

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, fivestory 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

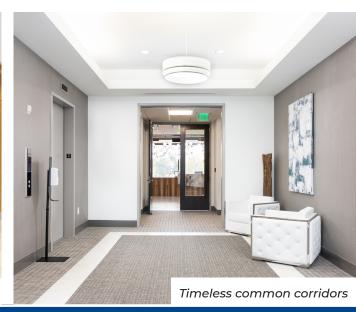


### **LEED SILVER**

Designed with state-of-theart systems and equipped conference facility







# 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.



Beto's Tacos

**Bottles & Bones** 

Chick-Fil-A

Chipotle

**Huskers Cafe** 

Mellow Mushroom

Monkey Wrench Brewing

Outback

Poke Bar

Taco Mac



Anytime Fitness

No Excuses Cross Fit

YouFit Health Club



Comfort Inn & Suites
Fairfield Inn & Suites
Courtyard by Marriott



Costco

Fedex

Home Depot

Lowes

Main Event

Office Depot

UPS

Walgreens

Walmart



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