

# 109 technology parkway norcross ga

**109 technology parkway norcross ga** is a prominent address located in the thriving city of Norcross, Georgia. This location is well-known for its strategic position within the Technology Parkway corridor, a hub for various businesses and technological enterprises. The area surrounding 109 Technology Parkway Norcross GA offers a blend of commercial opportunities, modern infrastructure, and accessibility, making it an ideal destination for companies seeking growth and innovation. This article explores the key aspects of this location, including its geographical importance, business environment, nearby amenities, transportation options, and real estate opportunities. By understanding these facets, businesses and investors can better appreciate the advantages of establishing a presence at 109 Technology Parkway Norcross GA. The following sections provide a detailed overview to guide decision-making for prospective tenants, buyers, and stakeholders.

- Location and Accessibility
- Business Environment and Economic Impact
- Real Estate and Property Features
- Nearby Amenities and Services
- Transportation and Connectivity

## Location and Accessibility

109 Technology Parkway Norcross GA is situated in a prime area within Gwinnett County, one of the fastest-growing regions in the Atlanta metropolitan area. This location benefits from proximity to major highways such as Interstate 85 and State Route 141, providing seamless access to downtown Atlanta and other key markets. The address lies within a designated technology corridor, which is designed to attract tech-focused companies and innovative enterprises. Accessibility to the site is enhanced by well-maintained roads, nearby public transit options, and ample parking facilities, catering to employees, clients, and visitors alike.

## Geographical Significance

The geographical position of 109 Technology Parkway Norcross GA places it at a crossroads of commerce and technology. Norcross itself is known for its vibrant community and business-friendly environment, making this address highly desirable. The site's location supports easy distribution of goods and

services throughout the Southeastern United States, fostering regional and national business operations.

## **Proximity to Major Business Hubs**

Being located near Atlanta, one of the largest economic centers in the Southeast, 109 Technology Parkway Norcross GA offers companies the advantage of tapping into a vast network of suppliers, customers, and partners. The close distance to other business parks and innovation centers encourages collaboration and networking opportunities that are essential for growth and development.

## **Business Environment and Economic Impact**

The business environment at 109 Technology Parkway Norcross GA is robust and dynamic, supported by local government initiatives and a thriving economy. The area is characterized by a diverse mix of industries, including technology, manufacturing, logistics, and professional services. This diversity contributes to a stable and resilient economic climate that benefits both startups and established corporations.

## **Industry Presence**

The Technology Parkway corridor is home to numerous technology companies, ranging from software developers to IT service providers. This concentration fosters a collaborative atmosphere that drives innovation and technological advancement. Additionally, the presence of various ancillary businesses, such as marketing firms and consulting agencies, creates a comprehensive ecosystem supportive of business growth.

## **Economic Development Initiatives**

Local authorities and development agencies actively promote economic growth around 109 Technology Parkway Norcross GA through incentives such as tax credits, grants, and supportive infrastructure projects. These initiatives are aimed at attracting new businesses and retaining existing ones by reducing operational costs and enhancing overall competitiveness.

## **Real Estate and Property Features**

The real estate options available at 109 Technology Parkway Norcross GA include state-of-the-art office buildings, flexible industrial spaces, and modern commercial facilities. These properties are designed to meet the needs of a wide range of businesses, offering customizable layouts, advanced

technological infrastructure, and sustainable building practices.

## **Property Types and Specifications**

Available properties at this address typically feature:

- High-speed internet and fiber-optic connectivity
- Energy-efficient lighting and HVAC systems
- Ample parking space for employees and visitors
- Security systems including surveillance and controlled access
- Flexible floor plans suitable for offices, labs, or light manufacturing

## **Leasing and Purchase Opportunities**

Both leasing and purchasing options are available for businesses interested in establishing a presence at 109 Technology Parkway Norcross GA. The flexibility of lease terms and competitive pricing make it attractive for startups and expanding companies. For investors, purchasing property in this growing corridor presents a promising opportunity for long-term appreciation.

## **Nearby Amenities and Services**

Businesses and employees at 109 Technology Parkway Norcross GA benefit from an array of nearby amenities that enhance the work environment and support daily operations. These include dining options, retail centers, fitness facilities, and professional services.

## **Dining and Retail Options**

The vicinity offers a variety of restaurants ranging from quick-service eateries to sit-down dining experiences, catering to diverse tastes and dietary preferences. Retail centers nearby provide convenient access to office supplies, technology products, and everyday necessities, facilitating smooth business operations.

## **Support Services**

Additional services available in the area include banks, postal services, printing shops, and business centers. These amenities contribute to the

efficiency of companies operating at 109 Technology Parkway Norcross GA by reducing the time and effort needed for routine tasks.

## **Transportation and Connectivity**

Efficient transportation and connectivity are critical factors contributing to the appeal of 109 Technology Parkway Norcross GA. The location offers excellent access to major highways, public transit, and regional airports, ensuring smooth movement of personnel and goods.

### **Highway Access**

The proximity to Interstate 85 allows for rapid travel to and from key locations within the Atlanta metropolitan area and beyond. State Route 141 also facilitates north-south connectivity, supporting regional logistics and commuting.

