



4365 River Green

4365 RIVER GREEN PARKWAY, DULUTH, GA 30096

CBRE



Property Highlights

- Single-story building totaling 45,869 RSF
- High-end buildout in place with furniture available
- Combination of exposed and drop ceilings
- Minutes from a variety of dining options ranging from fast casual to white tablecloth offerings
- Close proximity to Downtown Duluth
- Full-height glass wrapping the building
- Ideal for a full-building user
- Uniquely located in between Duluth, Johns Creek, and Peachtree Corners
- Located along GA-141 with easy access to I-85
- Flexible zoning
- Excellent monument signage opportunity
- Backup generator on site

4365 River Green



Address

4365 River Green Parkway
Duluth, GA 30096



Total Available/RBA

45,869 RSF



Available Space

22,722-45,869 RSF



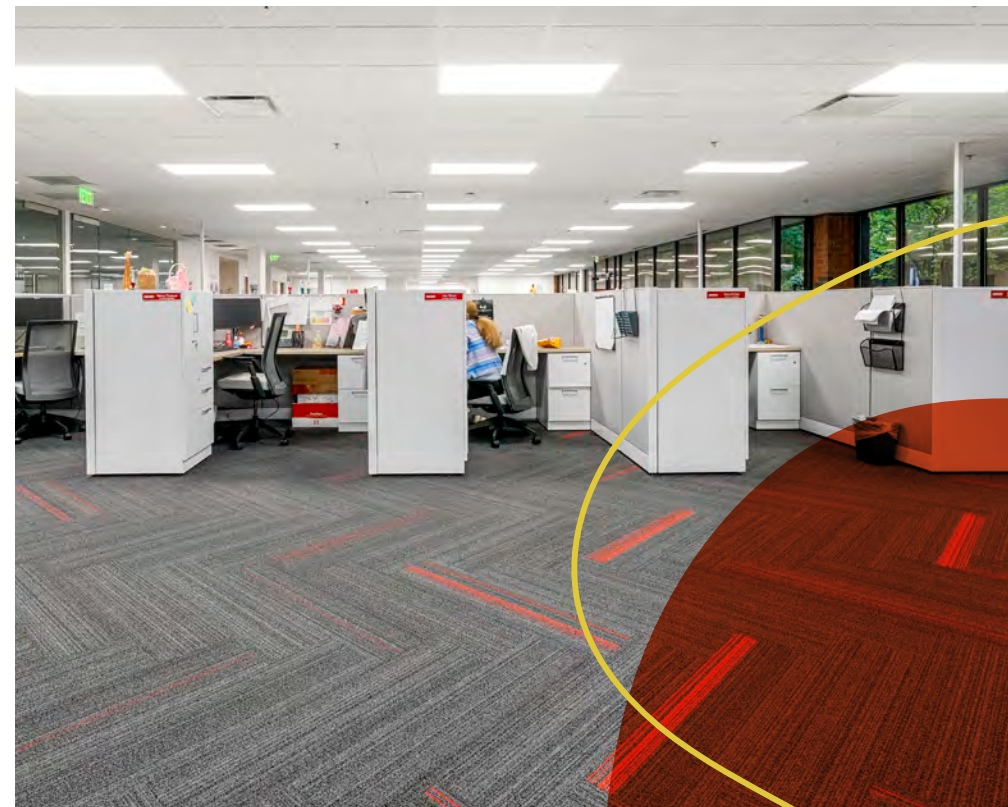
Parking Ratio

4.95/1000



Furniture

Available



Floor Plan



1

