

FOR LEASE

SATELLITE PARK AT HUNTCREST

1168 Satellite Blvd | Suwanee, GA 30024



FOR MORE
INFORMATION
PLEASE CONTACT

JOHN CAPE
770.729.2820
jwcape@lavista.com



PROPERTY OVERVIEW

Satellite Park at Huntcrest is a professionally managed, multi-building office park along Satellite Boulevard in Suwanee's highly sought-after Sugarloaf/I-85 corridor, offering an attractive brick, campus-style setting with excellent access to I-85 via Old Peachtree Road and the McGinnis Ferry interchange. The park is designed to support medical and professional users with elevator-served buildings, common-area restrooms, ample parking, and traffic-light access into the park for convenient daily circulation.

DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	6,133	74,074	222,509
Households	2,324	26,106	77,759
Average HH Income	\$116,499	\$131,192	\$117,646
Daytime Employees	3,389	40,739	122,388

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1168 (Building 6) at Satellite Park at Huntcrest delivers first-generation, plug-and-play spec office suites in a modern, elevator-served environment—ideal for medical and professional users seeking a turnkey footprint in Suwanee with direct connectivity to I-85. Suites feature efficient layouts built around a reception area, conference room, break room, multiple private offices, and dedicated IT space, all supported by common-area restrooms and ample parking.

LEASING HIGHLIGHTS

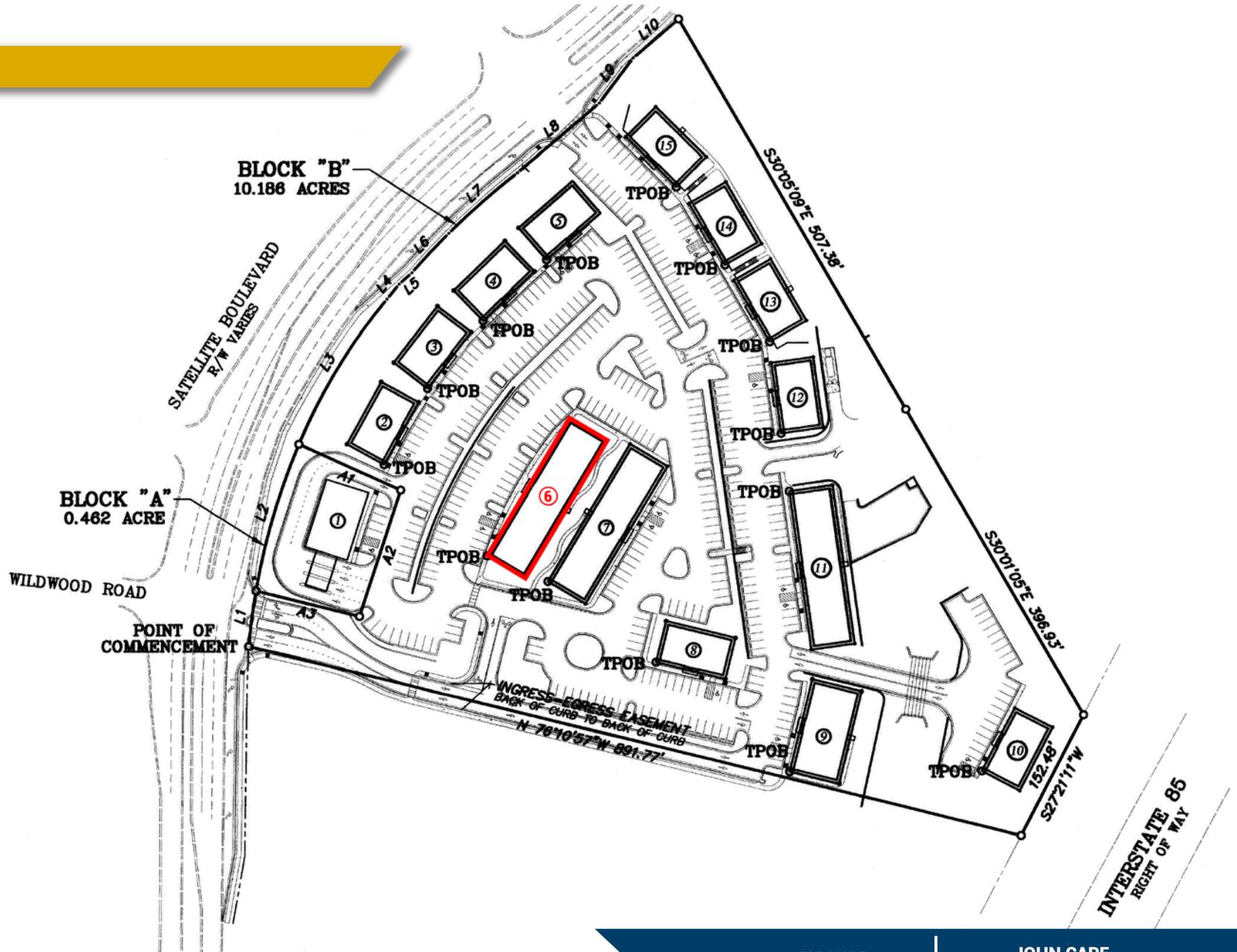
- ◆ First Generation Plug & Play Spec Suites for Medical or Professional Office Use
- ◆ 1,760± SF - 7,518± SF Contiguous per Floor
- ◆ Each Suite consists of Reception, Conference Room, Break Room, 4-5 Private Offices, IT Room
- ◆ Elevator Served Building + Common Area Restrooms
- ◆ Excellent access to I-85 via Old Peachtree Road and McGinnis Ferry Interchange
- ◆ Traffic Light Access to Park + Ample Parking
- ◆ 2025 Construction



