

FOR LEASE OR SALE

EDGEWATER OFFICE PARK

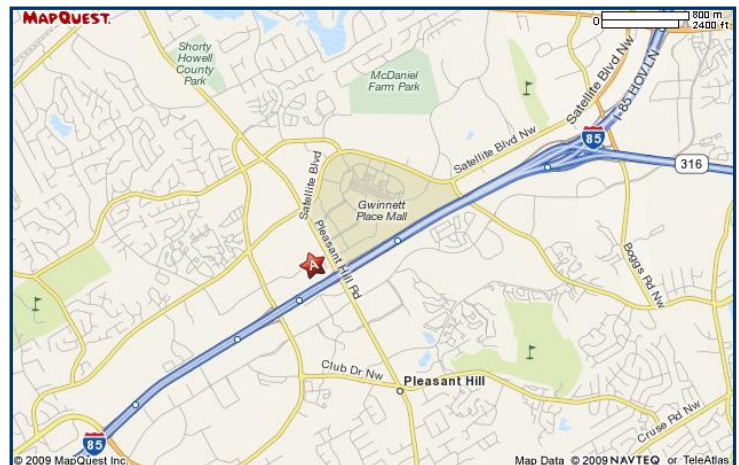


***3775 VENTURE DRIVE
DULUTH, GA 30096***

SPECIFICATIONS:

- Four 6,000 square foot buildings
- Each two-story building contains four (4) 1,500 square foot units
- Contemporary brick and glass design
- New construction with 9' ceilings, marble foyers and quality construction
- Excellent location in the heart of Gwinnett County

For More Information contact:
HOWARD BOYD, SIOR
MICHAEL BECK
HAILEY REALTY COMPANY
(404) 355-9300
hboyd@haileyrealty.com
mbeck@haileyrealty.com

