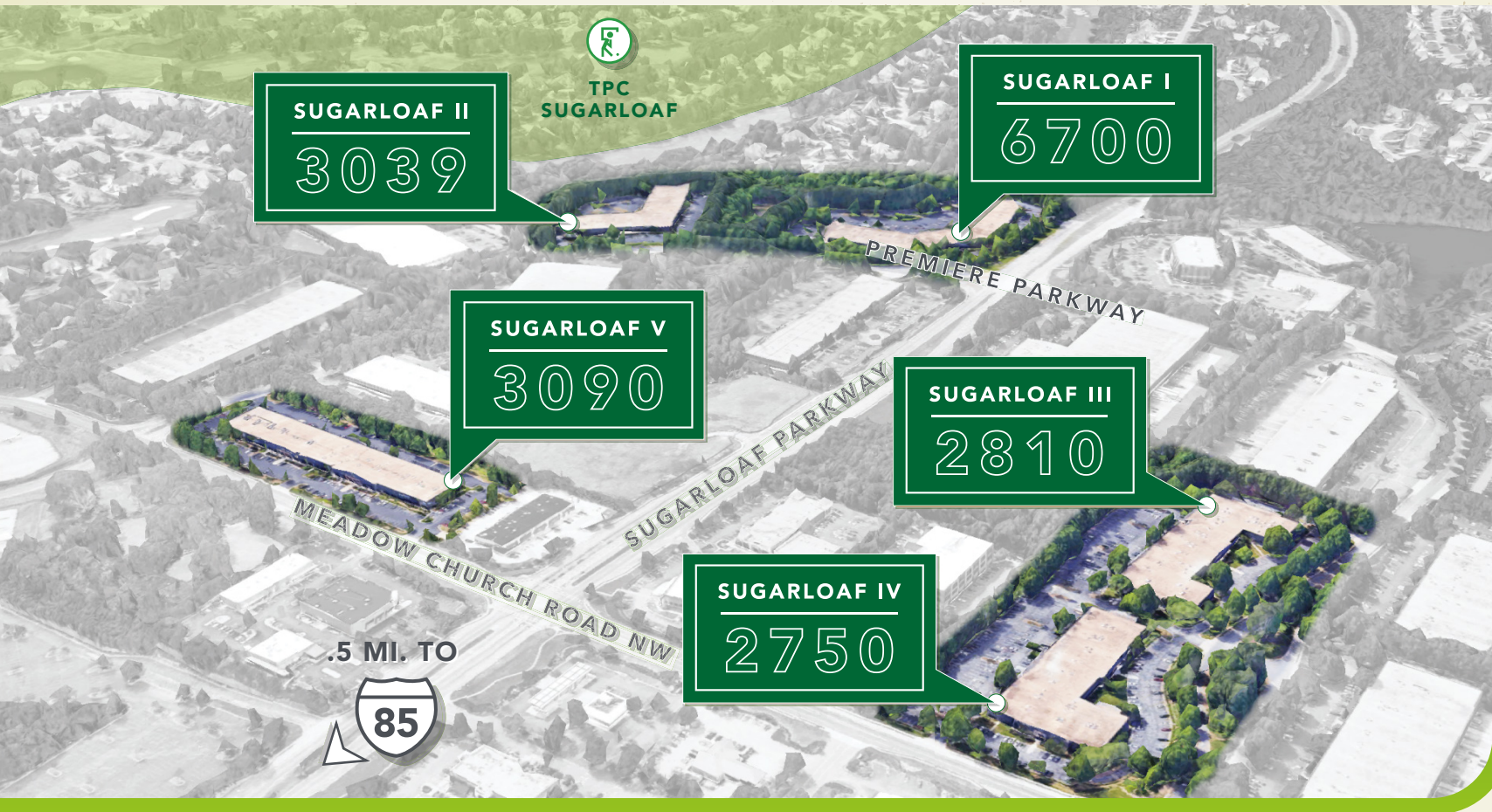


ESJ

CAPITAL
PARTNERS

SUGARLOAF I-V

A WELL LOCATED WORKPLACE SETTING



Sugarloaf I-V is a five building, single-story campus conveniently located in the heart of Sugarloaf with immediate access to I-85.

Sugarloaf I-V appeals to small and mid-size companies seeking personable service and a professional workplace campus.

Discover a wide range of available build-outs with connected, above-market surface parking, and plentiful conveniences within both walking and driving distance.

