



1164 & 1168 Satellite Blvd | Suwanee, Georgia 30024

### NEW TO MARKET

First Generation Plug & Play Spec  
Office Suites in Suwanee

1,760 SF up to 7,518 SF Contiguous Available  
per Floor

Medical/Professional Office Use

Each Suite consists of Reception, Conference  
Room, Break Room, 4-5 Private Offices,  
IT Room

Common Area Restrooms

Elevator Served Building

Excellent Access to I-85 via Old Peachtree Rd  
& McGinnis Ferry Interchange

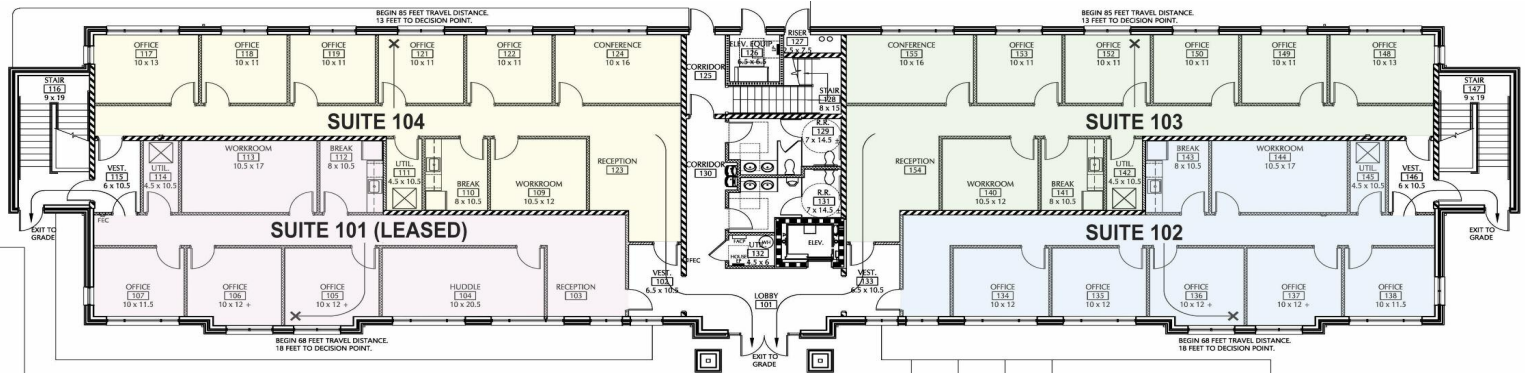
Traffic Light Access to Park

Ample Parking

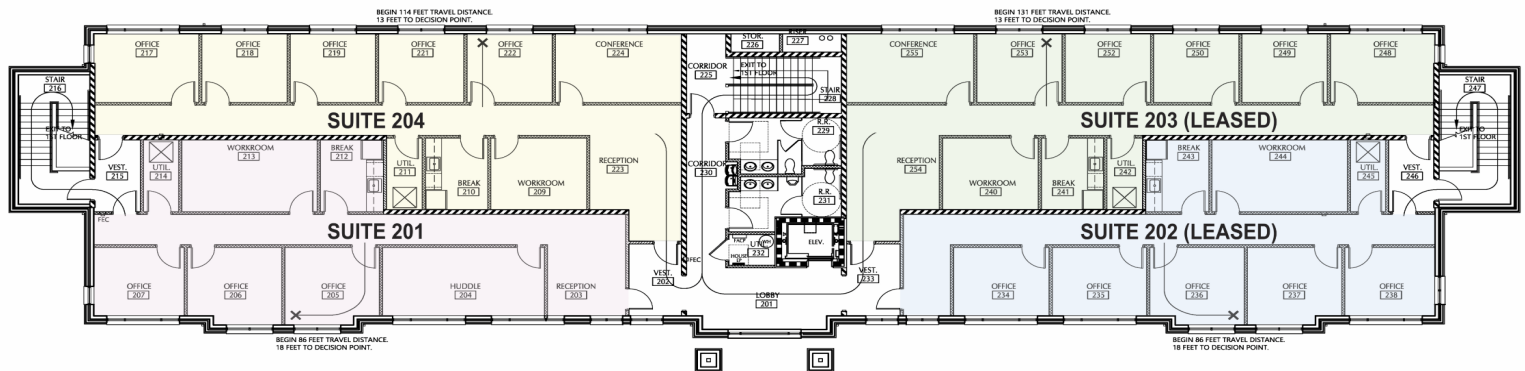
2025 Construction



### FIRST FLOOR



### SECOND FLOOR

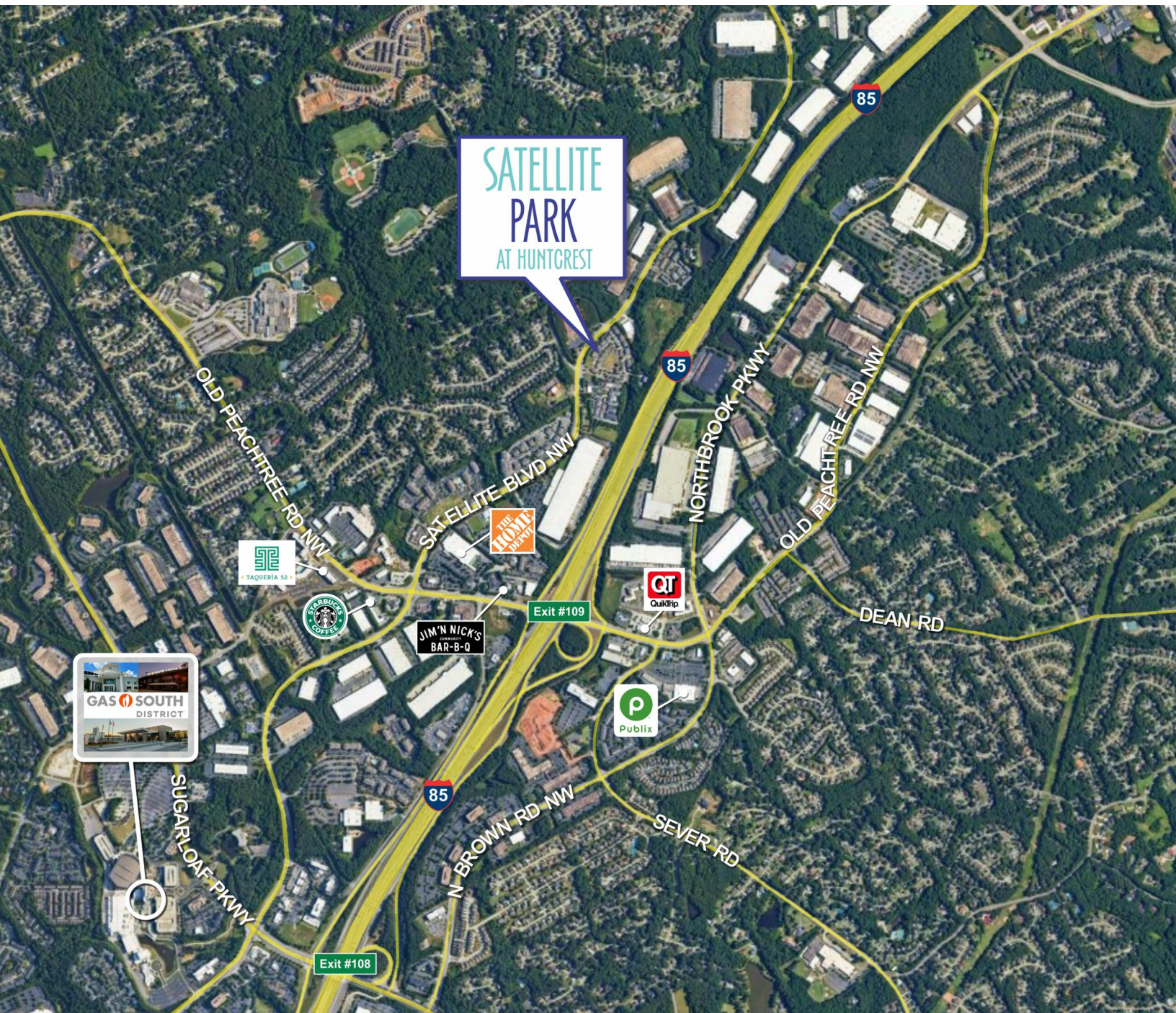


#### AVAILABILITY - BUILDING 1164

|                 |                        |
|-----------------|------------------------|
| Suite 101       | Leased                 |
| Suite 102       | 1,760 SF               |
| Suite 103       | 2,001 SF               |
| Suite 104       | 1,996 SF               |
| Suite 101 & 103 | Contiguous at 3,762 SF |
| Suite 102 & 104 | Contiguous at 3,756 SF |
| Suite 201       | 1,761 SF               |
| Suite 202       | Leased                 |
| Suite 203       | Leased                 |
| Suite 204       | 2,001 SF               |
| Suite 201 & 203 | Contiguous at 3,762 SF |
| Suite 202 & 204 | Contiguous at 3,756 SF |

#### AVAILABILITY - BUILDING 1168

|                 |                        |
|-----------------|------------------------|
| Suite 101       | 1,761 SF               |
| Suite 102       | 1,760 SF               |
| Suite 103       | 2,001 SF               |
| Suite 104       | 1,996 SF               |
| Suite 101 & 103 | Contiguous at 3,762 SF |
| Suite 102 & 104 | Contiguous at 3,756 SF |
| Suite 201       | 1,761 SF               |
| Suite 202       | 1,760 SF               |
| Suite 203       | 2,001 SF               |
| Suite 204       | 1,996 SF               |
| Suite 201 & 203 | Contiguous at 3,762 SF |
| Suite 202 & 204 | Contiguous at 3,756 SF |



FOR MORE  
INFORMATION  
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