



## State Bridge

A Class "A" Office Building Located In The Peachtree Parkway Corridor



### Building Description:

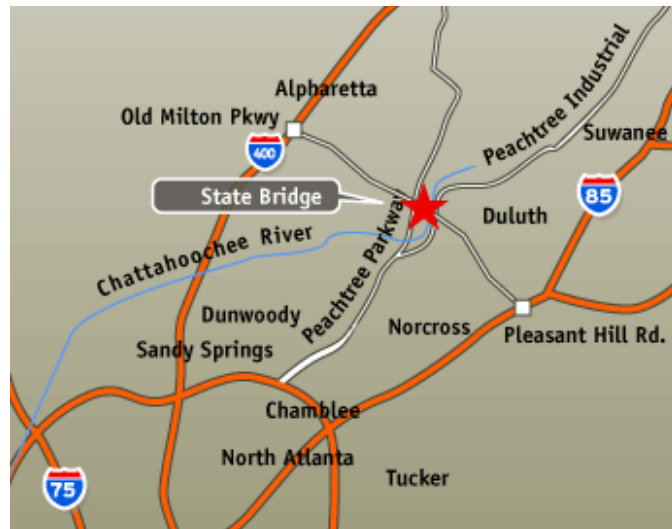
This Class "A", three story building is located at the Chattahoochee River on State Bridge Road. It is easily assessable from Ga. 400 on Old Milton Parkway and Peachtree Industrial or Peachtree Parkway 10 miles north of I-285 in the affluent area around the Atlanta Athletic Club.

### Amenities:

- ▶ Building overlooks the Chattahoochee River
- ▶ A 2-level parking deck with 5 spaces per 1,000 sq. ft.
- ▶ Controlled 24-7 access
- ▶ Electronic security
- ▶ Camera surveillance
- ▶ Auxiliary power systems
- ▶ Controlled parking

### Address:

5955 State Bridge Road  
Duluth, GA 30097



Check available space at [DunwoodyHoldings.com](http://DunwoodyHoldings.com)



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The Two-Story Parking Deck Affords Plenty Of Parking For Tenants And Clients.

### Site Plan



- ▶ Complete Interior Redevelopment
- ▶ 900 to 26,000 Sq. Ft. Available Per Floor
- ▶ Covered Parking With 5 Space per 1,000 Ratio
- ▶ Easy Access With Traffic Control
- ▶ Leases Are "Full Service"

- ▶ 78,000 Total Space Available
- ▶ Rates Begin At \$18.50 w/ \$15.00 Per Sq. Ft. Allowance
- ▶ 24 / 7 / 365 Electronic Access / Surveillance
- ▶ Convenient Banking in the building

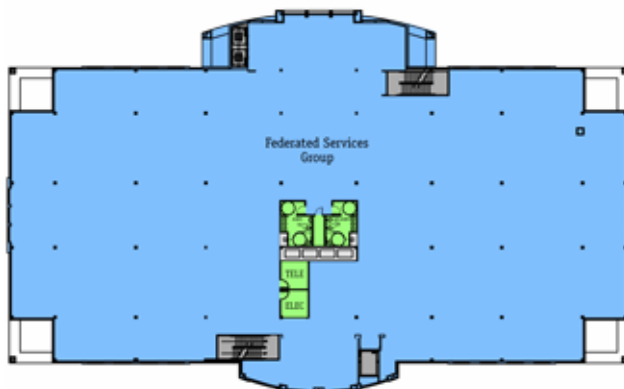
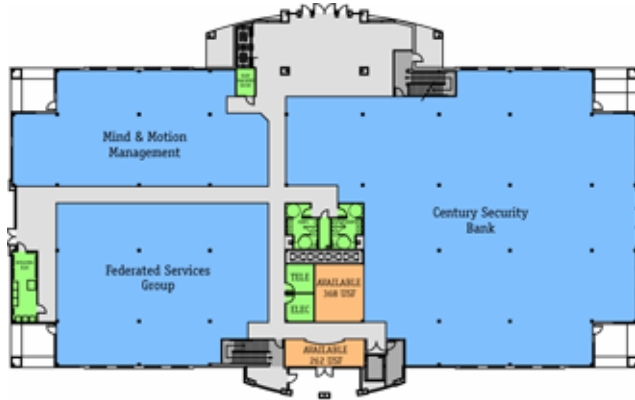
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## State Bridge

One Three-Story Office Building With A Total 78,000 Sq. Ft.

### Stacking Plan



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### Photographs Of The Area And Building

#### Aerial photo