23,147 RSF

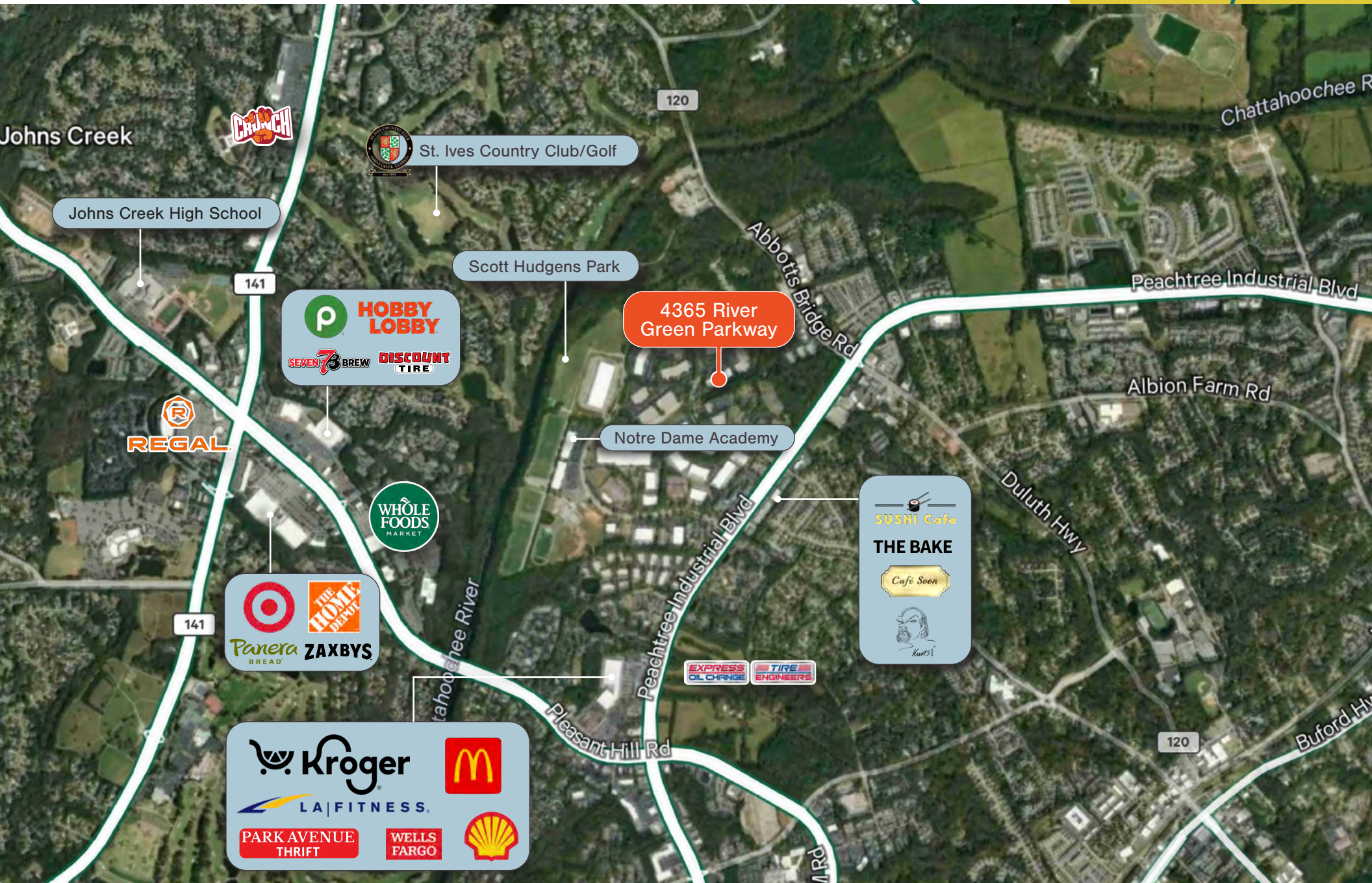
2

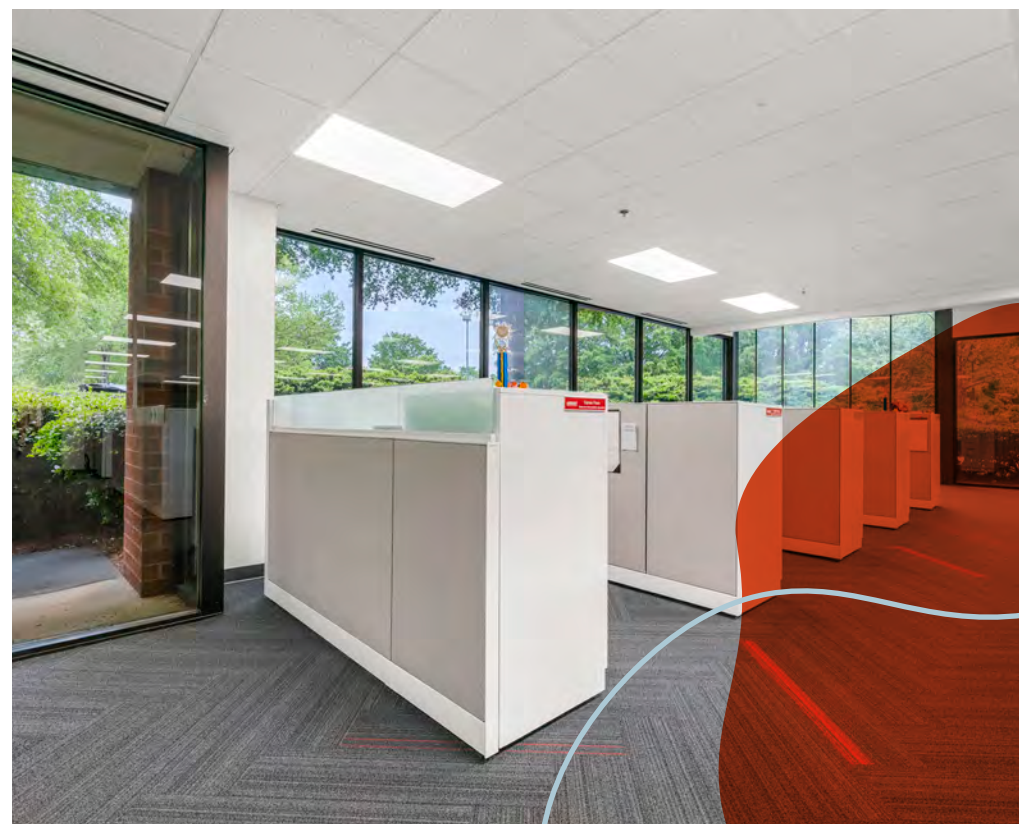
22,722 RSF

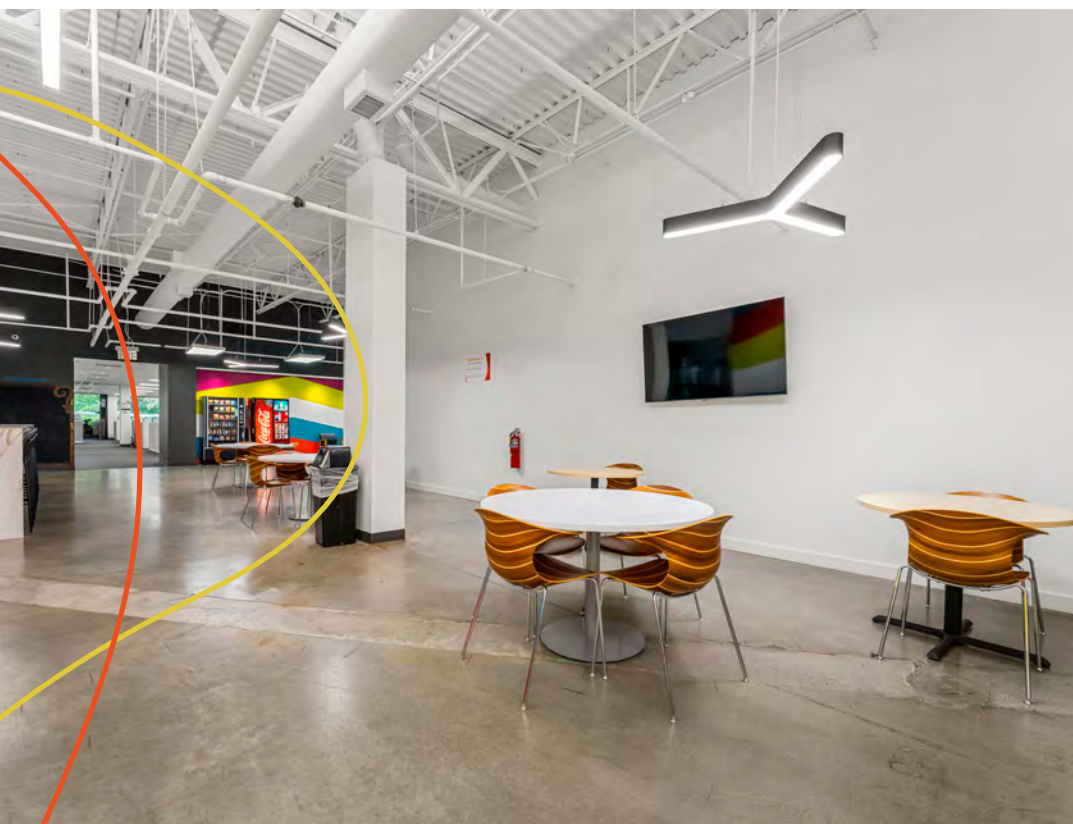
3

Potential Demising Point

Retail Map







4365 River Green

4365 RIVER GREEN PARKWAY, DULUTH, GA 30096



CONTACTS

Austin DuBois
Senior Associate
+1 678 296 4829
austin.dubois@cbre.com

Bessie Winston
Senior Associate
+1 404 338 0831
bessie.winston@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.