



Prime Leasing Opportunity

Gwinnett Progress Center

Up to 150,000 SF Available

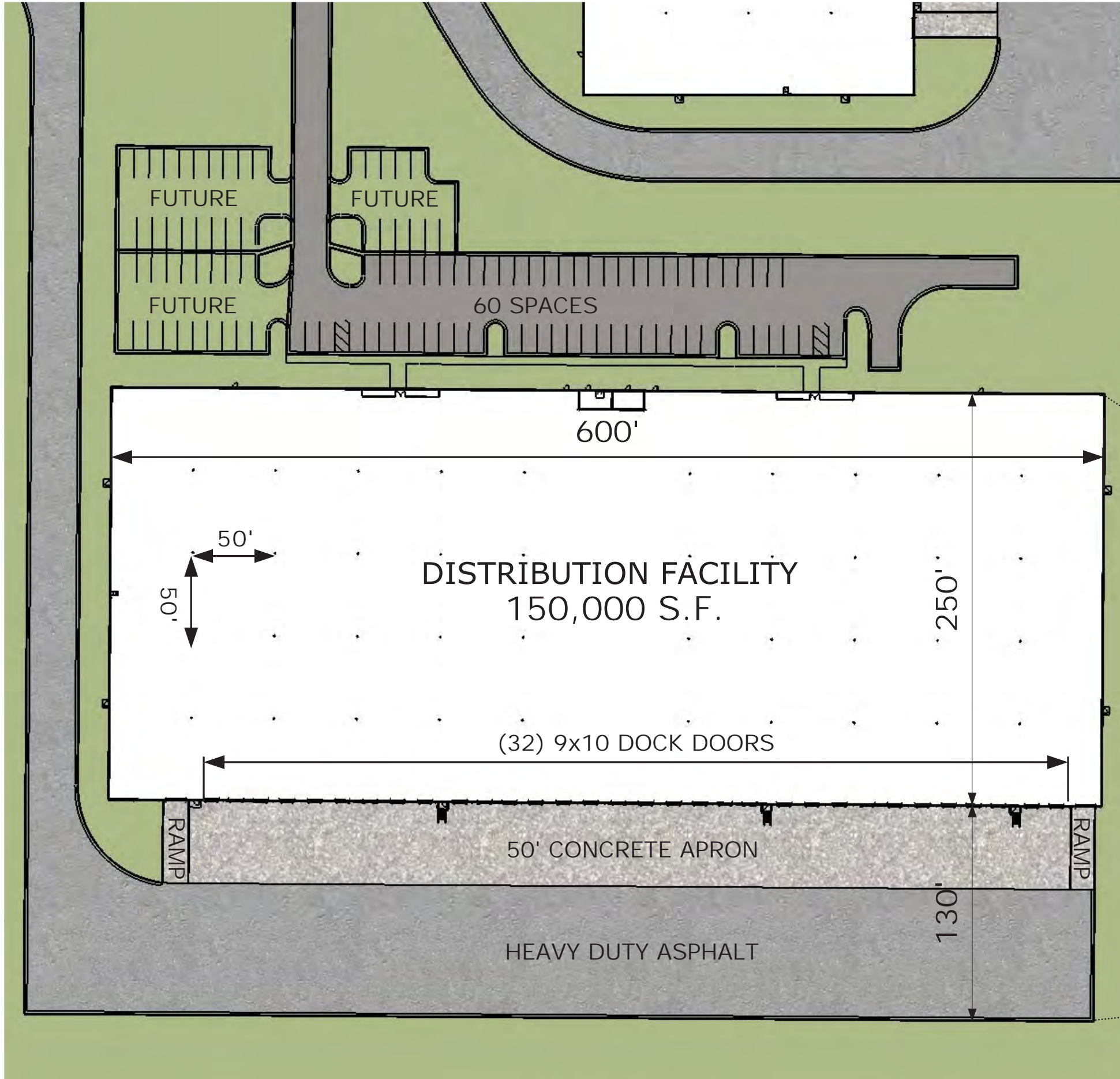
525 Hurricane Shoals Court
Lawrenceville, GA



