

SPEC SUITES
AVAILABLE!

CLASS A OFFICE SPACE AVAILABLE

2,000 - 33,000 SF Available • Spec Suites up to 2,300 SF
• Large Efficient Floor Plates

Direct Access to I-85 • Peach Pass Express Lanes
Building Signage Available with I-85 Exposure

State of the Art Building Systems • LEED Silver

Restaurants, Hotels and Retail Amenities Nearby
Free, Unreserved Parking

For leasing information, please contact:

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3011 Sutton Gate Drive Suwanee, GA 30024

SUWANEE GATEWAY ONE



**BRIDGE
COMMERCIAL
REAL ESTATE**





RESTAURANTS

- 1 Chipotle
- 2 McDonald's
- 3 Main Event Entertainment
- 4 Burger King
- 5 Waraku Japanese Restaurant
- 6 Wild Wing Cafe
- 7 Moe's Southwest Grill
- 8 Jimmy John's
- 9 Twisted Taco
- 10 Taco Mac
- 11 Poza Rica Mexican Restaurant
- 12 Cracker Barrel
- 13 Outback
- 14 Schlotzsky's

BANKS

- 1 PNC Bank
- 2 SunTrust
- 3 Bank of America
- 4 BB&T

RETAIL

- 1 Office Depot
- 2 Lowes
- 3 Walmart
- 4 Horizon Village Shopping Center
- 5 Mall of Georgia
- 6 Dick's Sporting Goods
- 7 Macy's
- 8 Ross
- 9 REI
- 10 Costco

HOTELS

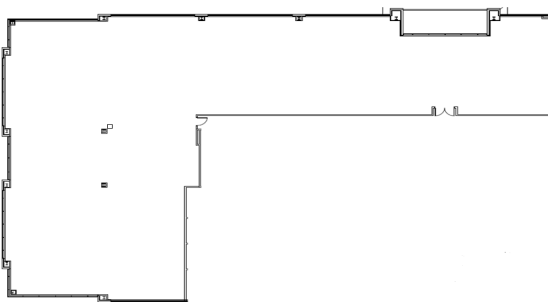
- 1 Comfort Inn & Suites Suwanee - Sugarloaf
- 2 Fairfield Inn & Suites by Marriott Atlanta Suwanee
- 3 Courtyard by Marriott Atlanta Suwanee

LEGEND

- Railroad
- Greenway
- Planned Interchange

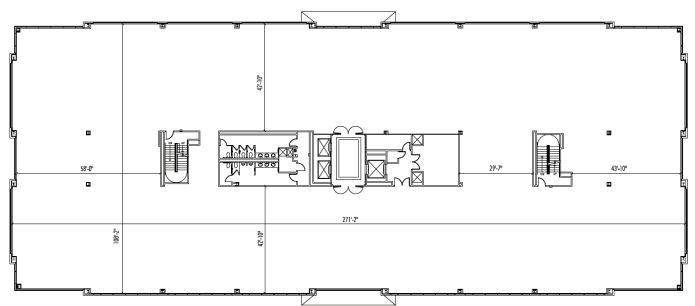
SUITE 250

11,804 SF



SUITE 300

29,755 SF



FOR LEASING INFORMATION, PLEASE CONTACT:

404.907.3100

BridgeCRE-Office.com

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