

# ±1,150 - ±4,900 SF OFFICE SUITES

Kennesaw, Georgia



## LOCATION OVERVIEW:

Wade Green Commons is located on Wade Green Road just off Interstate 75 in Kennesaw. It is accessible at a signalized intersection across from Wade Green Crossing Shopping Center. The immediate area is heavily commercial with nearby national credit tenants including BP, Dollar Tree, LA Fitness, Big Lots, O'Reilly Auto Parts, Firehouse Subs, Primrose School, Arby's, McDonald's, Starbucks and Bank of America.

SUITE NO.	AVAILABLE SF	LEASE RATE	AVAILABILITY
120	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	3/1/2026
225	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	Spring 2026
425	±1,150 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	IMMEDIATE
615	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	IMMEDIATE

## OFFERING SUMMARY:

PROPERTY ADDRESS:	4255 Wade Green Road, Kennesaw, GA 30144
COUNTY:	Cobb
TOTAL AVAILABLE SF:	±4,900 SF
NO. OF SUITES:	4
NO. OF FLOORS:	1-2
YEAR BUILT:	2009
PARKING TYPE:	Off-Street, Surface
SIGNAGE:	Monument Signage

**\$18 SF/YR +  
1.50 SF/YR CAM  
LEASE RATE**


**JARED DALEY**

 Commercial Real Estate Advisor  
 404-876-1640 x 111  
 Jared@BullRealty.com

**MEGAN DALEY**

 Commercial Real Estate Advisor  
 404-876-1640 x 153  
 Megan@BullRealty.com

**ANGIE SARRIS**

 Commercial Real Estate Advisor  
 404-876-1640 x 176  
 Angie@BullRealty.com



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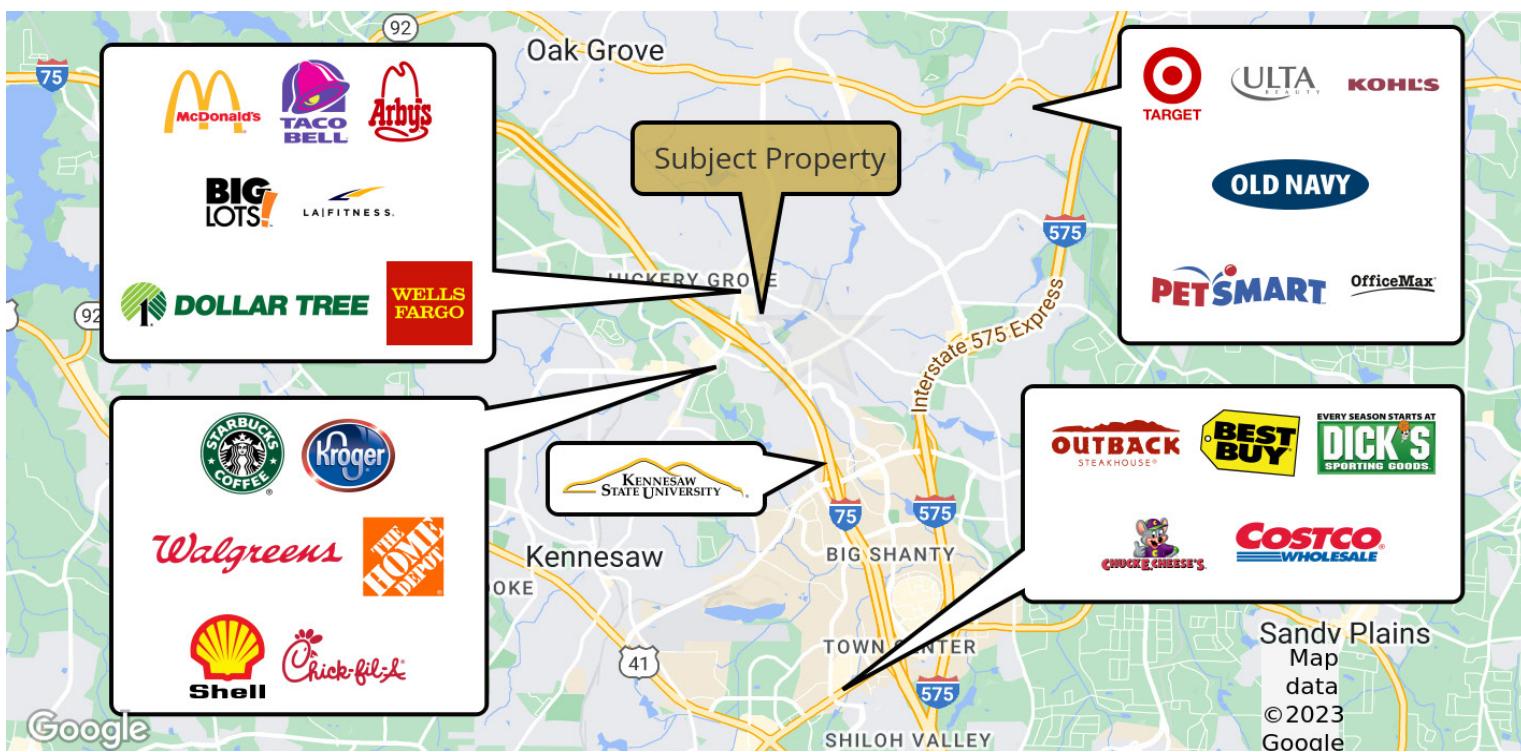
**OFFICE SUITES | FOR LEASE**

