



# SUWANEE GATEWAY ONE

3011 SUTTON GATE DRIVE



**1,500—10,000 RSF OF CLASS A  
WORKSPACE PRIMELY LOCATED AT THE  
ENTRYWAY TO SUWANEE'S REVITALIZED  
COMMERCIAL DISTRICT**

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THE SIMPSON ORGANIZATION

**SUWANEEGATEWAY.COM**

# PROPERTY HIGHLIGHTS

Suwanee Gateway One is a well-appointed, five-story workplace located immediately off of I-85 at Lawrenceville-Suwanee Road in the burgeoning Northeast Atlanta submarket. Recently upgraded and acquired by strong local owner The Simpson Organization, explore all that this Class A workplace has to offer.



## DIRECT I-85 ACCESS

Benefitting from Peach Pass Express Lanes



## 4.6/1,000 PARKING

Complimentary lot spaces available



## EFFICIENT FLOOR PLATES

Throughout, with select spec suites up to 3,000 RSF



## LEED SILVER

Designed with state-of-the-art systems and equipped conference facility



*Equipped conference facility*



*Welcoming lobby design*



*Timeless common corridors*

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# AREA FEATURES

Positioned in a rapidly expanding development sphere, Suwanee Gateway One offers quick, convenient access to choice multi-family, retail, dining and entertainment destinations that promote talent retention.

## DINING

- Beto's Tacos
- Bottles & Bones
- Chick-Fil-A
- Chipotle
- Huskers Cafe
- Mellow Mushroom
- Monkey Wrench Brewing
- Outback
- Poke Bar
- Taco Mac

## WELLNESS

- Anytime Fitness
- No Excuses Cross Fit
- YouFit Health Club

## LODGING

- Comfort Inn & Suites
- Fairfield Inn & Suites
- Courtyard by Marriott

## SERVICES

- Costco
- Fedex
- Home Depot
- Lowe's
- Main Event
- Office Depot
- UPS
- Walgreens
- Walmart



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## UNDER TRUSTED, LOCAL OWNERSHIP

**Under the proactive ownership of The Simpson Organization (TSO),** The Fountains supports the advancement of the goals, careers and lifestyles of its celebrated tenants. A well capitalized leader in the Atlanta real estate market, the security of a well maintained property with the promise of regular maintenance and upkeep adds to the level of professionalism and overall standard for on-site experience.

Holding true to its notable mantra of Curated Quality for Life and Work, TSO is thrilled to welcome new tenants to join this unique community.

[SUWANEEGATEWAY.COM](http://SUWANEEGATEWAY.COM)

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