

# FOR LEASE

## THE CRESCENT

3473 & 3483 SATELLITE BLVD  
DULUTH, GA 30096



AMERICAN CAPITAL PROPERTIES



### OVERVIEW

- » Three-story office building offering full service leases
- » Under new ownership and on-site professional management
- » Ample, free surface parking
- » Tenant improvement funds are possible for new long-term tenants with good credit
- » On-site conference facility
- » Beautifully landscaped
- » Food Truck Wednesdays: a rotation of food trucks are scheduled to serve in the parking lot on Wednesdays, when possible, for tenant and neighborhood enjoyment

### LOCATION

- » Prime Gwinnett County location directly across from Gwinnett Place Mall and Gwinnett Transit Center
- » Conveniently located just 1 mile from I-85
- » Immediate surrounding area includes abundance of shopping, restaurants, hotels, banks, and an adjacent health club

### ASKING RATE

- » \$13.95–17.25/sf

### LEASE TYPE

- » Full Service

### SPACE AVAILABLE

- » 844 – 10,195 rsf
- » Some suite furnished with desks, chairs and conference tables (302S)

### FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | 770.530.0896  
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

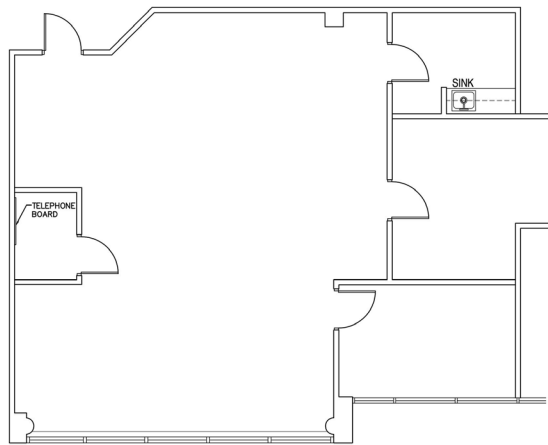
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## AVAILABLE FLOOR PLANS

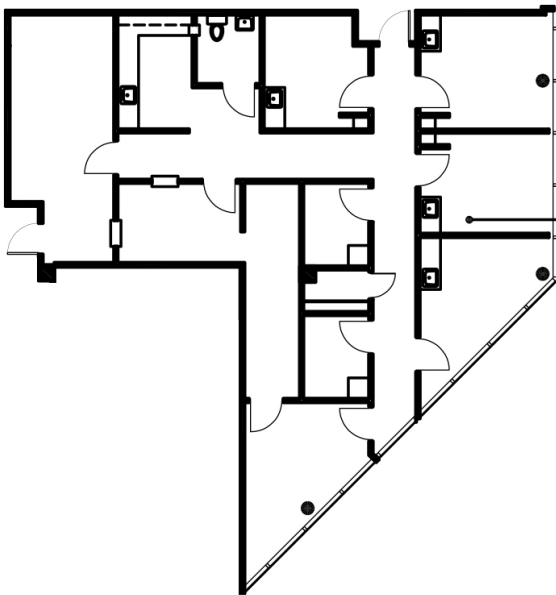
### NORTH BUILDING

| SUITE | SQ FT                   |
|-------|-------------------------|
| 100N  | 1,635                   |
| 115N  | 2,168                   |
| 300N  | min. 3,000<br>max.7,728 |

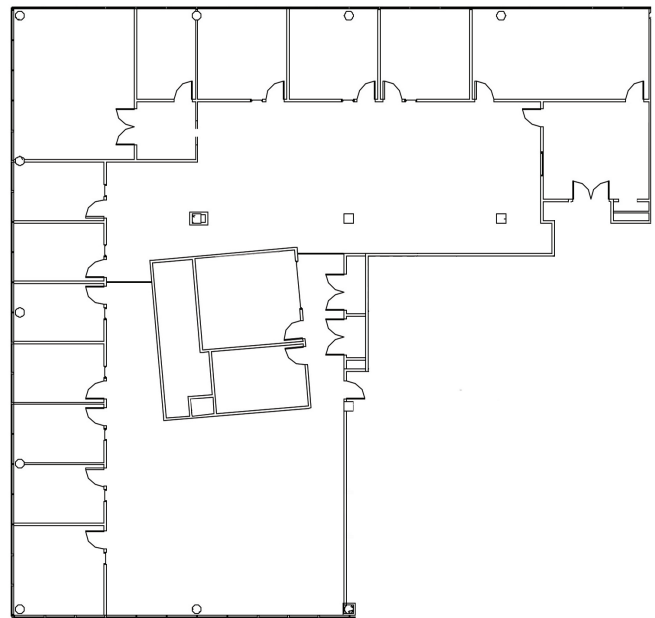
SUITE 100N



SUITE 115N



SUITE 300N (3,000-7,728 RSF)



