



Office Building » For Lease

# Wells Fargo Center

340 JESSE JEWELL PARKWAY, GAINESVILLE, GA 30501

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200  
Gainesville, GA 30501  
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FRANK SIMPSON, CCIM, SIOR

President

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# Executive Summary

WELLS FARGO CENTER  
340 Jesse Jewell Parkway, Gainesville, GA 30501



## OFFERING SUMMARY

**Available SF:** 499 - 2,363 SF

**Lease Rate:** \$25.00 SF/yr (Full Service)

**Year Built:** 1989

**Building Size:** 99,987 SF

**Zoning:** GB

**Market:** Northeast

**Traffic Count:** 38,100

## PROPERTY HIGHLIGHTS

- On Site Maintenance/Management
- After Hours Security Card Access
- Covered Parking
- Parking Ratio: 4/1000
- Fully Sprinklered Building
- Full Service Banking Facility
- Surrounded by banks, medical professionals, restaurants, and local retailers
- Within walking distance to the Gainesville Square
- Easy access to I-985 at Exit 22 & 24

Frank Simpson, CCIM, SIOR / President / 770.532.9911 / [frank@simpsoncompany.com](mailto:frank@simpsoncompany.com)

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE  
**SIMPSON**  
COMPANY  
REAL ESTATE

# Property Overview

**WELLS FARGO CENTER**  
340 Jesse Jewell Parkway, Gainesville, GA 30501



## LOCATION OVERVIEW

Located in downtown Gainesville close to I-985 Exits 22 & 24. Easy access to GA 365, GA 60 & GA 53.

## PROPERTY OVERVIEW

Downtown Class "A" Office Building

## DEMOGRAPHIC OVERVIEW

The Gainesville-Hall County Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the U.S. Total population is just under 200,000 with a daytime population in Gainesville, the county seat, exceeding 100,000 people.

Business and industry make long-term investments in Gainesville-Hall County because of its stability, skilled workforce, visionary leadership and quality of life. We are home to 47 Fortune 500 firms, more than 300 manufacturing and processing concerns, and 42 international companies representing 18 countries. In 2010 - 2014, more than 98 new and expanded industry locations generated 4,100 new jobs, retained 1400 jobs and \$548 million in capital investments.

Manufacturing remains strong here and many allied industries such as automotive suppliers, plastics, consumer goods, food processing and life sciences locate in Gainesville-Hall County to manufacture and distribute products around the world.



# Available Spaces

**WELLS FARGO CENTER**  
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**Lease Rate:** \$25.00 SF/YR (FULL SERVICE)

**Total Space** 499 - 2,363 SF

**Lease Type:** Full Service

**Lease Term:** Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 430	\$25.00 SF/YR	Full Service	499 - 2,363 SF
Suite 435	\$25.00 SF/YR	Full Service	2,363 SF
Suite 535	\$25.00 SF/YR	Full Service	827 SF
Suite 750-A	\$25.00 SF/YR	Full Service	2,116 SF