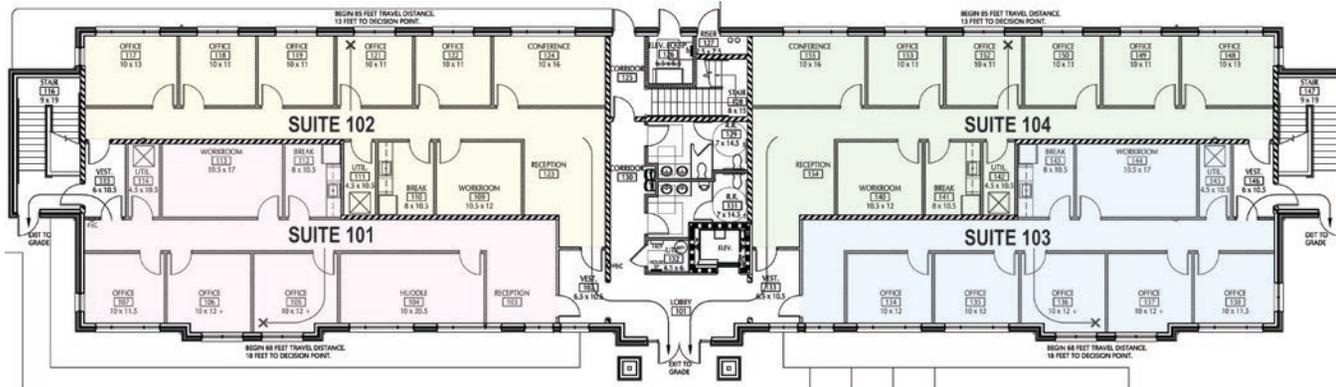
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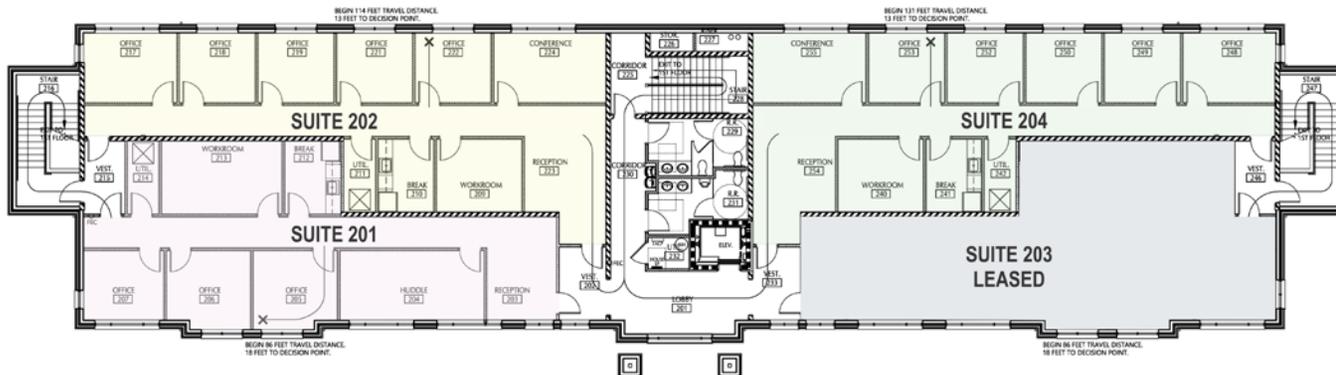
SITE PLAN