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**IN THE AREA MAP:**



**JARED DALEY**  
Commercial Real Estate Advisor  
404-876-1640 x 111  
Jared@BullRealty.com



**MEGAN DALEY**  
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404-876-1640 x 153  
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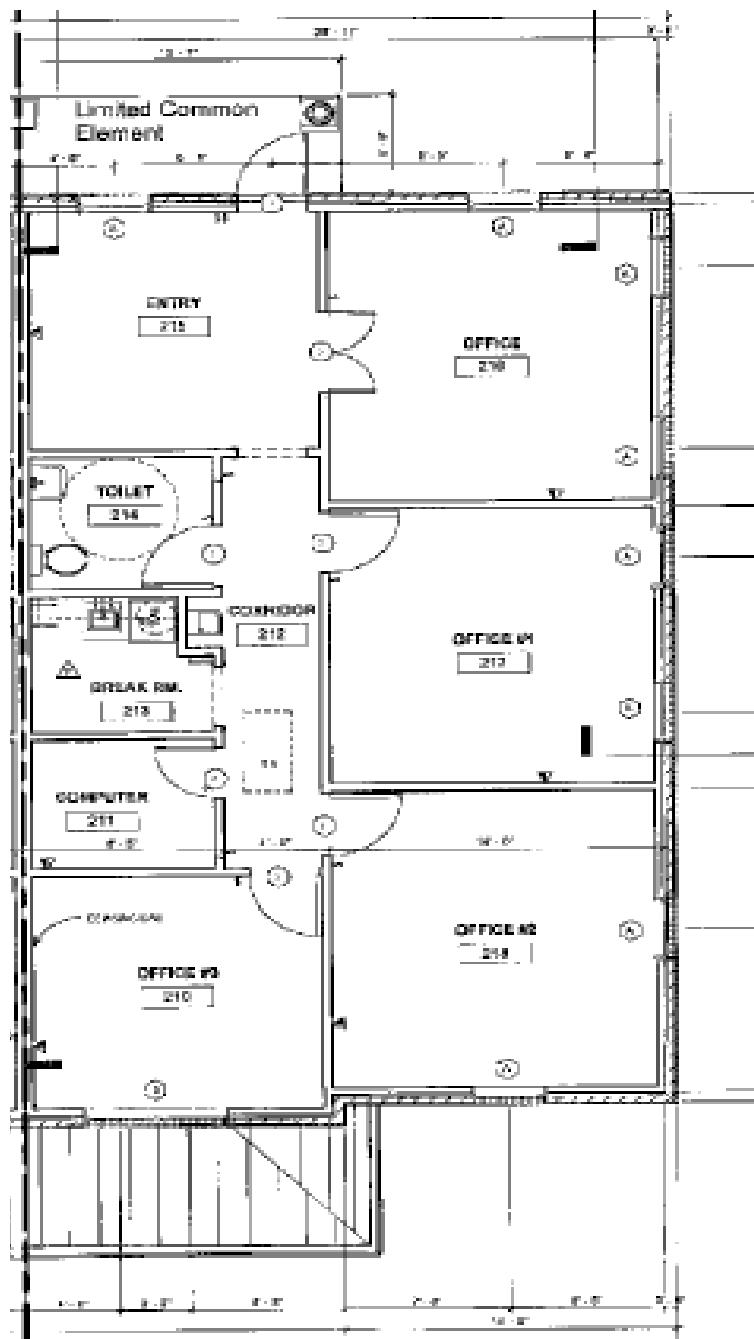