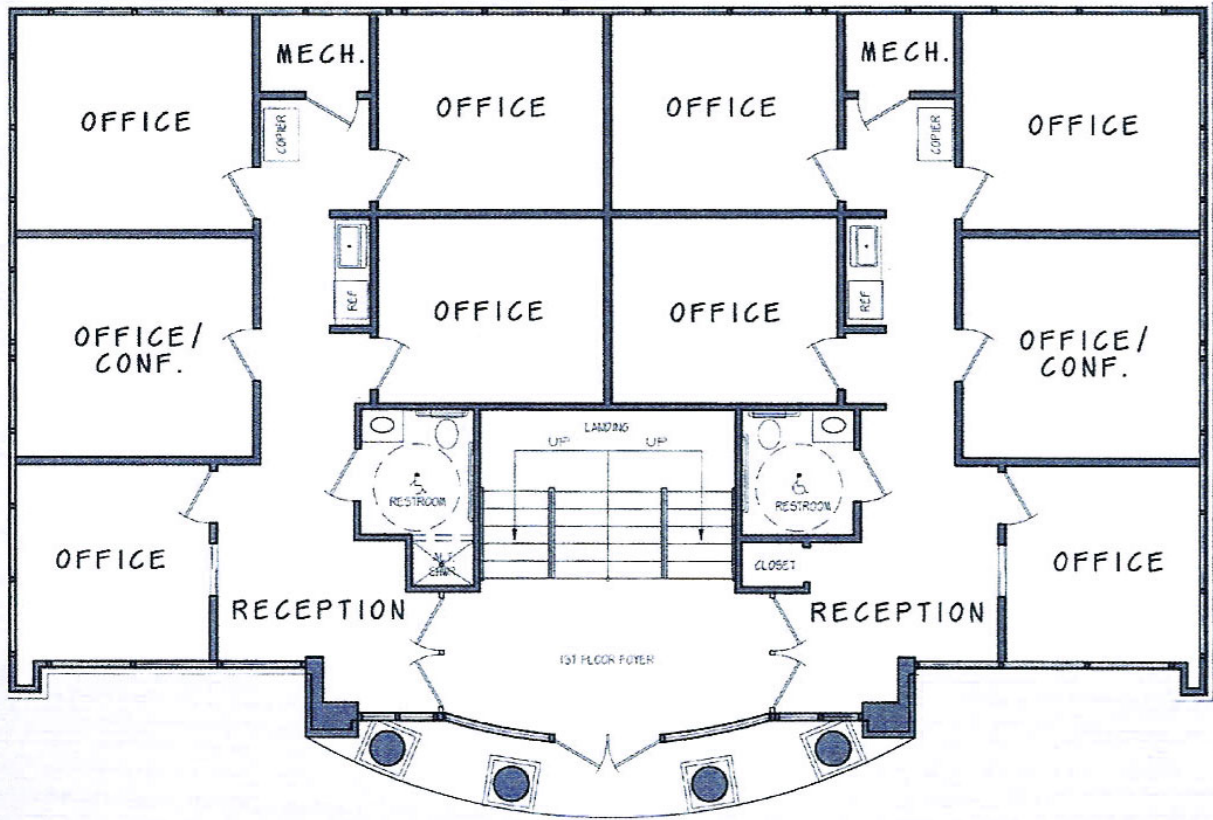


3715 Northside Parkway, NW, Bldg. 400, Suite 350, Atlanta, GA 30327 / www.haileyrealty.com
404-355-9300/404-351-6329 (Fax)

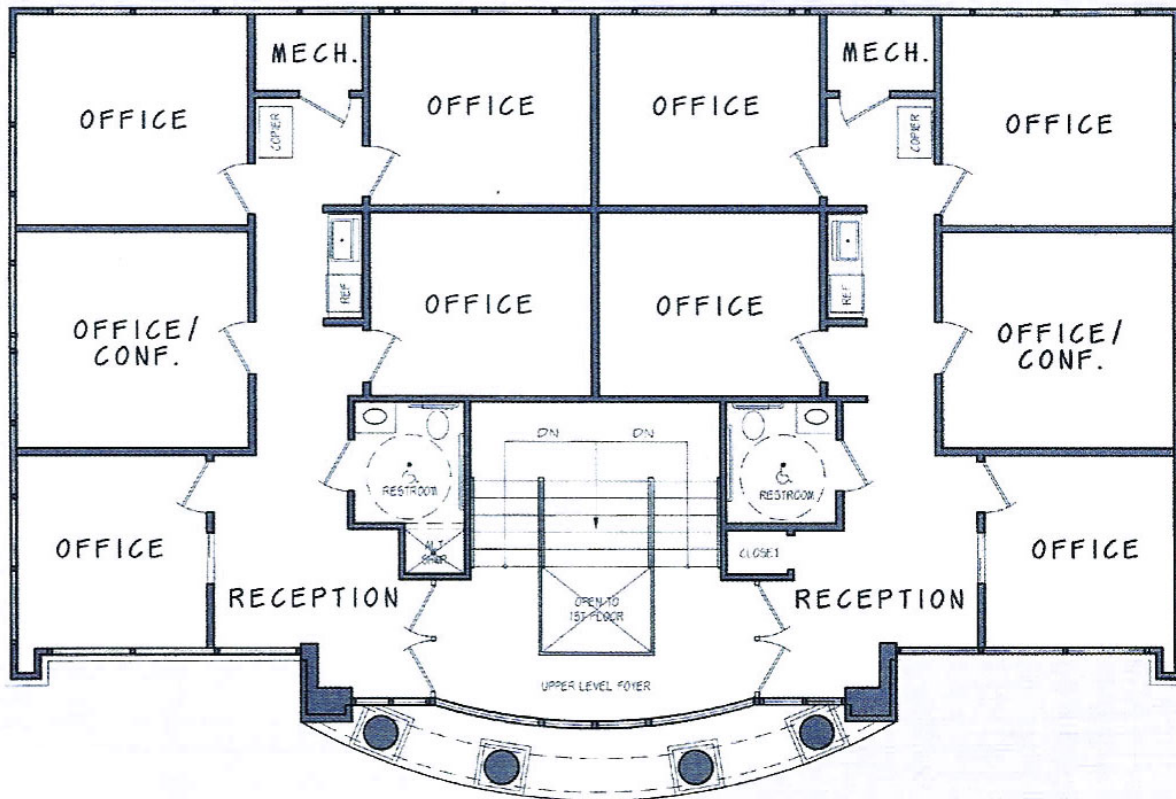
Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



“NOT TO SCALE”