# Additional Photos

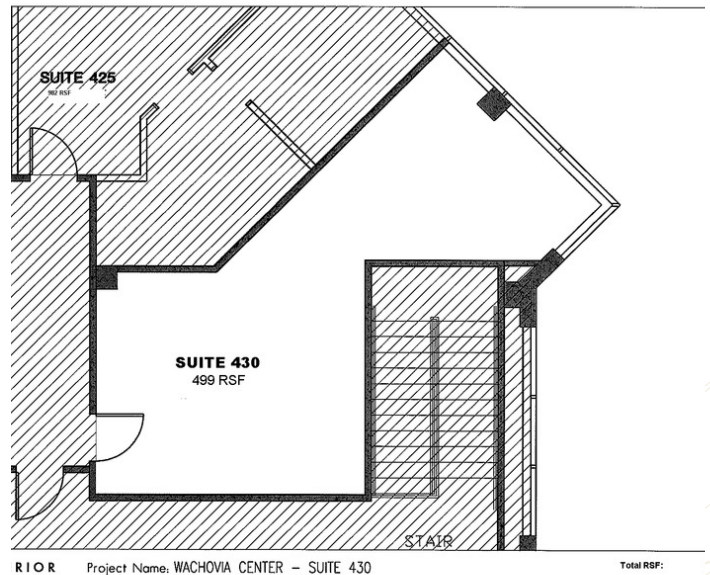
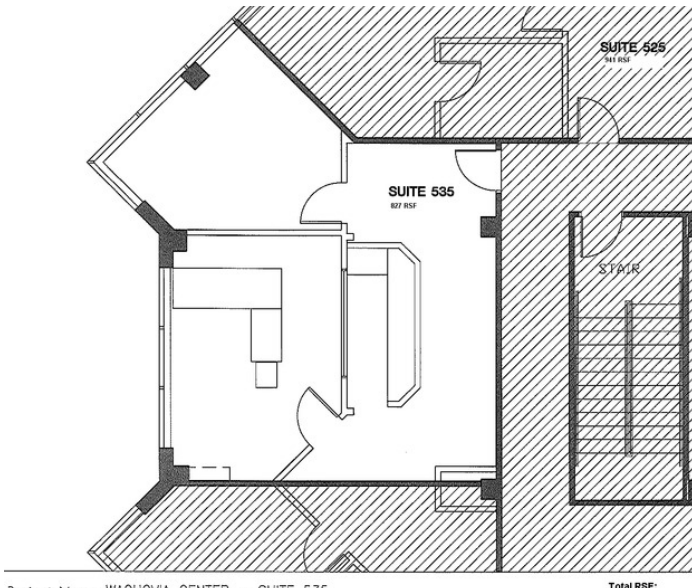
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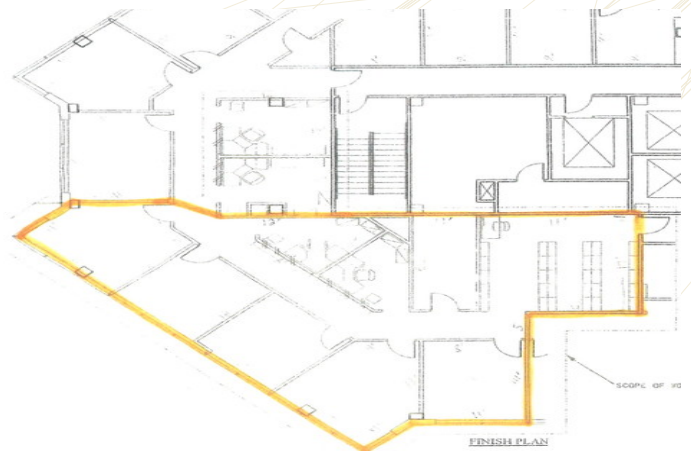
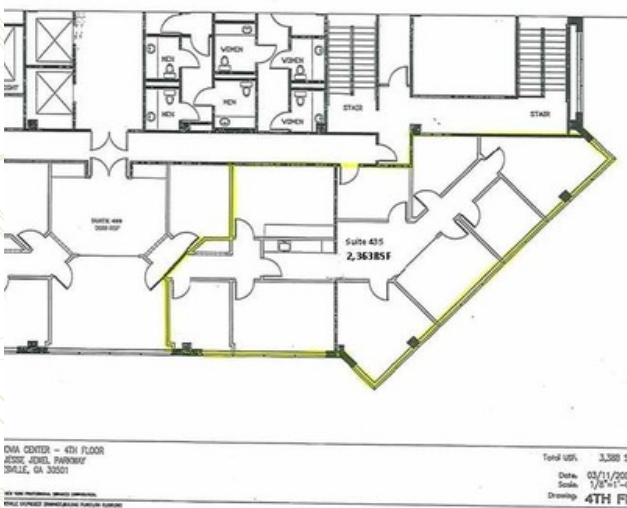
# Floor Plans