**ANGIE SARRIS**  
Commercial Real Estate Advisor  
404-876-1640 x 176  
Angie@BullRealty.com

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

**±1,150 - ±4,900 SF OFFICE SUITES**

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**SUITE 120**


**JARED DALEY**  
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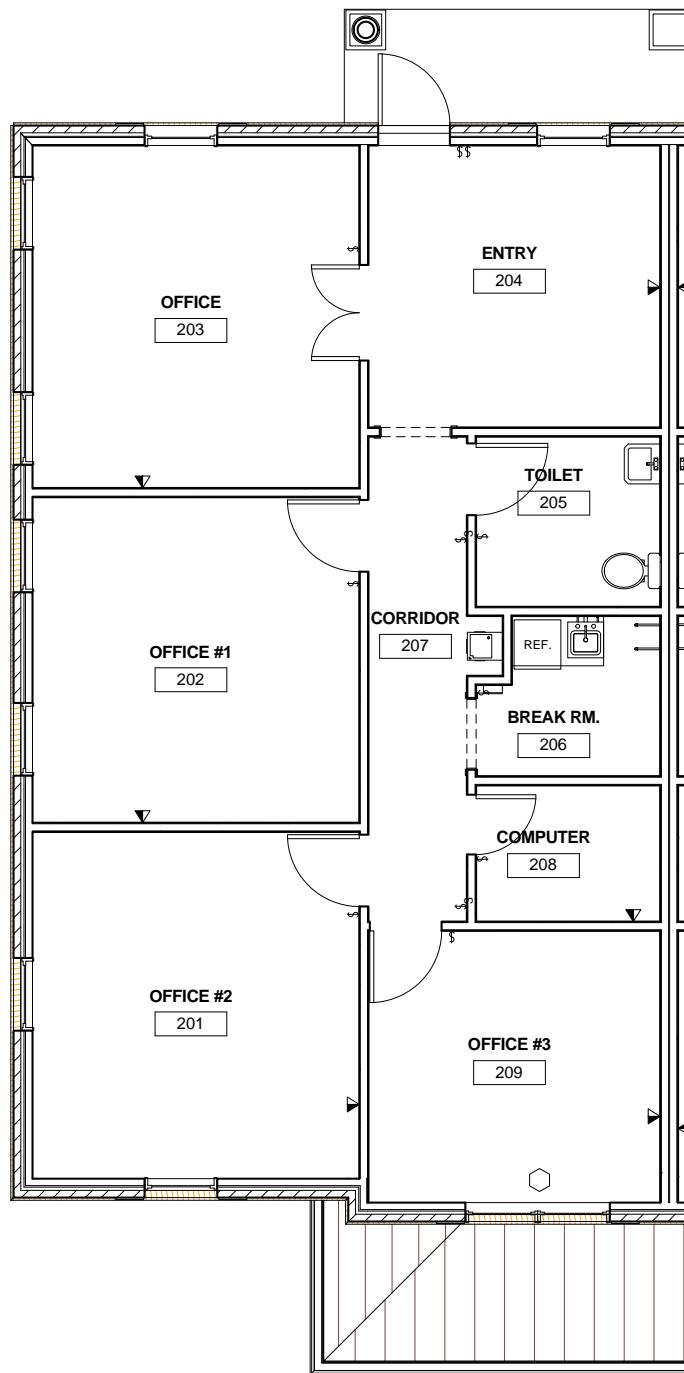
**MEGAN DALEY**  
 Commercial Real Estate Advisor  
 404-876-1640 x 153  
[Megan@BullRealty.com](mailto:Megan@BullRealty.com)