FIRST FLOOR

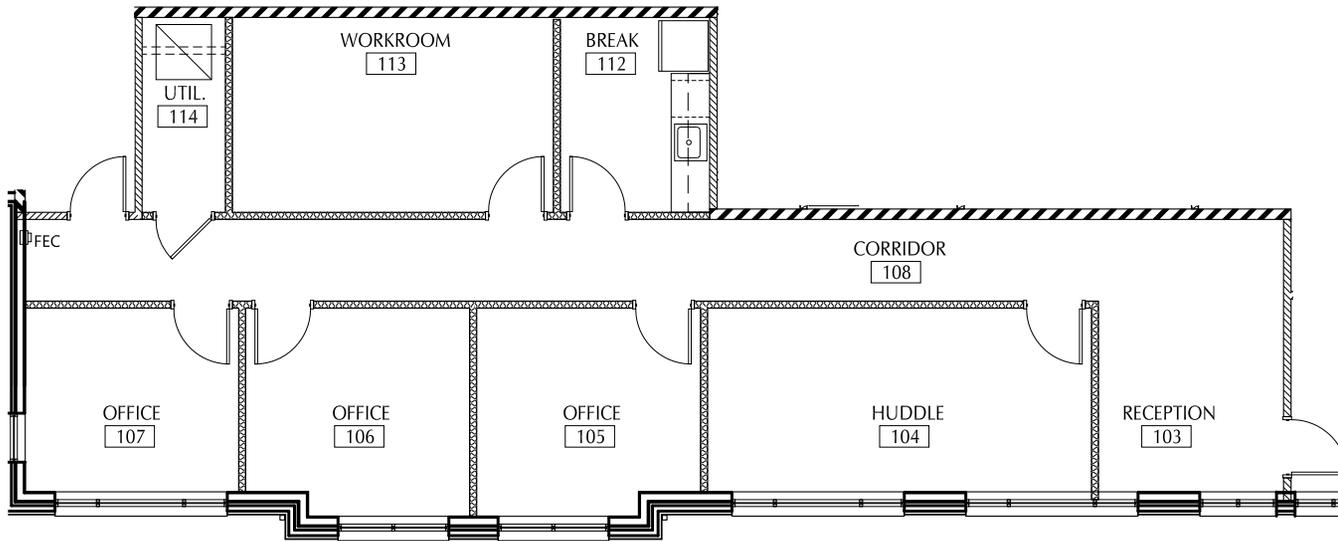


SECOND FLOOR

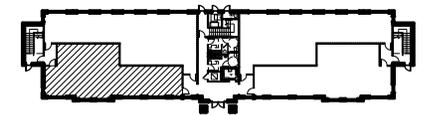


SUITE	SIZE
Suite 101	1,761 SF
Suite 102	1,996 SF
Suite 103	1,760 SF
Suite 104	2,001 SF
Suite 101 & 102	3,757 SF Contiguous
Suite 103 & 104	3,761 SF Contiguous
Suite 201	1,761 SF
Suite 202	1,996 SF
Suite 203	LEASED
Suite 204	2,001 SF
Suite 201 & 202	3,757 SF Contiguous

