



PROPERTY DESCRIPTION

Vision Commercial Advisors presents an outstanding office building suite for Lease in Kennesaw just off I-575 at Exit 3 Chastain Rd.. The space has an excellent office layout with class A finishes. The suite can be subdivided into 4560 SF or taken as the whole floor 8984 SF. Restrooms are common with access through an elevator and beautiful hardwood stairs from lobby. The suite is also a full service rate and has janitorial 3 times per week. The building has tight security so please call for an appointment to tour.

PROPERTY HIGHLIGHTS

- 4560 SF - 8984 SF Modified Gross
- Easy I-575 and I-75 Access
- Suite 210 has Elevator Access
- Class A Finishes
- Great Town Center/Kennesaw
- Location Parking 4/1000

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Number of Units:	1
Available SF:	4,560 - 8984 SF
Lot Size:	0.77 Acres
Building Size:	17,600 SF

DEMOGRAPHICS 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
Total Households	3,002	73,753	230,561
Total Population	6,865	191,530	604,963
Average HH Income	\$69,821	\$92,940	\$105,930

DAVID HACKER, CCIM

President

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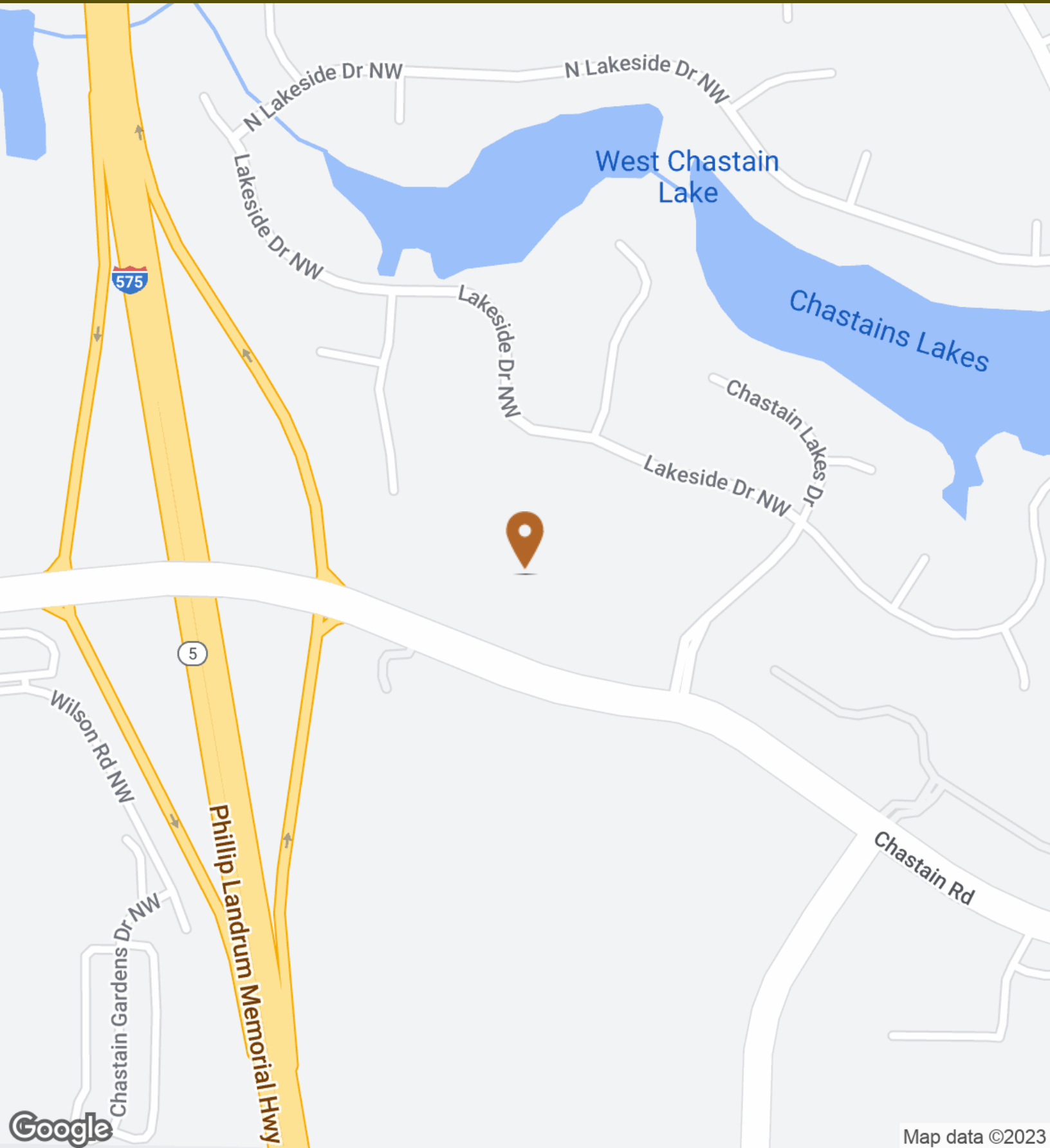
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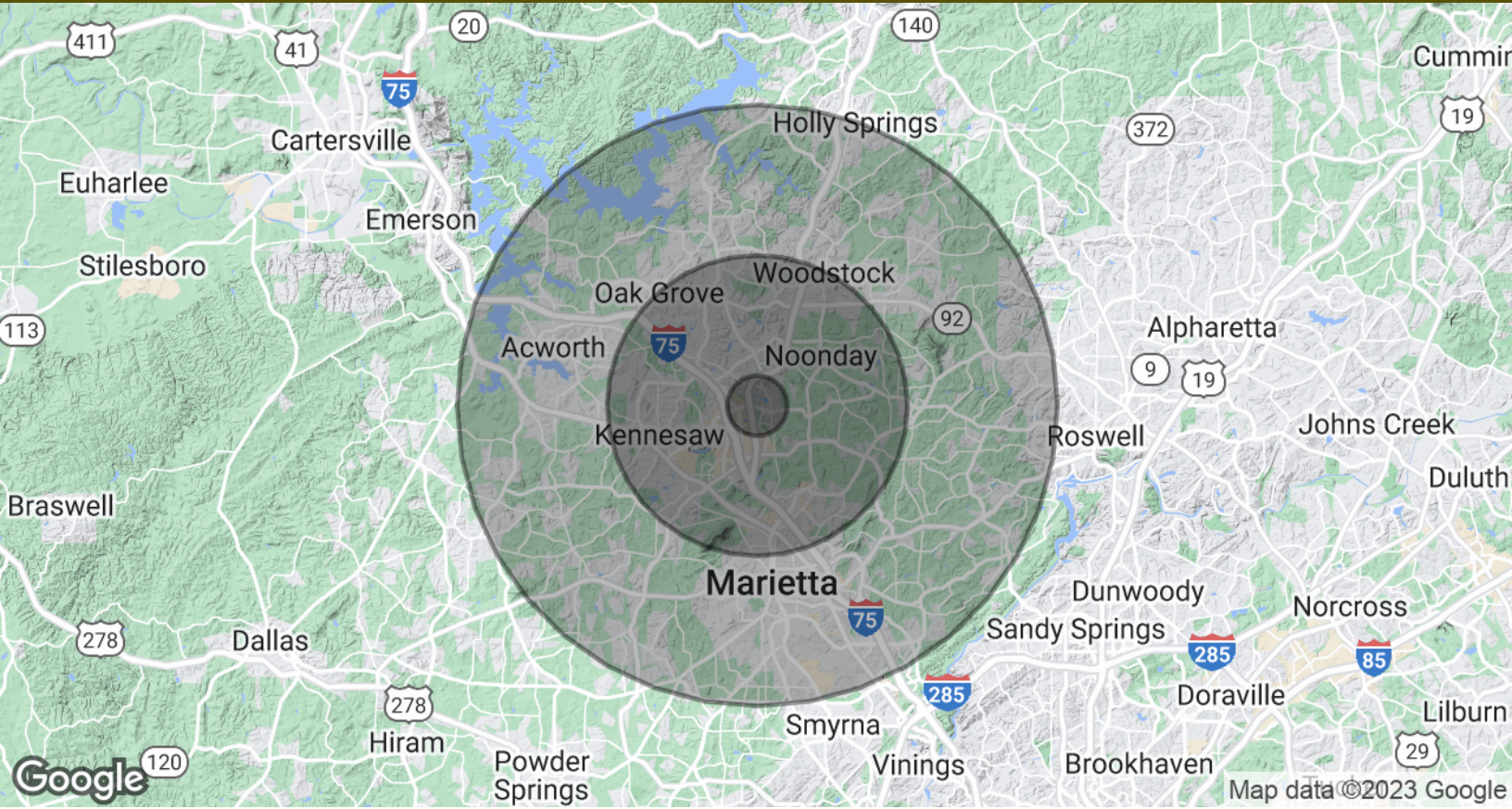


Map data ©2023

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,865	191,530	604,963
Average Age	35.4	37.3	39.1
Average Age (Male)	38.6	35.4	37.4
Average Age (Female)	35.2	38.4	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,002	73,753	230,561
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$69,821	\$92,940	\$105,930
Average House Value	\$139,199	\$234,231	\$283,336

* Demographic data derived from 2020 ACS - US Census

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