### **Public Transit Options**

Gwinnett County Transit provides bus services near the Technology Parkway area, offering convenient public transportation alternatives for employees. This connectivity supports sustainable commuting and reduces traffic congestion.

### **Air Travel Accessibility**

Hartsfield-Jackson Atlanta International Airport, one of the busiest airports in the world, is located within a short driving distance from 109 Technology Parkway Norcross GA. This proximity enables easy domestic and international travel for business purposes, enhancing global connectivity.

## **Frequently Asked Questions**

### **What is located at 109 Technology Parkway, Norcross, GA?**

109 Technology Parkway in Norcross, GA is a commercial office space often used by technology companies and businesses.

### **Are there any tech companies headquartered at 109**

## **Technology Parkway, Norcross, GA?**

Several tech-related firms and startups have offices at 109 Technology Parkway, but specific company headquarters can vary over time.

## **Is 109 Technology Parkway in Norcross, GA accessible by public transportation?**

Yes, 109 Technology Parkway is accessible via local bus routes and is near major highways, making it convenient for commuters.

## **What amenities are available near 109 Technology Parkway, Norcross, GA?**

The area around 109 Technology Parkway offers amenities such as restaurants, cafes, hotels, and fitness centers catering to professionals in the business park.

## **Can I lease office space at 109 Technology Parkway, Norcross, GA?**

Yes, office spaces at 109 Technology Parkway are available for lease through various commercial real estate brokers specializing in the Norcross area.

## **What companies have recently moved into 109 Technology Parkway, Norcross, GA?**

Recent tenants at 109 Technology Parkway include technology startups, software development firms, and IT service providers.

## **Is there parking available at 109 Technology Parkway, Norcross, GA?**

Yes, 109 Technology Parkway provides ample on-site parking facilities for tenants and visitors.

## **How far is 109 Technology Parkway from downtown Atlanta?**

109 Technology Parkway is approximately 22 miles northeast of downtown Atlanta, typically a 30-40 minute drive depending on traffic.

## **Are there any upcoming developments or renovations planned for 109 Technology Parkway, Norcross, GA?**

As of now, there are no publicly announced major developments or renovations

planned for 109 Technology Parkway, but this may change as the area continues to grow.

## Additional Resources

### 1. *Innovations at 109 Technology Parkway: The Norcross Tech Hub*

This book explores the rise of 109 Technology Parkway as a central hub for technological innovation in Norcross, GA. It details the history of the parkway, profiles key companies and startups based there, and examines how the area has contributed to regional economic growth. Readers will gain insight into the tech ecosystem and its impact on the local community.

### 2. *Smart Cities and Tech Parks: A Case Study of Norcross, Georgia*

Focusing on Norcross and specifically 109 Technology Parkway, this book analyzes the development of smart city technologies within tech parks. It highlights how infrastructure, connectivity, and innovation converge to create a thriving environment for technology companies. The book also discusses future trends and challenges facing tech parks in suburban settings.

### 3. *The Business of Technology: Success Stories from 109 Technology Parkway*

This collection of case studies features successful tech companies headquartered at 109 Technology Parkway. Each chapter presents the company's journey, technological breakthroughs, and business strategies. The book serves as an inspiration for entrepreneurs and business leaders interested in the technology sector.

### 4. *Norcross, GA: A Silicon Valley in the Making?*

Examining the growth of Norcross as a potential tech hotspot, this book focuses on the strategic importance of locations like 109 Technology Parkway. It compares Norcross with established tech centers and discusses what makes this area attractive to investors and innovators. The book also addresses urban planning and community engagement in tech development.

### 5. *Workspaces of the Future: Designing Tech Hubs at 109 Technology Parkway*

This book delves into the architectural and design elements that make 109 Technology Parkway an ideal environment for technology companies. It covers topics such as sustainable building practices, collaborative office layouts, and technology integration within physical spaces. Readers will learn how workspace design influences productivity and innovation.

### 6. *Networking and Collaboration in Tech Parks: Lessons from Norcross*

Highlighting the importance of networking, this book studies how companies at 109 Technology Parkway foster collaboration and partnerships. It includes interviews with industry leaders, event organizers, and community managers who facilitate innovation networks. The book provides practical advice for building strong professional communities in tech environments.

### 7. *Tech Talent Pipeline: Education and Workforce Development in Norcross, GA*

This book addresses how educational institutions and businesses near 109

Technology Parkway work together to develop a skilled technology workforce. It explores internship programs, training initiatives, and community outreach efforts aimed at bridging the gap between education and employment. The book is a resource for policymakers and educators interested in workforce development.

#### 8. *Emerging Technologies Shaping Norcross' Future*

Covering cutting-edge technologies being developed or utilized by companies at 109 Technology Parkway, this book offers an overview of trends such as AI, IoT, and cybersecurity. It discusses how these technologies are transforming industries and impacting the local economy. Readers will gain a comprehensive understanding of the technological advancements originating from this region.

#### 9. *Economic Impact of Technology Parks: A Study of 109 Technology Parkway*

This analytical book examines the economic contributions of 109 Technology Parkway to Norcross and the greater Georgia area. It includes data on job creation, investment influx, and regional GDP growth linked to the tech park. The book also considers policy implications and future opportunities for economic development through technology parks.

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