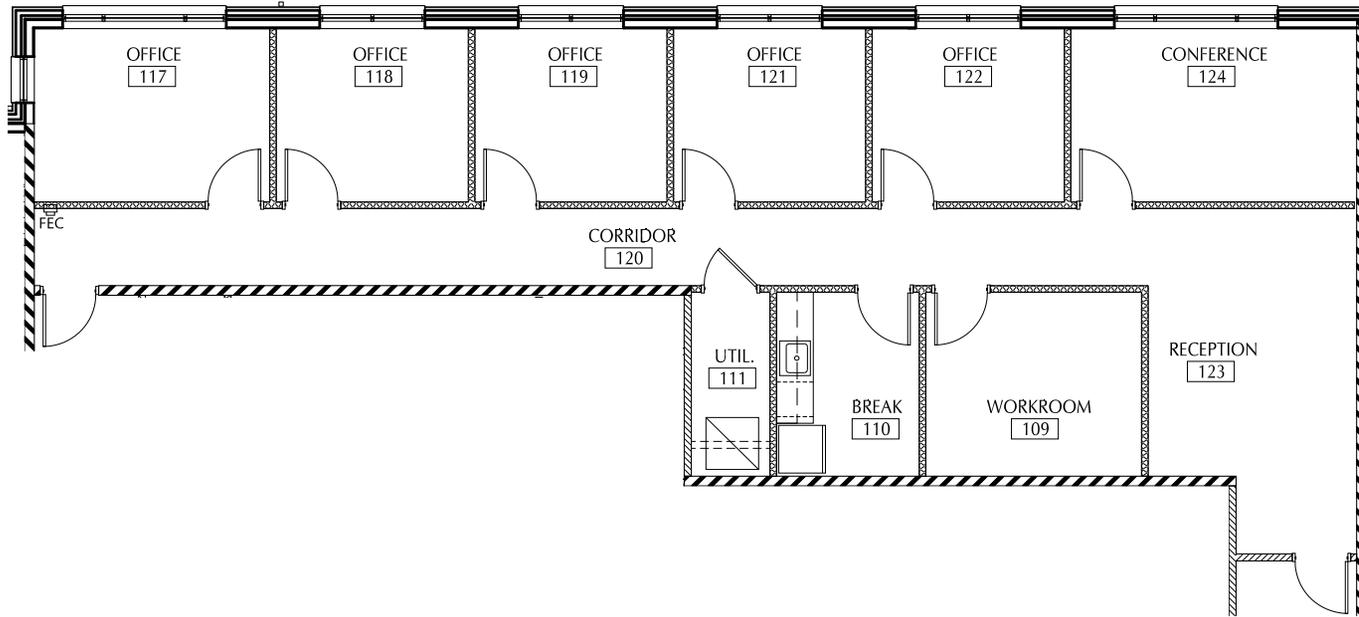
SUITE 101 | 1,761 SF



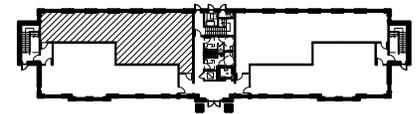
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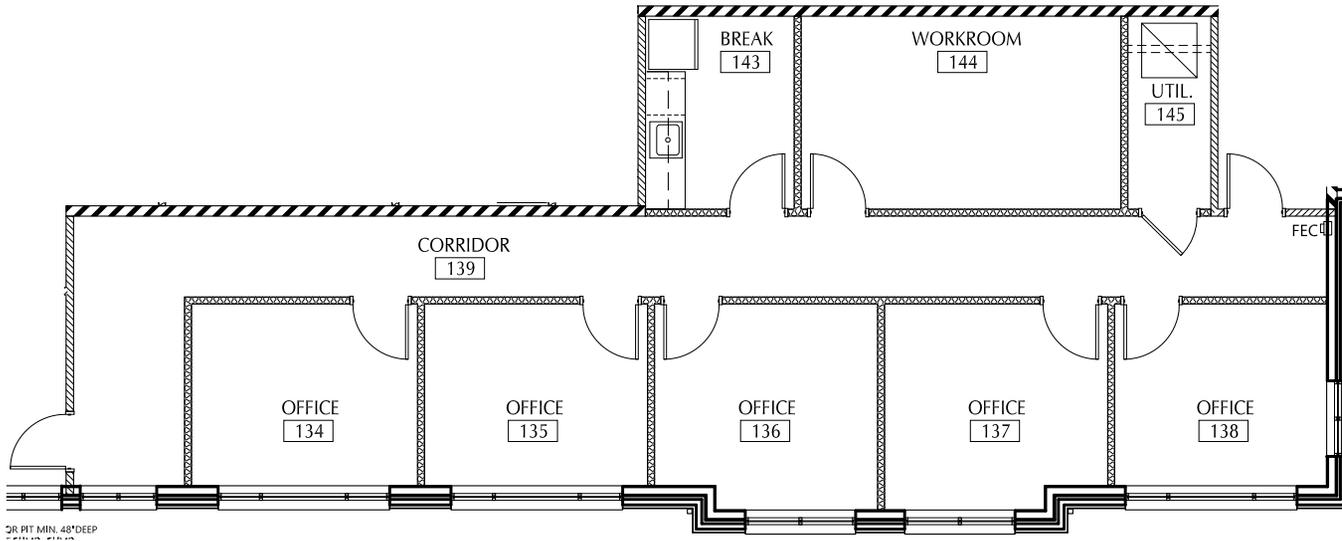
SUITE 102 | 1,996 SF



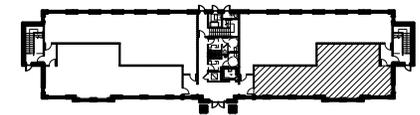
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SUITE 103 | 1,760 SF