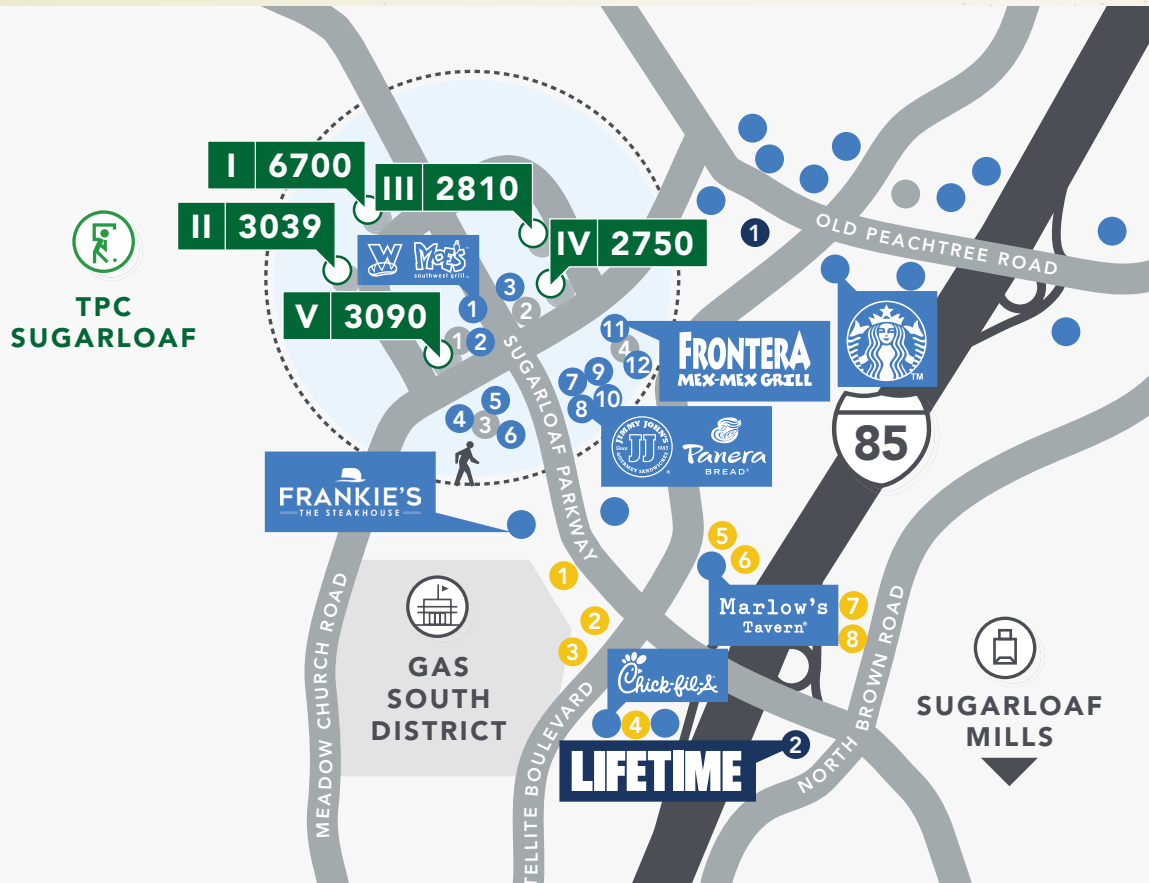
PROPERTY HIGHLIGHTS



- Above-market, abundant parking
- Ceiling heights range from 12' - 18'6"
- Lofted ceilings in select suites
- Flexible build-out potential
- Abundant glass and natural light
- Modern building exteriors with full height glass
- Prominent campus exterior signage and wayfinding program



ABUNDANT AREA AMENITIES



WALKABLE DINING DESTINATIONS

1. Which Wich
2. Moe's Southwest Grill
3. My Friend's Place
4. Uncle Jack's Meat House
5. Sushi Osaka
6. Vinny's NY Pizza
7. Smoothie King
8. Panera Bread
9. Jimmy John's
10. Marco's Pizza
11. Frontera Mex-Mex Grill
12. Luciano's Ristorante Italiano

