



THE
MAVEN
AT SUWANE

4255 Suwanee Dam Road,
Suwanee, Georgia 30024

AVAILABLE FOR LEASE

17,000+ sf of move-in ready
commercial space; Suites
ranging from 922-6,5000 sf with
high visibility outparcel

For Leasing Information Call

404-381-2220

info@bridger-properties.com



BRIDGER
PROPERTIES



- Located on Suwanee Dam Road (31,500 VPD)
- Adjacent to unique finished Kroger Supermarket
- 1/2 mile to Suwanee Town Center
- Across the street from Brushy Creek Greenway
- 3 miles to I-85, and one block from Peachtree Industrial Boulevard
- 8 miles to Mall of Georgia
- Strong Area Demographics

THE MAVEN

SITE PLAN



UNIT	TENANT	SF
201	Coffee Cafe	3,500
203	Available	2,816
301	Available	922
302	Available	922
303	Available	922
304	Available	922

UNIT	TENANT	SF
305	Available	922
306	Available	922
307	Available	922
Outparcel	Available	4,600
GLA: 17,370		

ESTD  2020

THE MAVEN

Trade Area Overview



Population 2020

1 Mile	4,409
3 Mile	53,711
5 Mile	162,913



Population Growth 2020-2025

1 Mile	1.60%
3 Mile	1.40%
5 Mile	1.50%



Households 2020

1 Mile	1,471
3 Mile	17,715
5 Mile	53,662



Household Income 2020

1 Mile	\$110,522
3 Mile	\$119,379
5 Mile	\$118,639

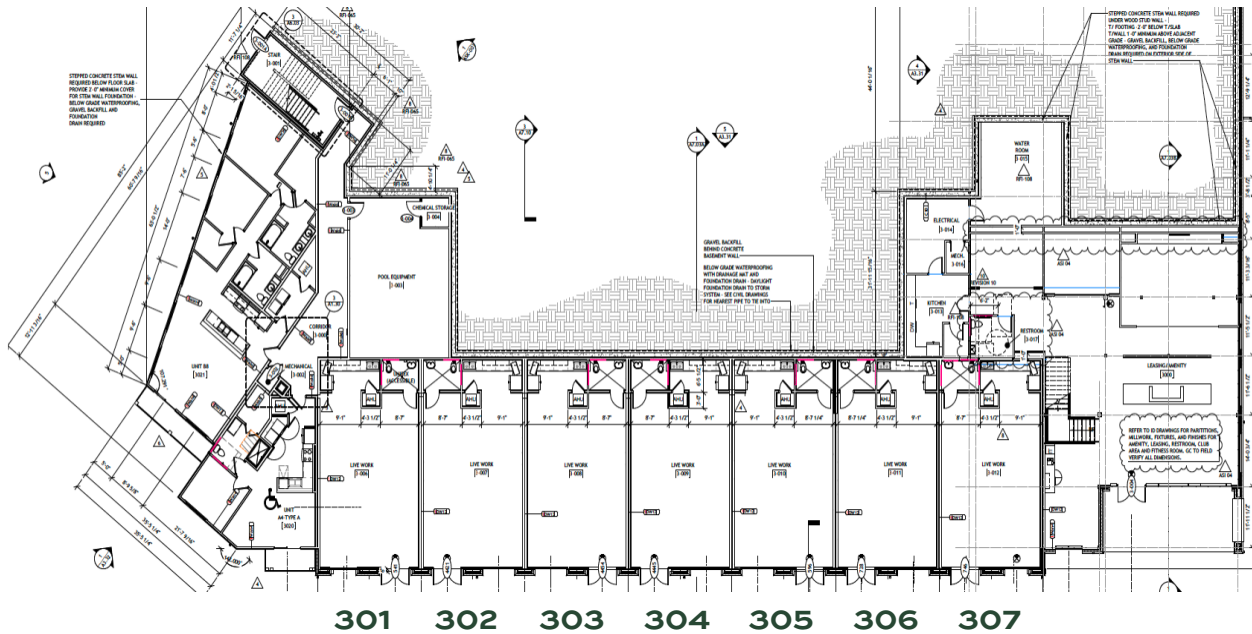
THE MAVEN

PROPERTY PHOTOS



THE MAVEN

READY MADE SUITES



Interior Design Finishes



21 cu. ft. Whirlpool Refrigerator



White Subway Tile
Kitchenette Backsplash



Pfirst Modern Chrome
Restroom Faucet



Gray Mist
Vinyl Plank Flooring



Stellen Chrome
Kitchenette Faucet



Chrome & White
Vanity Lighting



Quartz
Countertops

Building 300 Highlights

- Move-in ready commercial suites with open floor plan (available February 2021)
- 922 SF suites can be combined up to 6,500 sf
- Floor to ceiling windows with 12 ft. ceiling height
- Private, direct entrance at street level with reserved, on-grade parking
- Private, ensuite kitchenette complete with built-in upper and lower cabinetry, 10 linear feet of solid surface countertop, Refrigerator, stainless steel sink and disposal
- Private, ensuite restroom
- Pets allowed and housekeeping available
- Professional signage plates for each suite included