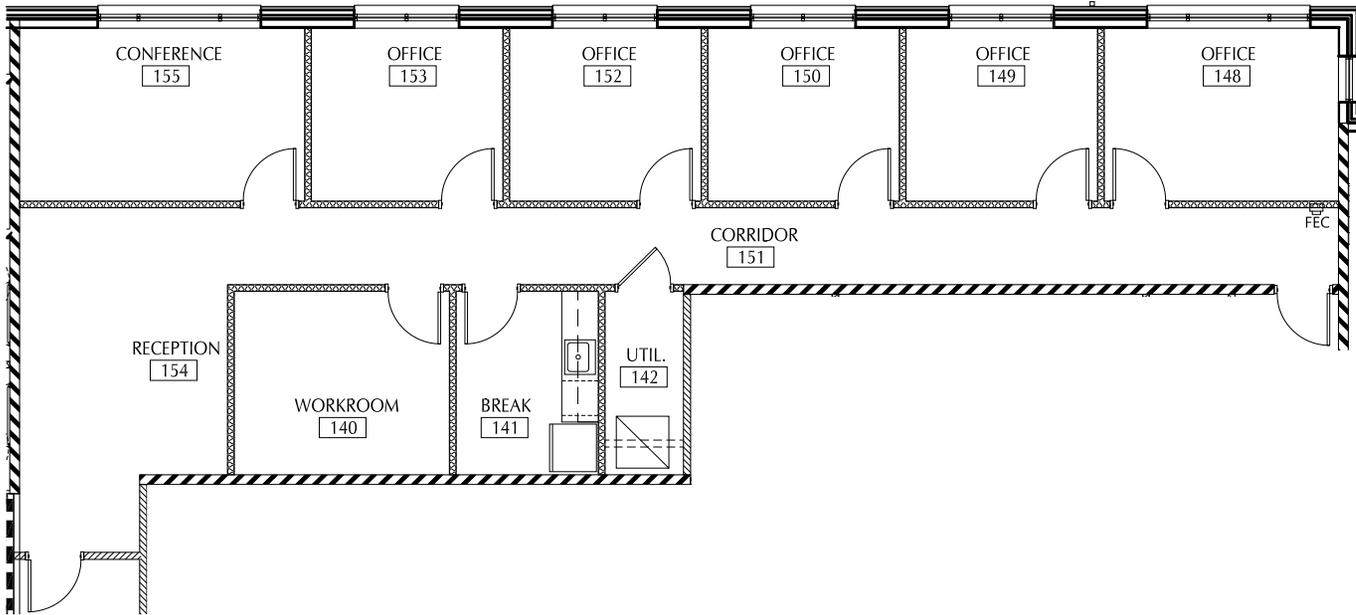


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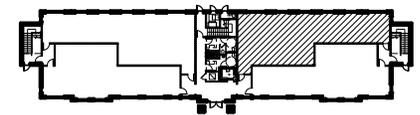