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1 SUITE 535

2 SUITE 430



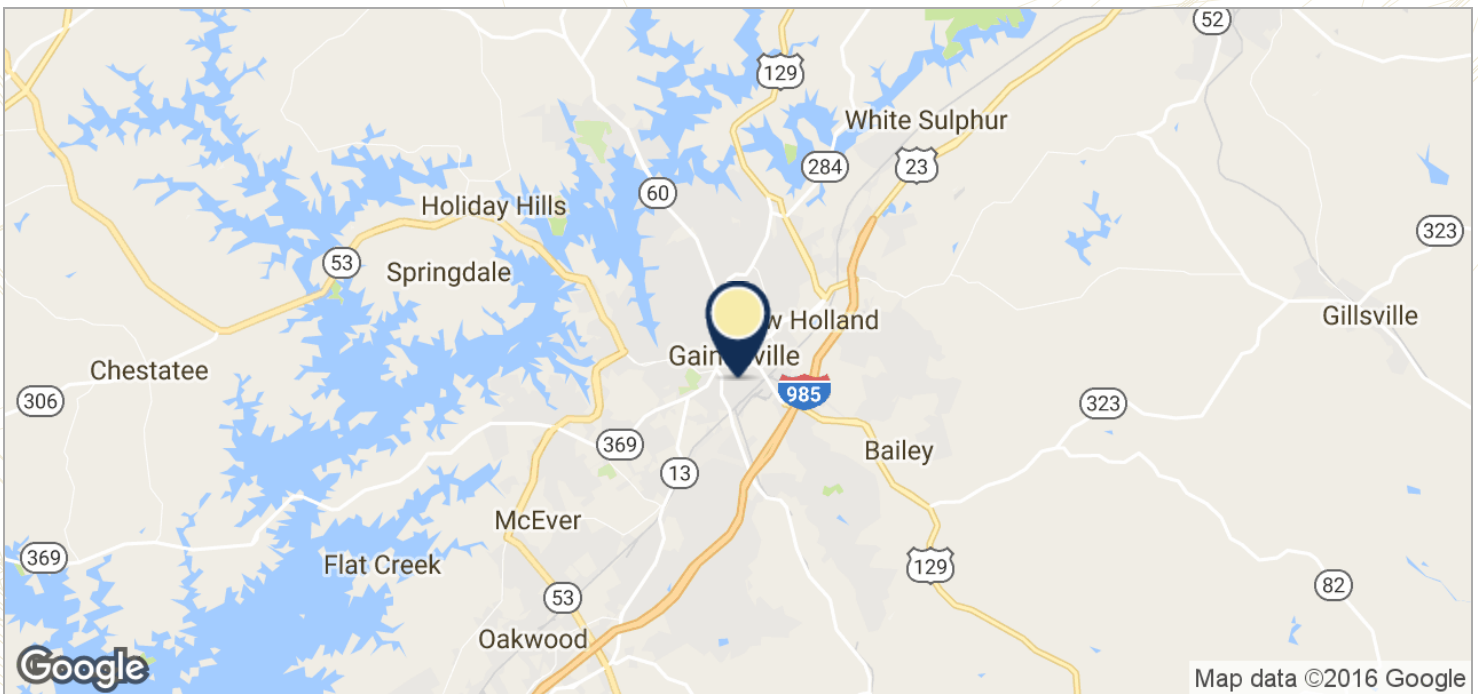
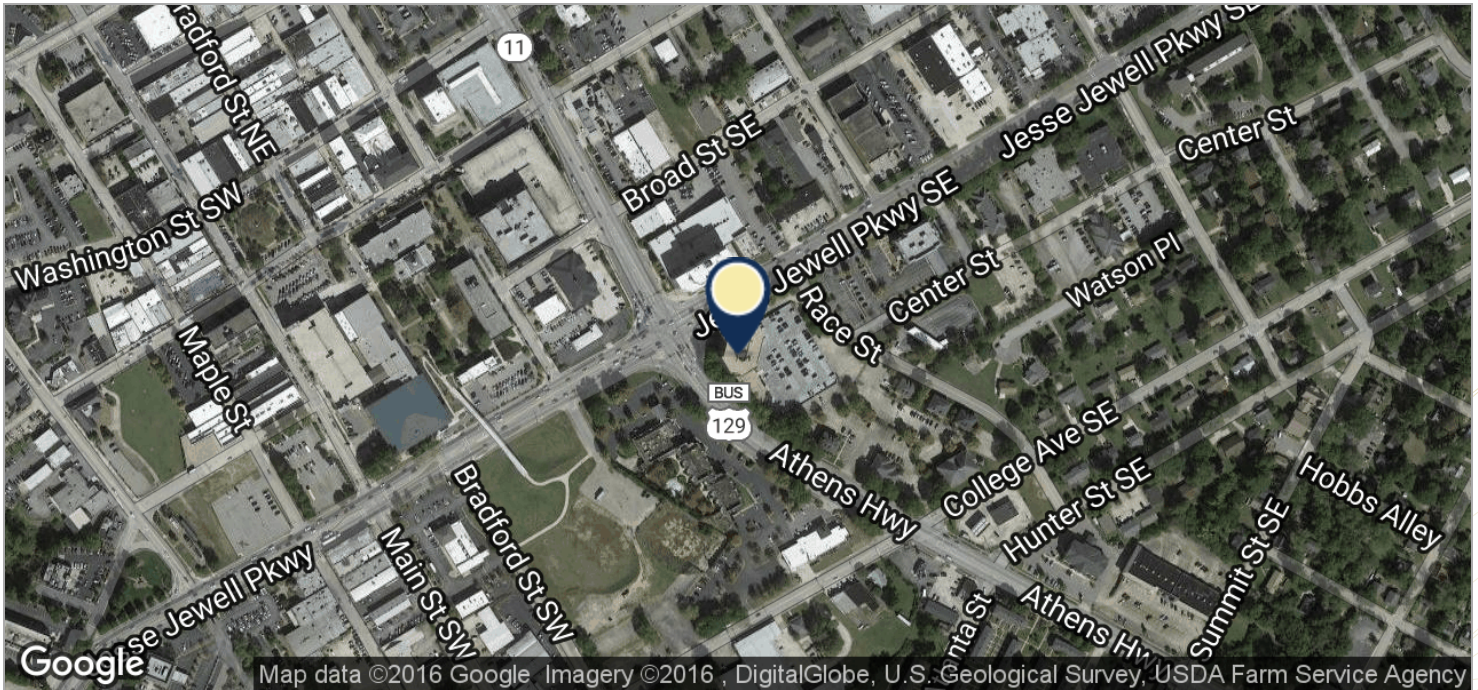
3 SUITE 435