LODGING IN UNDER 2 MILES

1. Westin Atlanta Gwinnett
2. Holiday Inn
3. Embassy Suites

4. Hilton Garden Inn
5. Residence Inn
6. Courtyard by Marriott
7. Home 2 Suites
8. Homewood Suites by Hilton

FITNESS

1. Tone Zone Fitness
2. Lifetime Fitness

NEARBY CONVENIENCES

1. UPS Store
2. Bank of America, Suntrust
3. Walgreens
4. Kroger
5. Wells Fargo



WALKABLE TO
12+ DINING OPTIONS



< 1 MILE TO I-85
WITH ACCESS FROM 3
SEPARATE EXITS



0.6 MILES TO
GAS SOUTH DISTRICT



IMMEDIATELY ADJACENT
TO TPC SUGARLOAF'S 27-
HOLE COURSE, DESIGNED
BY GREG NORMAN



2.5 MILES TO
SUGARLOAF MILLS

UNBEATABLE ACCESS



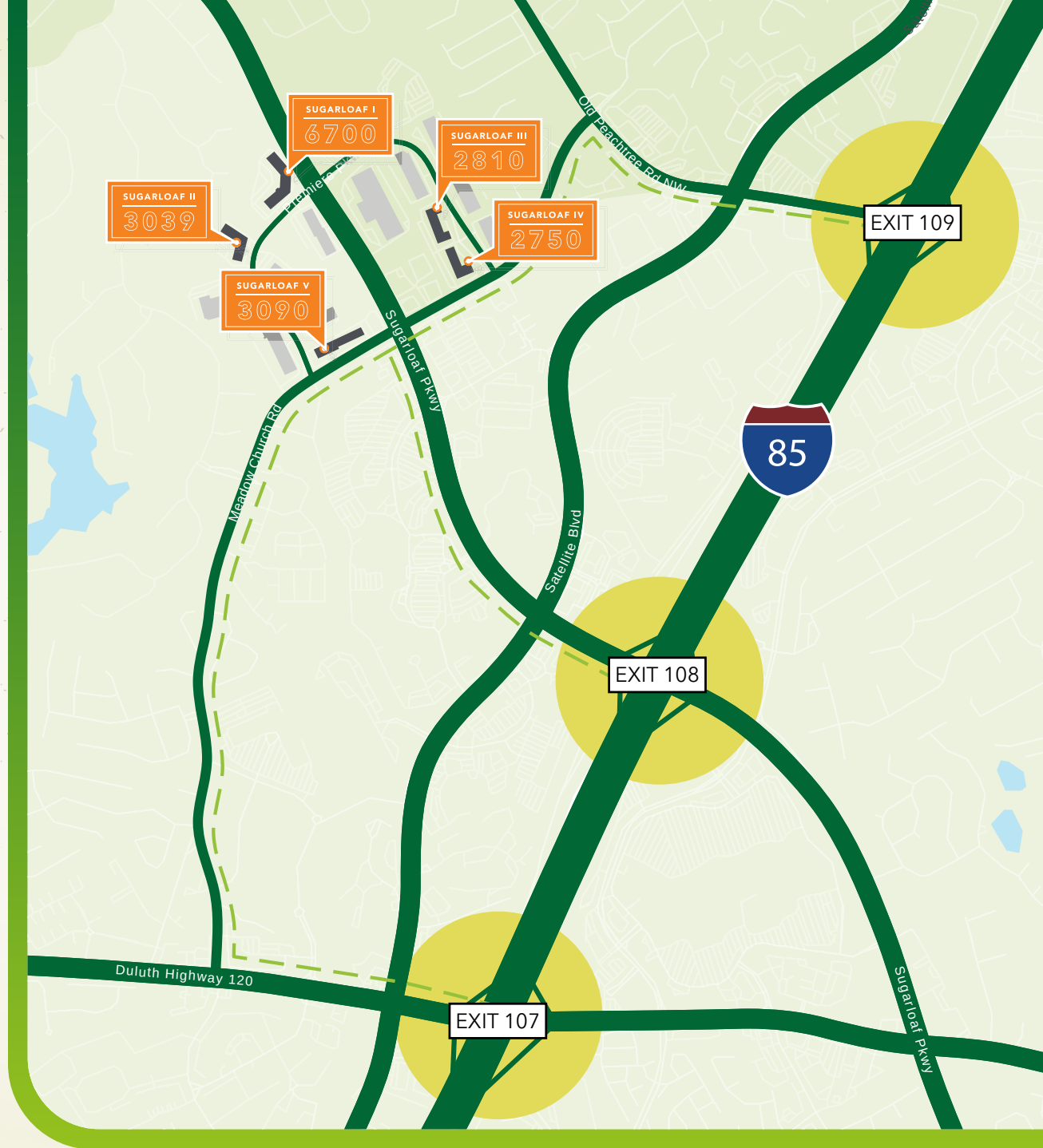
ACCESSIBLE VIA 3 EXITS
OFF OF I-85



EASY ENTRY VIA
SUGARLOAF PARKWAY &
MEADOWCHURCH ROAD



PROMINENT EXTERIOR AND
WAYFINDING SIGNAGE



IN THE HEART OF SUGARLOAF



GAS SOUTH CONVENTION CENTER



GAS SOUTH THEATER



GAS SOUTH ARENA

The Gas South District in Duluth, Georgia, is a 118-acre multi-venue entertainment and events campus located just minutes outside Atlanta.

The area features several major facilities, including the 13,000-seat Gas South Arena, the 708-seat Gas South Theater, and the expansive Gas South Convention Center, which offers up to 90,000 square feet of exhibit space along with a 21,600-square-foot grand ballroom. The district regularly hosts concerts, sporting events, trade shows, conventions, and community celebrations, featuring performers and organizations ranging from major touring artists to groups like the Georgia Swarm, Atlanta Gladiators, and Atlanta Vibe. Its ongoing renovations and expansions – totaling around \$100 million – continue to modernize the experience with upgraded ballrooms, food halls, breakout spaces, and additional exhibit space.

IN THE HEART OF SUGARLOAF



TPC Sugarloaf

This renowned 27-hole private golf club is designed by Greg Norman and set within the scenic Sugarloaf Country Club community. Known for its championship-level layout, the course features three distinct nine-hole tracks, each offering a blend of lush fairways, strategic bunkering, and picturesque Georgia landscapes.



Sugarloaf Mills Mall

This large indoor shopping and entertainment destination is known for its wide mix of outlet retailers, dining options, and family-friendly attractions. The mall features over 180 stores, including popular outlets like Nike Factory Store, LEGO Outlet, and Saks Fifth Avenue OFF 5TH, along with major anchors such as Bass Pro Shops.



SUGARLOAF I-V

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