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**±1,150 - ±4,900 SF OFFICE SUITES**

Kennesaw, Georgia

**SUITE 225**


**JARED DALEY**  
Commercial Real Estate Advisor  
404-876-1640 x 111  
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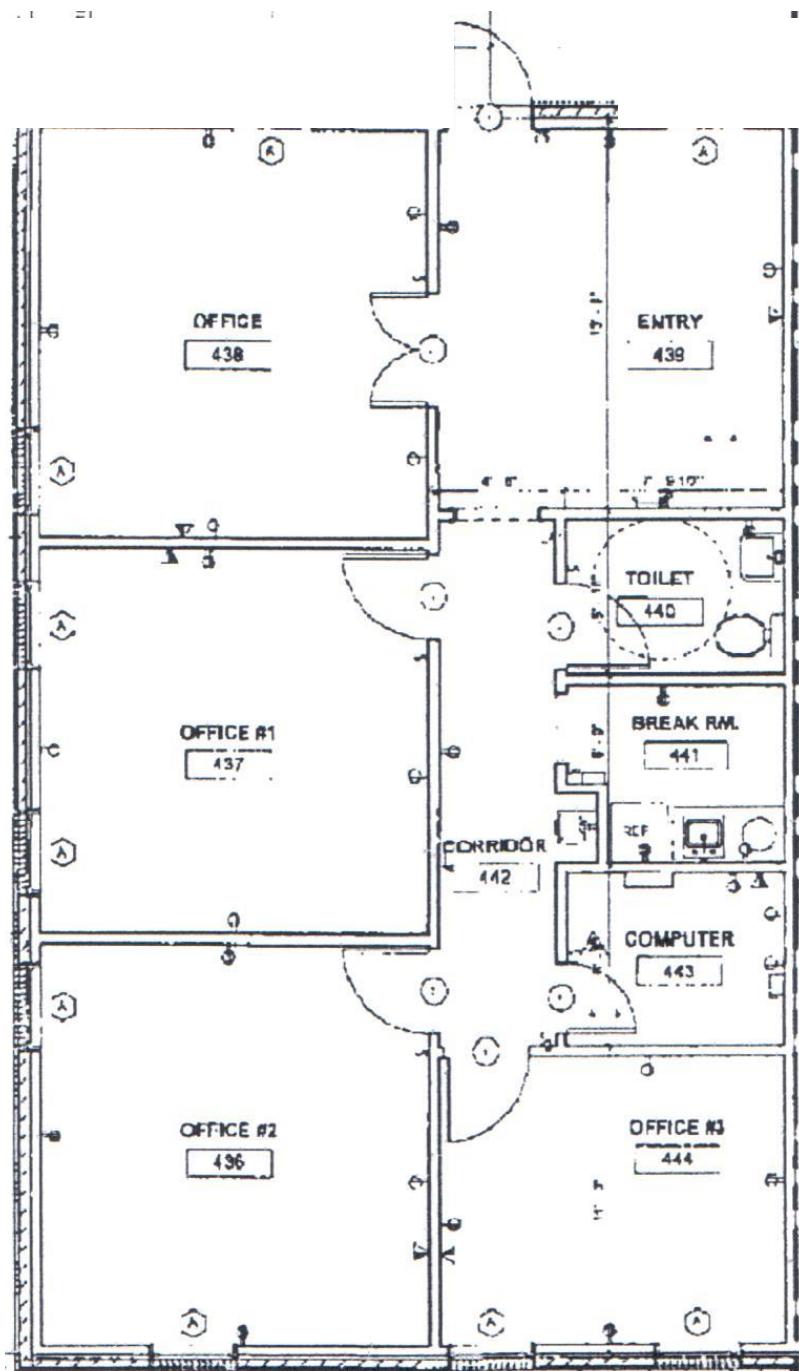
**MEGAN DALEY**  
Commercial Real Estate Advisor  
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Megan@BullRealty.com