OR 8FT MIN. 48" DEEP

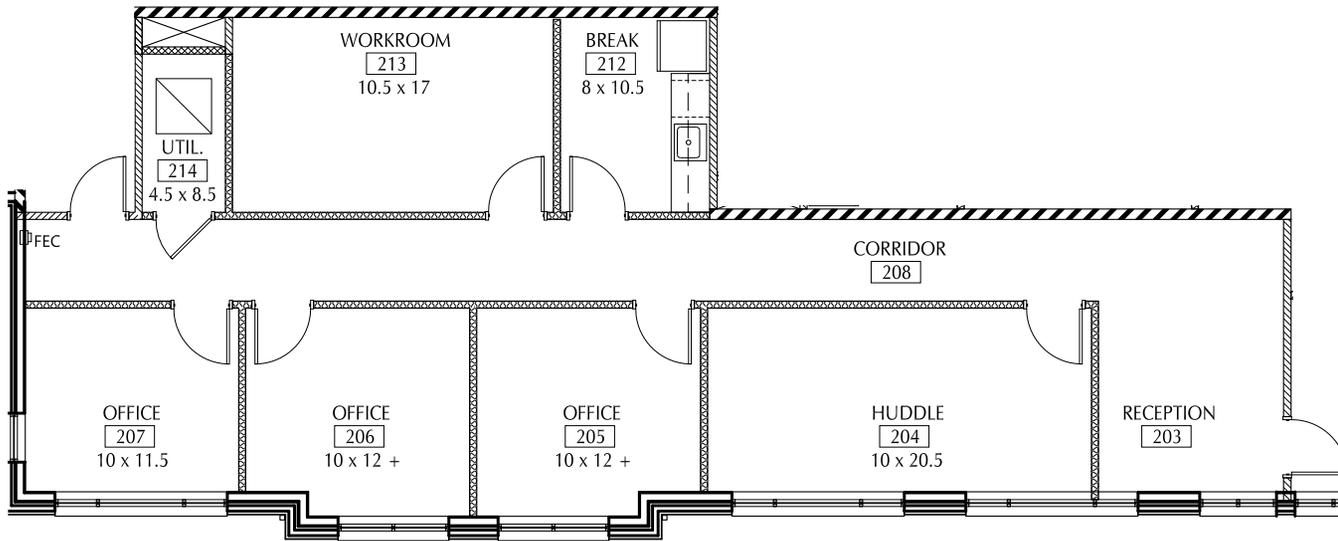
SUITE 104 | 2,001 SF



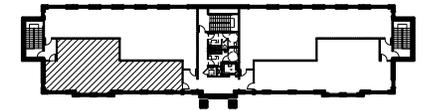
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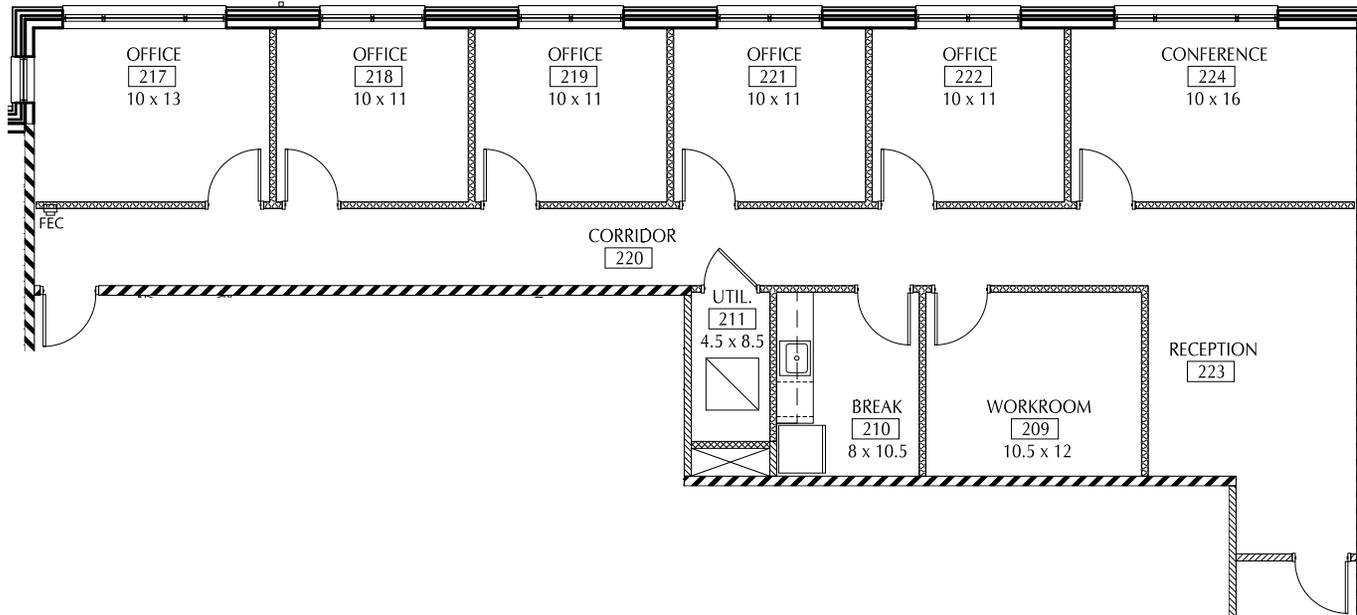
SUITE 201 | 1,761 SF



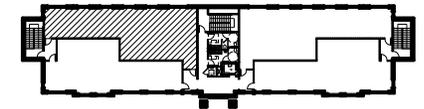
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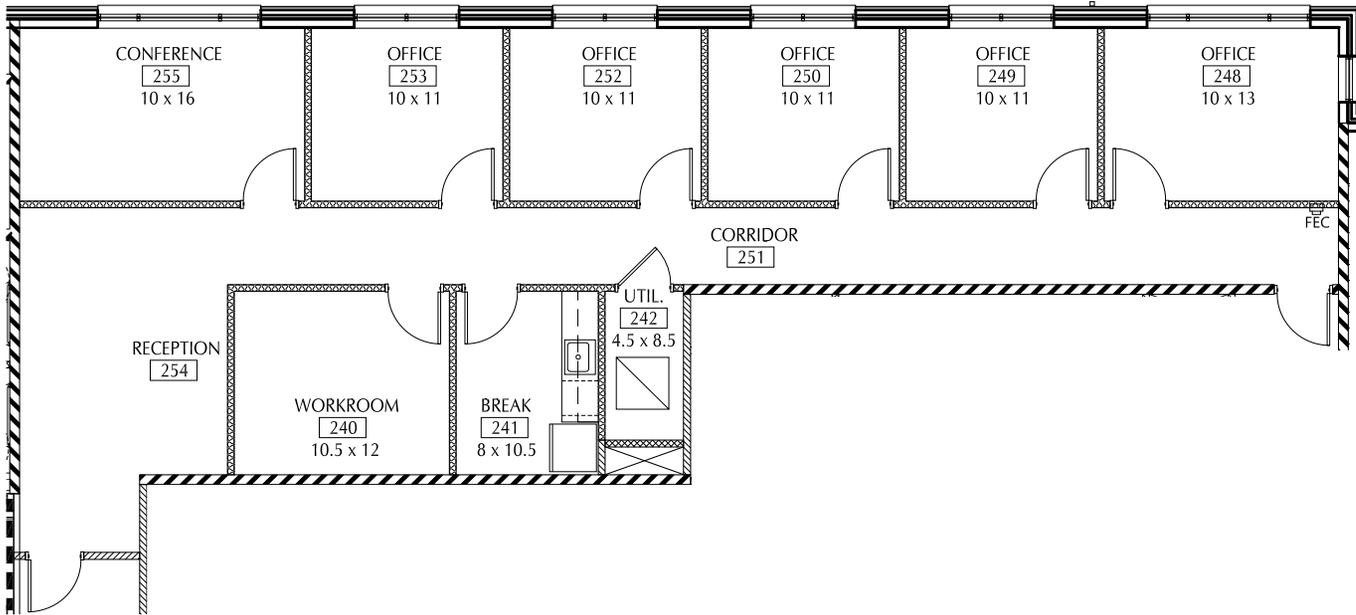
SUITE 202 | 1,996 SF



