

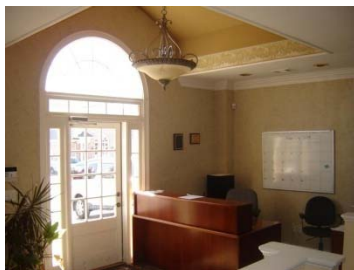
# 3505 Duluth Park Lane

Building 3  
Duluth, GA 30096

FOR SALE:  
**5,850 SF**  
Office Building

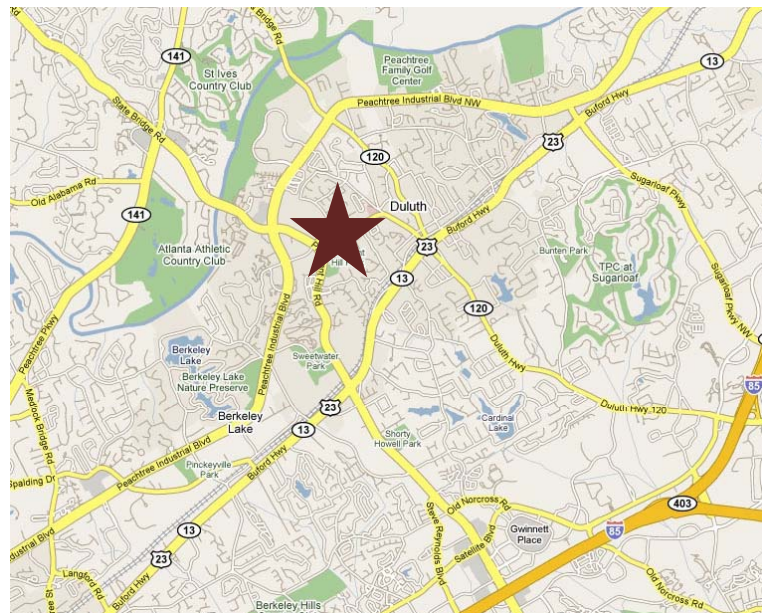


**PRICE  
REDUCED!  
\$890,000**



## Property Details:

- Great investment opportunity
- 100% leased to publically traded new tenant on a 5 year term
- Located across from Gwinnett Medical Center Duluth and surrounded by professional firms
- Convenient to Duluth, John's Creek, Buford Hwy, Peachtree Industrial & I-85
- Flexible, open floor plans with contemporary build out and luxurious details
- Only unit with 2nd story offices and storage
- Can accommodate users from 1,750-5,850 SF



## Exclusive Agent:

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