



# 3011 Sutton Gate Dr Suite 260



**FOR LEASE**

**Office at 3011 Sutton Gate Dr**

**3011 SUTTON GATE DR  
SUWANEE, GA 30024**

Suwanee Gateway One offers a rare sublease opportunity within a premier Class A office building in the heart of Suwanee's revitalized commercial district. Suite 260 features ±2,546 RSF of efficient workspace ideal for general office use, available from January 2025 through February 2028. Located just off I-85 with direct access to Peach Pass Express Lanes, the property provides excellent regional connectivity. Tenants benefit from a LEED Silver-certified environment, modern infrastructure, and proximity to top-tier dining, retail, and wellness amenities.

The building features recently upgraded common areas, including a welcoming lobby and shared conference facilities, designed to support a professional and productive work environment.



Property type	Class A office
Suite SqFt	2,546 SqFt
Year Built	2008
Zoning	PMUD
Base Rent	\$26.50/Sf NNN(2025)
Lease Type	Sublease
Parking and elevator	Yes
Parcel ID	R7169 192
County	Gwinnett

- Functional layout including reception area, open workspace, and one private office
- Dedicated conference room ideal for team meetings or client presentations
- Break room with cabinetry, sink, and space for appliances
- LEED Silver-certified building with modern infrastructure
- Ample parking with 4 spaces per 1,000 RSF (±10 spaces total)
- Sublease includes rent abatement for first 2 months (Jan–Feb 2025)
- Assignment and sublease subject to landlord approval with \$1,500 fee
- After-hours HVAC available at \$75/hour/zone

UC Premiere Properties  
2750-200 Premiere Pkwy  
Duluth, GA 30096  
Office: 833-886-5263  
Jose De La Rosa

**JOSE DE LA ROSA**  
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,438	40,057	102,320
2010 Population	2,728	56,296	149,431
2025 Population	4,482	71,730	194,433
2030 Population	5,268	74,659	208,443
2025-2030 Growth Rate	3.28 %	0.8 %	1.4 %
2025 Daytime Population	11,859	75,515	204,145

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	104	1,604	4,225
\$15000-24999	44	638	1,982
\$25000-34999	53	740	2,826
\$35000-49999	171	2,005	5,340
\$50000-74999	193	3,170	9,344
\$75000-99999	179	3,248	9,281
\$100000-149999	401	5,610	13,944
\$150000-199999	189	2,975	8,126
\$200000 or greater	201	4,903	12,336
Median HH Income	\$ 101,949	\$ 107,700	\$ 101,950
Average HH Income	\$ 119,660	\$ 134,119	\$ 131,030

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	748	12,719	33,569
2010 Total Households	867	18,731	50,492
2025 Total Households	1,535	24,895	67,404
2030 Total Households	1,839	26,261	73,178
2025 Average Household Size	2.92	2.87	2.86
2025 Owner Occupied Housing	786	17,314	44,050
2030 Owner Occupied Housing	815	18,208	47,055
2025 Renter Occupied Housing	749	7,581	23,354
2030 Renter Occupied Housing	1,024	8,053	26,122
2025 Vacant Housing	150	1,070	3,585
2025 Total Housing	1,685	25,965	70,989



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## ABOUT SWANEE



### CITY OF SWANEE

COUNTY GWINNETT

### AREA

### POPULATION

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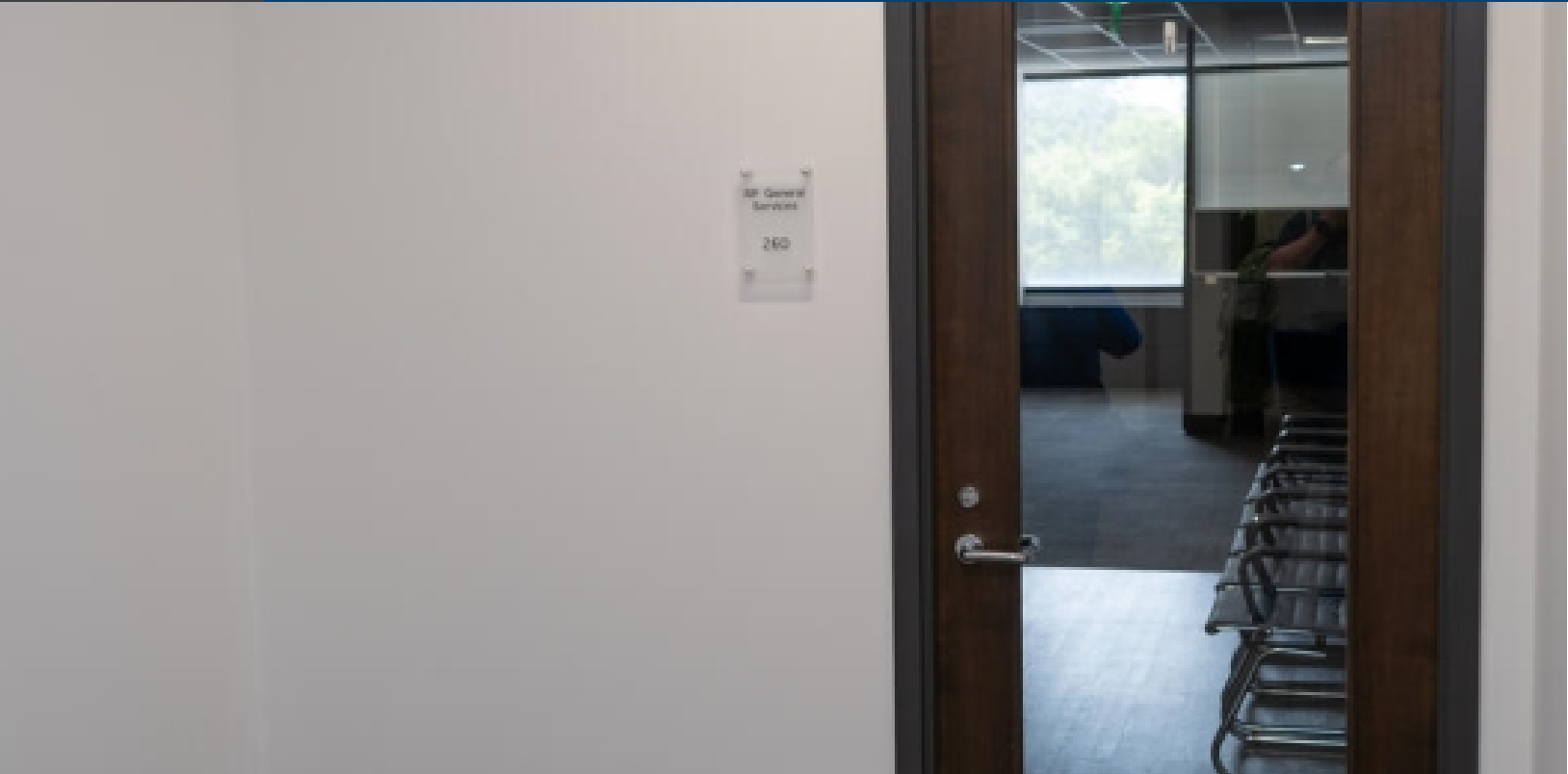


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