



4365 RIVER GREEN PKWY
DULUTH, GA 30096

Now Available Space for Lease

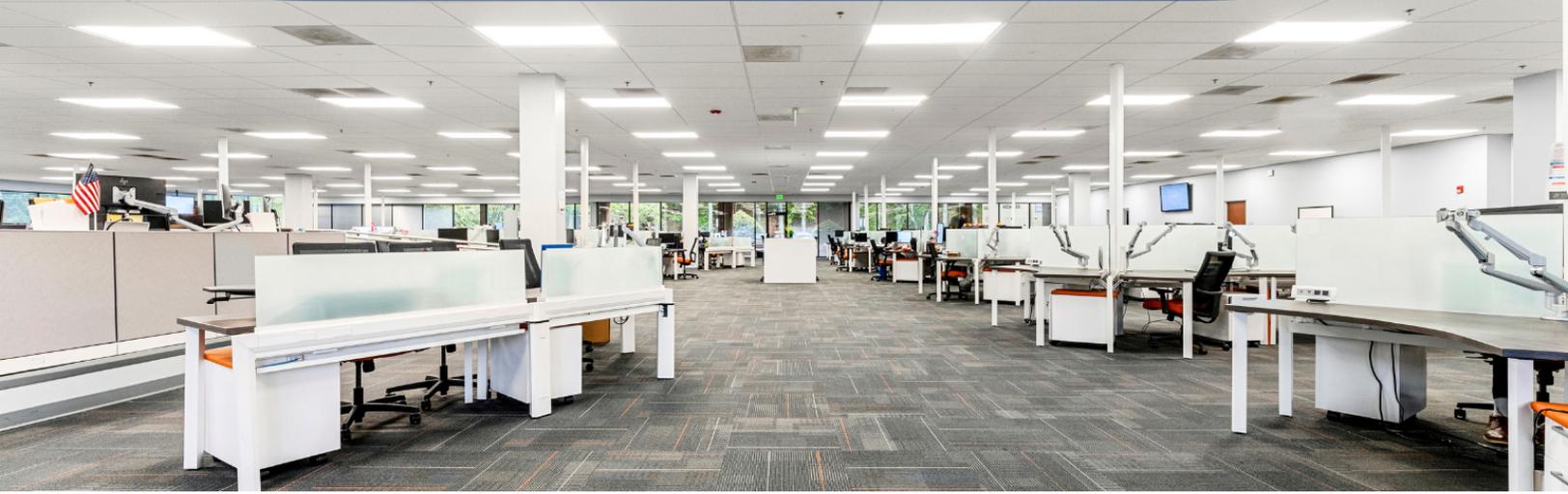
A Premier Office Leasing Opportunity at 4365 River Green Pkwy, Duluth

4365 River Green is a fully furnished, move-in ready corporate office located in the prestigious 'Chattahoochee Corners' business park, home to several Fortune 50 companies. Zoned M1, the 45,896 SF single-story building on 5.66 acres supports both office and light industrial/flex uses, with two 22,948 SF units available if desired. Built in 1999 and renovated in 2020, the property offers a modern, collaborative work environment, 227 parking spaces, and flexible layouts, making it ideal for companies seeking a professional, efficient, and growth-ready workspace.



Plug & Play Owner/ User Opportunity

Move-In Ready | Modern | Flexible Use



Ideal For

- M1 Zoning (Office & Flex Permitted)
- Corporate or Regional Offices
- Training / Education Facilities
- Adult Day Care / Support Services
- Tech, R&D, or Light Industrial Users
- Ideal for flex or light industrial users (roll-up doors can be installed as needed)



Prime Location: 'Chattahoochee Corners' Business Park

- Prestigious business environment
- Surrounded by Fortune 500 companies (Asbury Automotive, AGCO Corporation, Xerox, and more)
- Easy highway access
- Strong local workforce
- Strong Area Demographics (\$137K Average Household Income within 3 Miles)



Property Highlights

- 45,896 SF Total Building Size
- Divisible: 22,948 SF x 2 suites
- 5.66 Acres
- M1 Zoning
- Office or Flex Use Permitted
- 16' Clear Ceiling Height
- Roll-up door installation possible
- 227 Parking Spaces
- Built 1999
- Recently renovated open-concept design featuring
- Fully furnished - move-in ready



Available Spaces 4365 River Green

UNIT	STATUS	APPROX. SF	BASE RENT (\$/SF)	NNN (2026, \$/SF)	NOTES
A	Vacant	22,948	Inquire for Pricing	Inquire for Pricing	Call Us
B	Vacant	45,896	Inquire for Pricing	Inquire for Pricing	Call Us

Floorplan



- Open office w/ high ceilings
- Break areas
- Conference rooms
- Restrooms
- Private offices



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Contact us today to schedule a private tour and secure your space in this thriving business hub before it's gone.

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