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**±1,150 - ±4,900 SF OFFICE SUITES**

Kennesaw, Georgia

**SUITE 425**


**JARED DALEY**  
 Commercial Real Estate Advisor  
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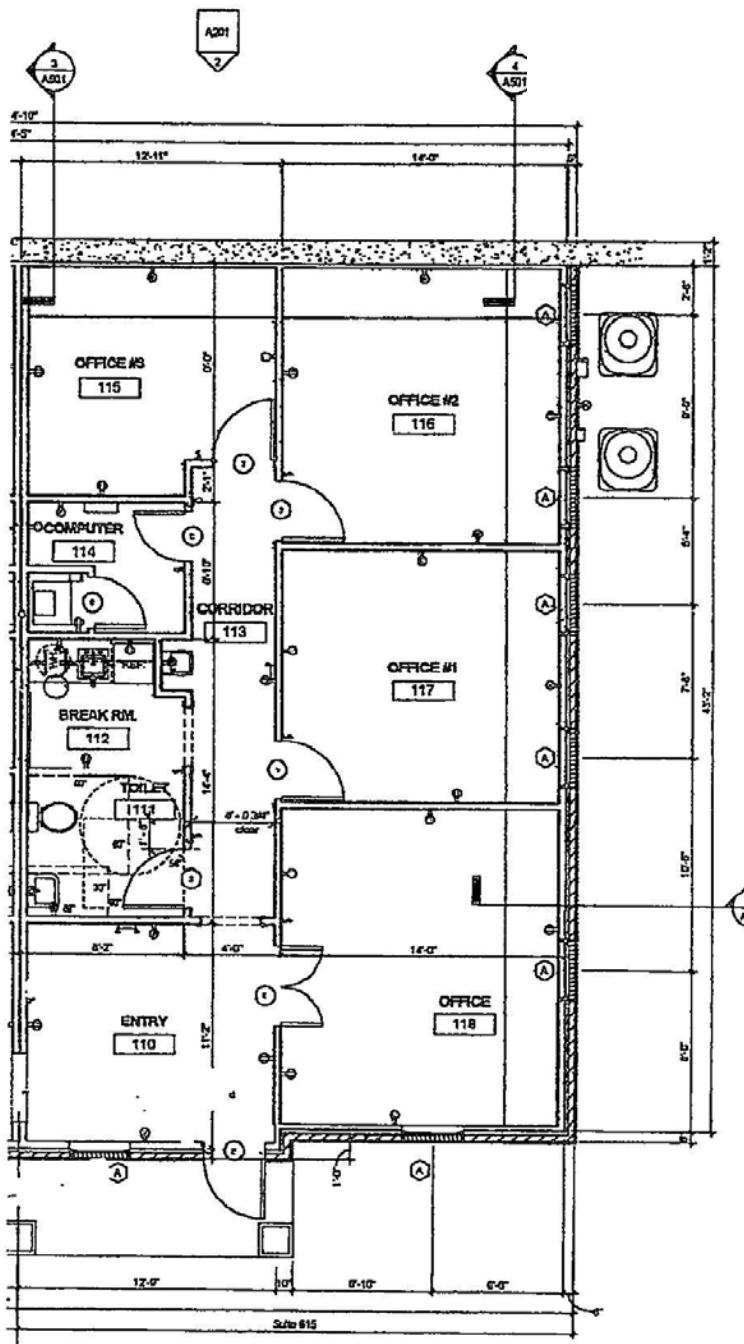
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Kennesaw, Georgia

**SUITE 615**


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 Commercial Real Estate Advisor  
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