



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 updated to include a shaded pocket park and on-site vending, explore all that this Class A workplace has to offer under the strong local ownership of The Simpson Organization.



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

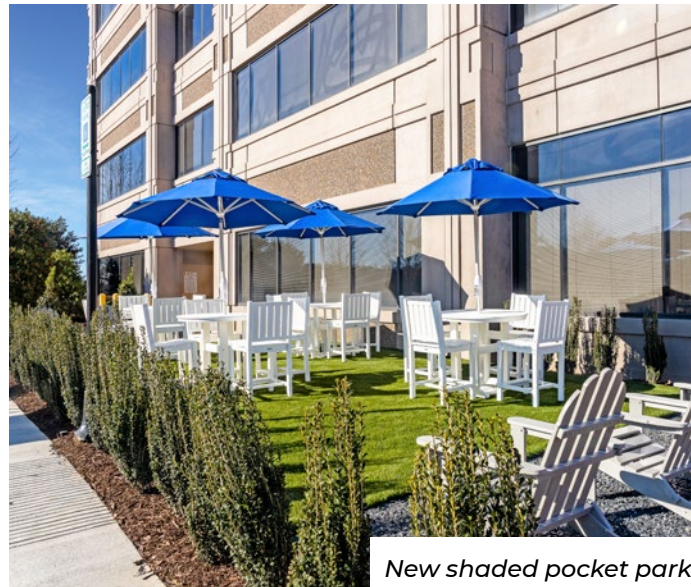


LEED SILVER

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



Equipped conference facility



New shaded pocket park



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
Lowes
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.

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