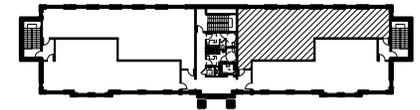
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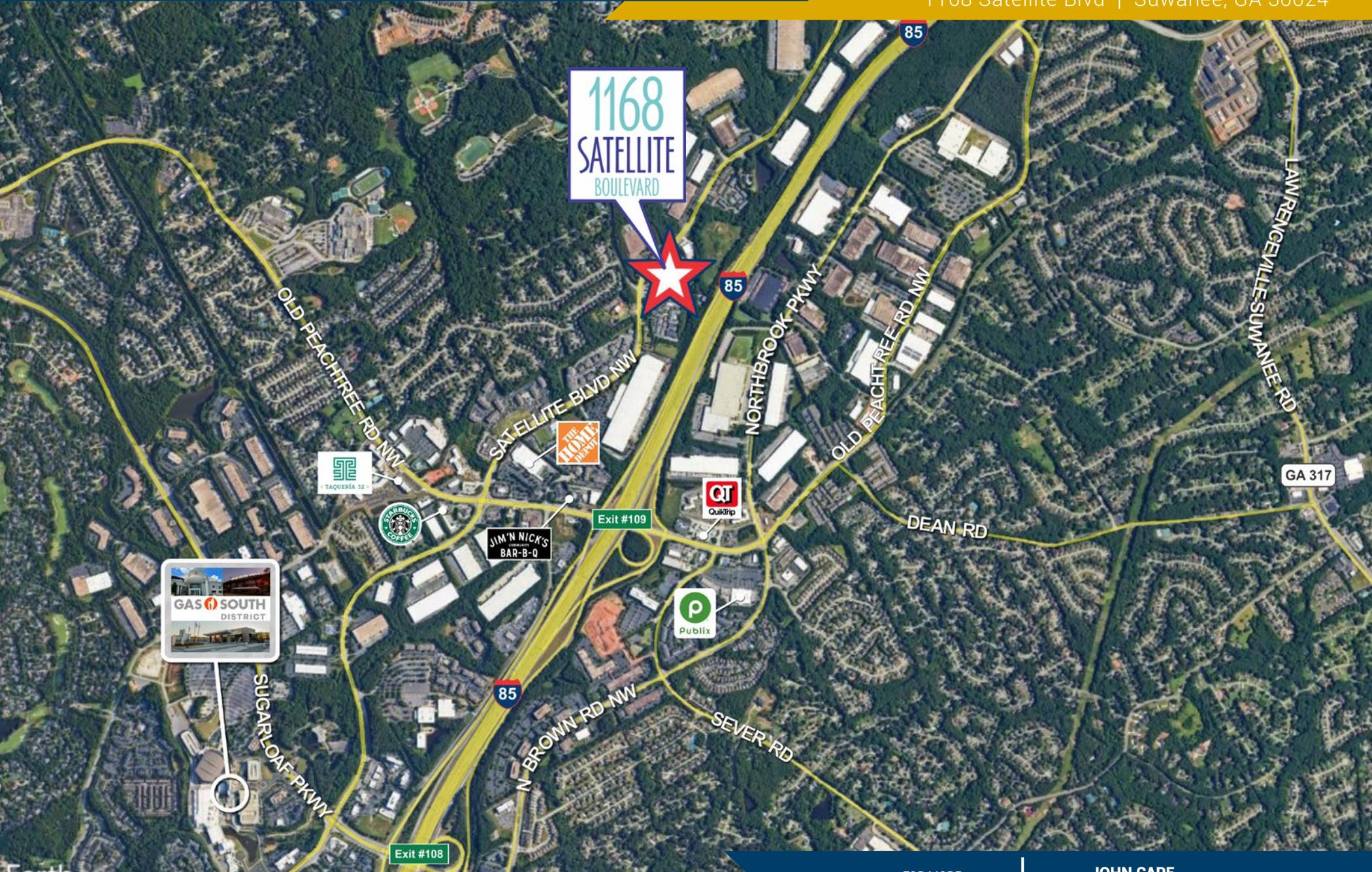


