

FOR LEASE

3471 Donaville Street, Duluth, GA 30096

Downtown Duluth Office Building



Downtown Duluth: Professional Office Building



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Property Summary

Office Building: 4,220 +/- SF (two-level)

Lease Type: NNN

Base Rate: \$15/SF + \$NNN

Term: 3-5 yr Minimum

Annual Escalations: CPI, Capped at 4%

Property Overview

This **Downtown Duluth Office Building** is centrally located just off the intersection of Duluth Hwy and Buford Hwy. The two-story office building is comprised of private offices and open shared office spaces throughout each level. The property provides a great opportunity for many professional office user!



Charlie Hawkins

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