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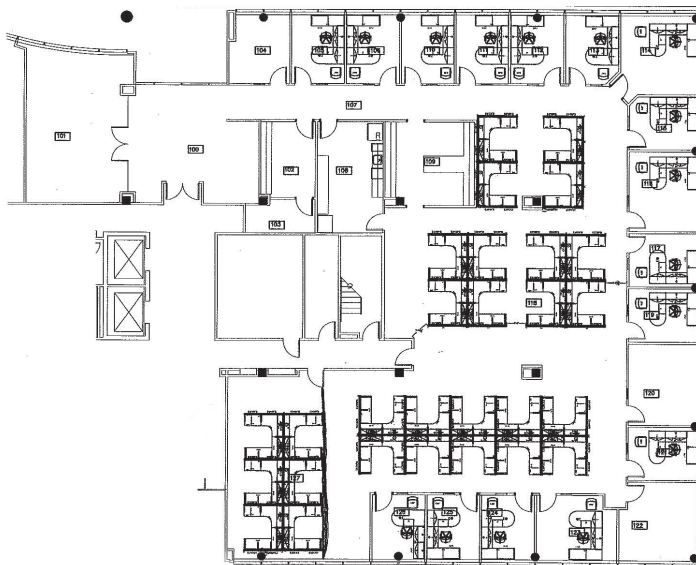
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## AVAILABLE FLOOR PLANS (CONTINUED)

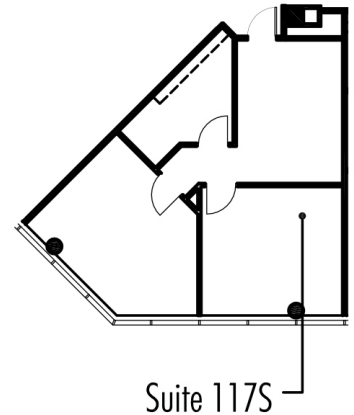
### SOUTH BUILDING

| SUITE | SQ FT                     |
|-------|---------------------------|
| 100S  | min. 4,000<br>max. 10,195 |
| 110S  | 1,821                     |
| 117S  | 844                       |
| 201S  | 2,367                     |
| 302S  | 3,176                     |

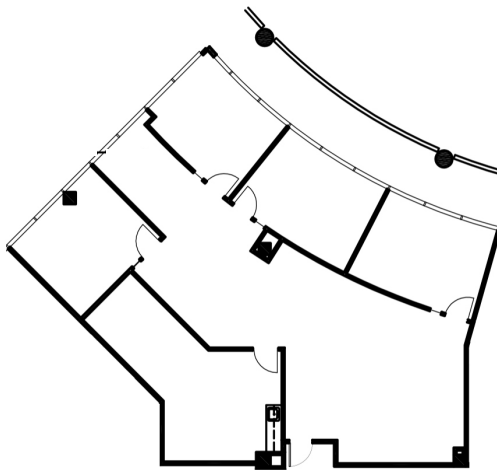
SUITE 100S



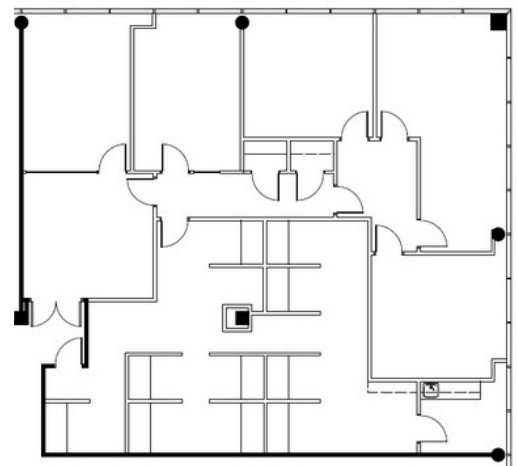
SUITE 117S



SUITE 201S



SUITE 302S



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## AERIAL MAP | FURNISHED SUITE PHOTOS



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