SUITE 204 | 2,001 SF



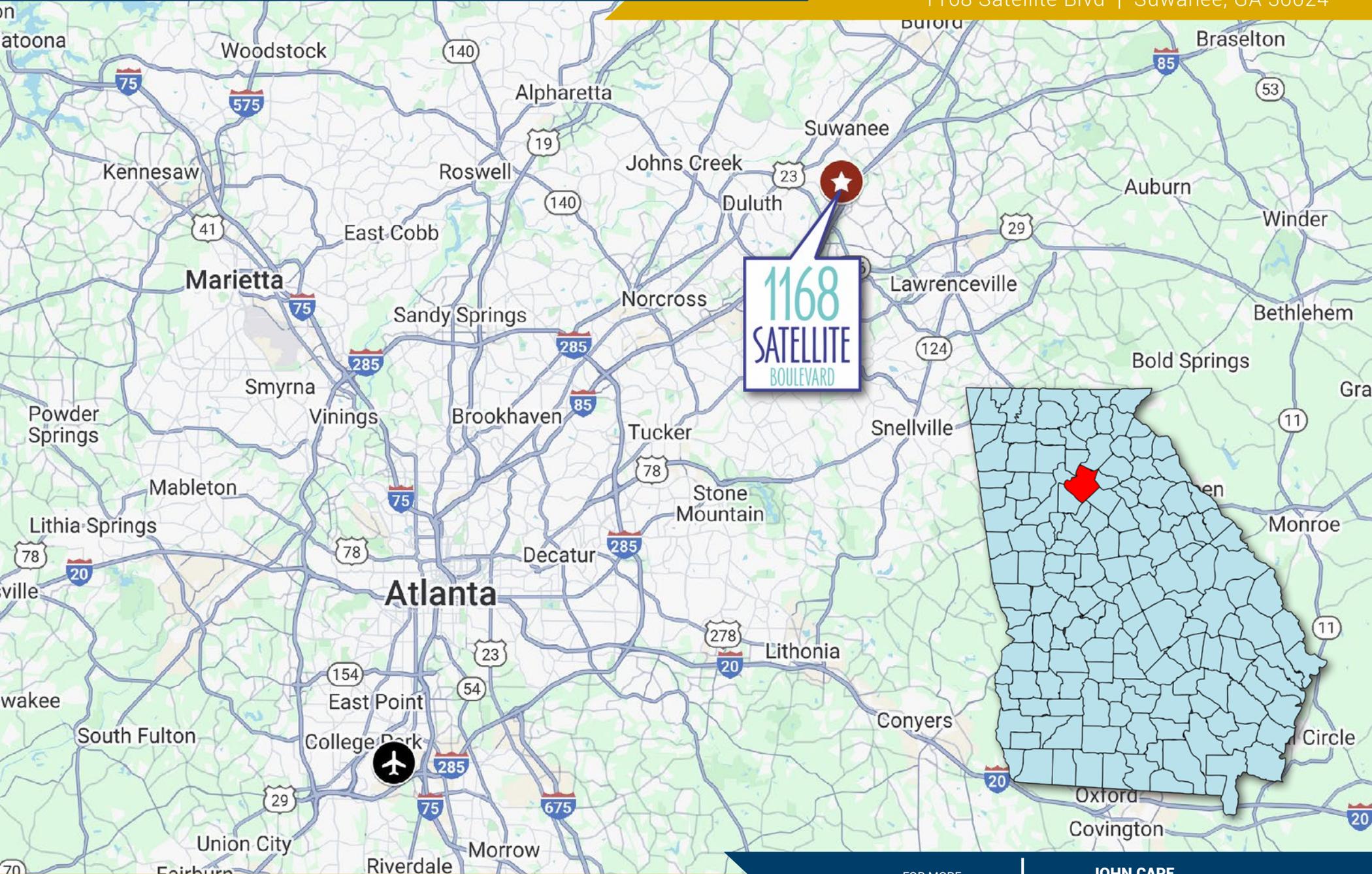
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Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.

JOHN CAPE
Senior Director

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CONNECT WITH US



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