

4000

JOHNS CREEK COURT

SUWANEE, GA



OFFICE | FLEX SPACE | INDUSTRIAL
SPACE AVAILABLE

PROPERTY DETAILS

ADDRESS	4000 Johns Creek Ct. Suwanee, GA 30024
SUBMARKET	North Fulton / Forsyth Co.
TOTAL BUILDING SIZE	87,219 SF quality Office / Flex Space
AVAILABILITY	50,647 SF
POSSIBLE USES	Office / Flex Space / Industrial
YEAR BUILT	2001



PROPERTY HIGHLIGHTS

- Great Johns Creek location for HQ, high tech, R&D or light manufacturing user
- Full-height glass wraps three sides of building with 4 glassed-in dock doors, plus 7 dock doors (11 total dock doors) in service court
- Excellent lab, IT and power infrastructure in place; redundant power and fiber
- 6 : 1,000 SF parking ratio
- 22' clear heights in warehouse, 9-12' ceiling heights in office space - fully sprinklered



AREA MAP

DINING + DRINKING

JACK'S NEW YORK DELI
ZAXBY'S
SUBWAY/WENDY'S
LA CAZUELA
CHICK-FIL-A
MCDONALD'S / JIMMY JOHN'S / QDOBA / APPLEBEE'S
TACO BELL / ARBY'S
PANDA EXPRESS
JASON'S DELI / STARBUCKS / Z PIZZA / IHOP /
J.CHRISTOPHERS
PANERA BREAD
CHIPOTLE / CHILI'S
EINSTEIN BROS. BAGELS
PALOMILLA'S CUBAN GRILL HOUSE
FRESH 2 ORDER / ABBOTT'S GRILL
LONGHORN STEAKHOUSE
KANI HOUSE

GAS + GROCERY

SUPER TARGET
BP
QUICK TRIP
SHELL
TEXACO

BANKS

BB&T
CHASE / REGIONS
BANK OF NORTH GEORGIA
WELLS FARGO
KEYSTONE BANK
FIFTH THIRD BANK
BANK OF AMERICA

RETAIL + FITNESS

LIFETIME FITNESS
LOWE'S
MICHAEL'S
KOHL'S
ULTA BEAUTY
MATTRESS FACTORY
PETSMART
TJ MAXX
LA FITNESS



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SUWANEE, GA

LEASING INFO

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ESTD  2020

BRIDGER
PROPERTIES