4 SUITE 750-A



# Location Maps

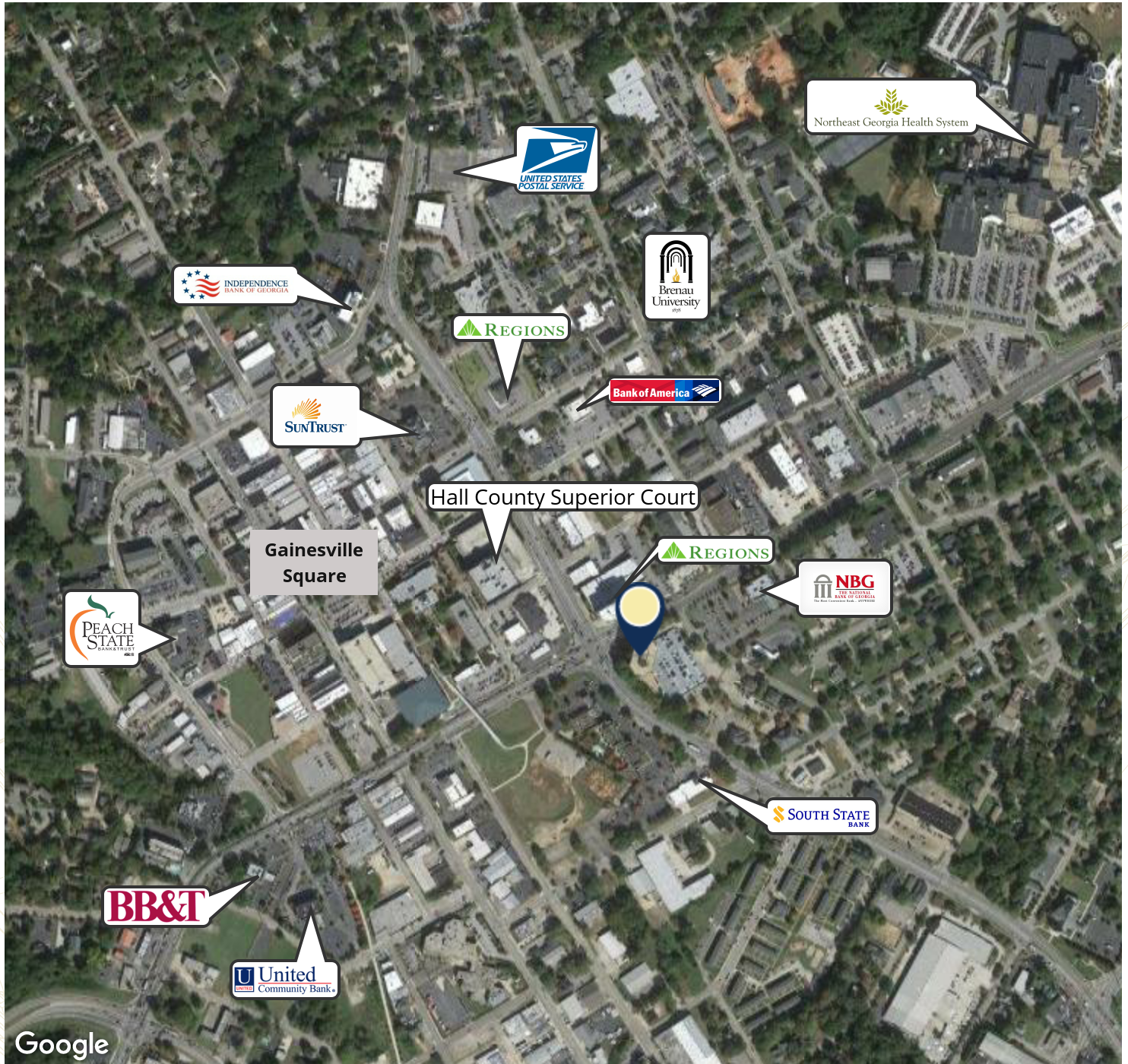
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# Retailer Map

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# Broker Profile



Presented by:

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President

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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