CBRE



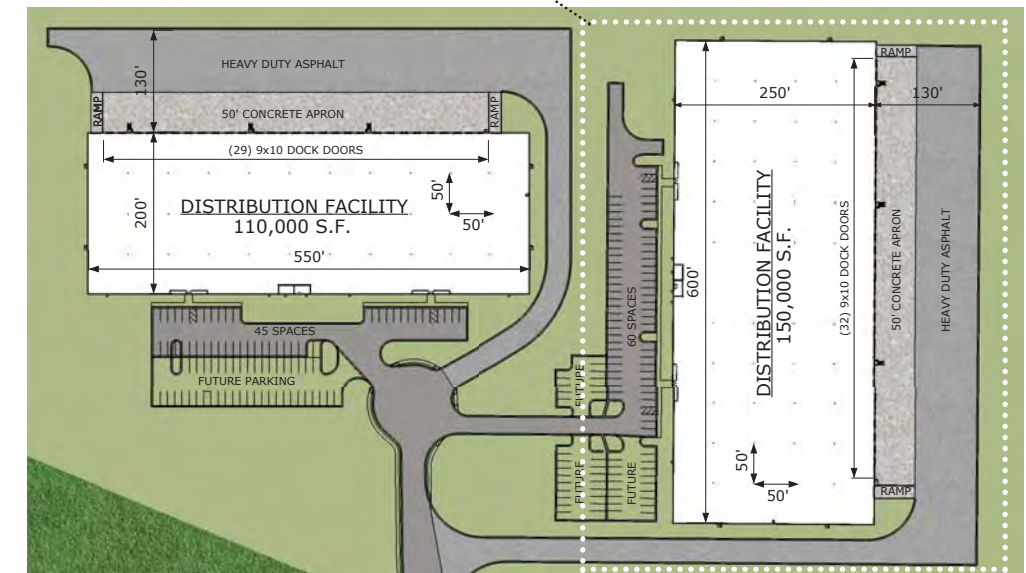
Building Plan



Building Specifications

Total Building	150,000 SF
Available SF	150,000 SF (divisible to 50,000 SF)
Office SF	BTS
Construction	Tilt-up concrete
Year Built	2016
Ceiling Height	32' minimum
Column Spacing	50' x 50'
Dock Doors	32 (9' x 10') dock high doors
Drive-in Doors	2 (12' x 14') drive-in door
Dock Levelers	BTS
Building Depth	250'
Sprinkler	ESFR fire protection
Power	Jackson EMC
Water/Sewer	Gwinnett County
Parking	60 spaces (expandable)

Site Plan



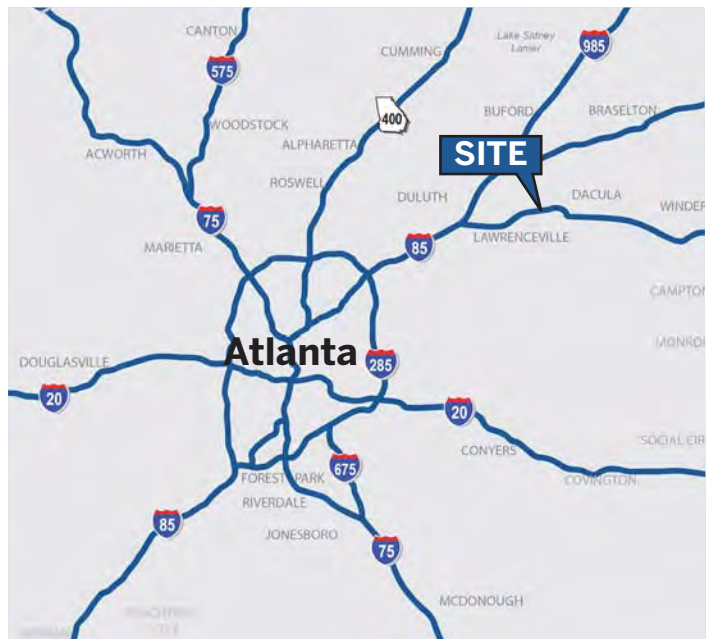
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1 Location

- Located in Gwinnett County
- 0.5 miles from Highway 316
- 9.5 miles from Interstate 85
- Halfway between Atlanta and Athens
- Excellent nearby amenities



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