

±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**



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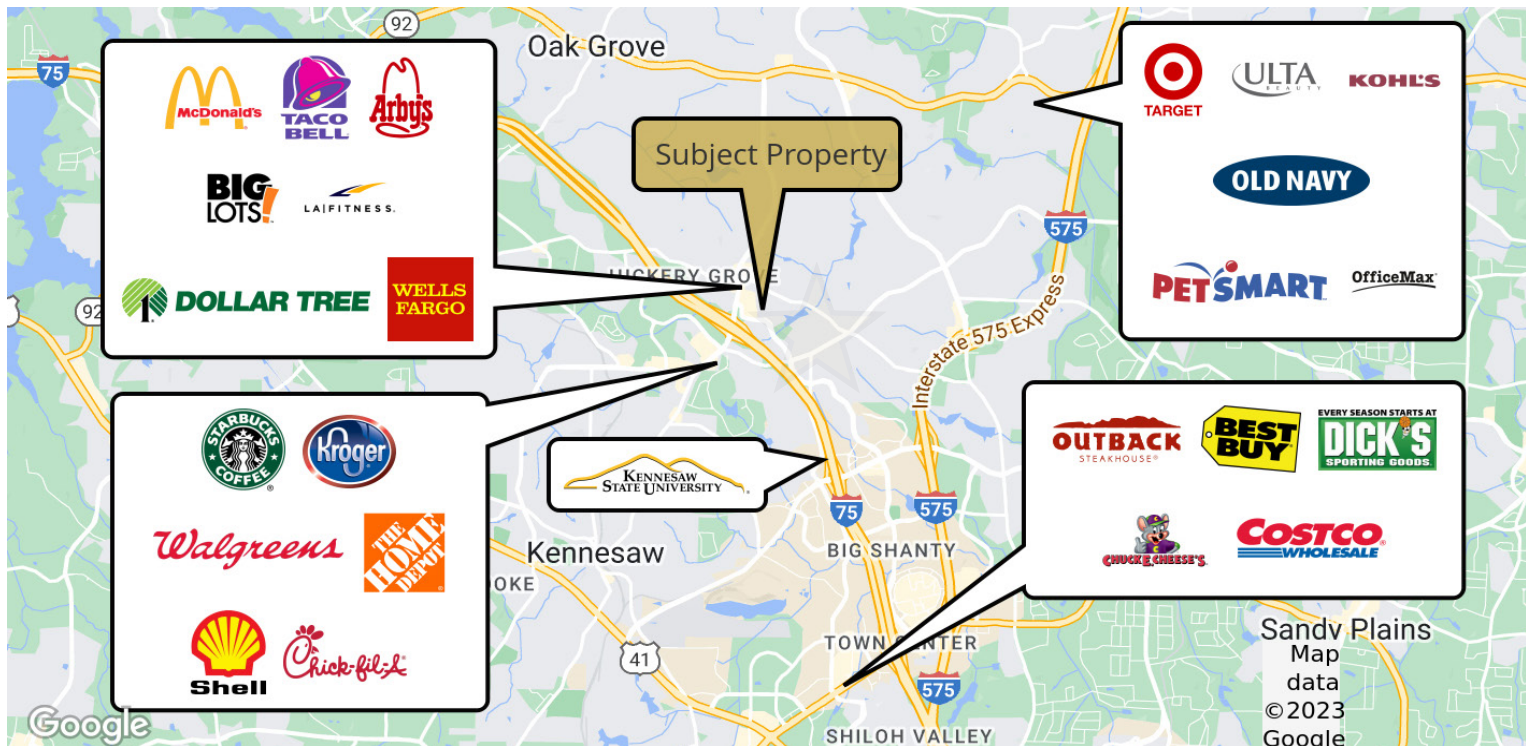
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IN THE AREA MAP:



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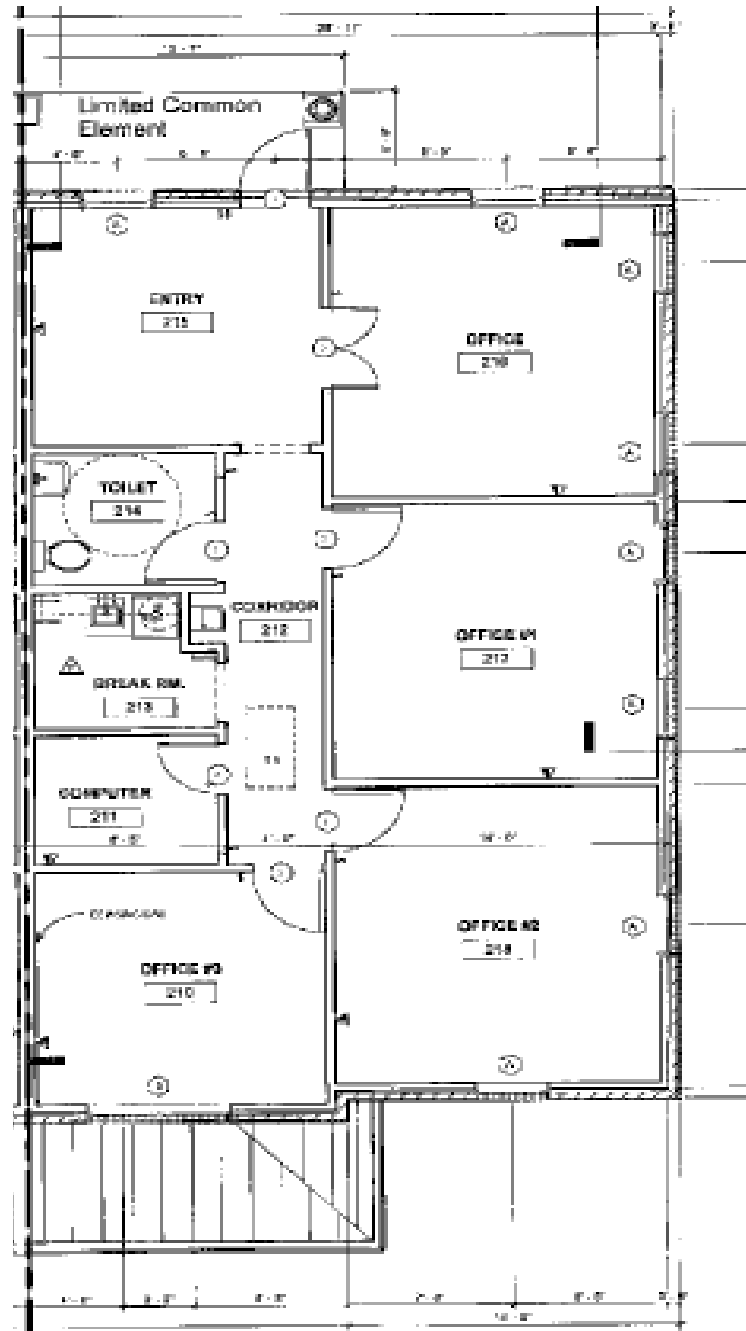


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SUITE 120



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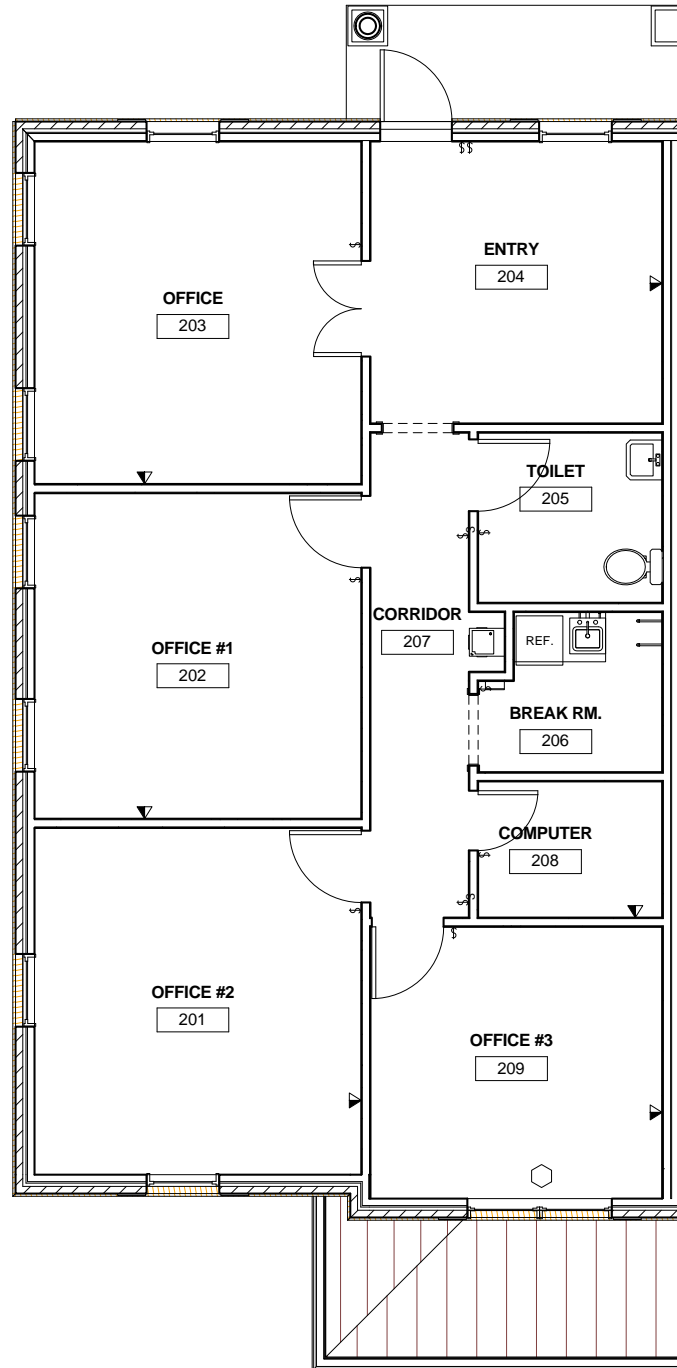


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SUITE 225



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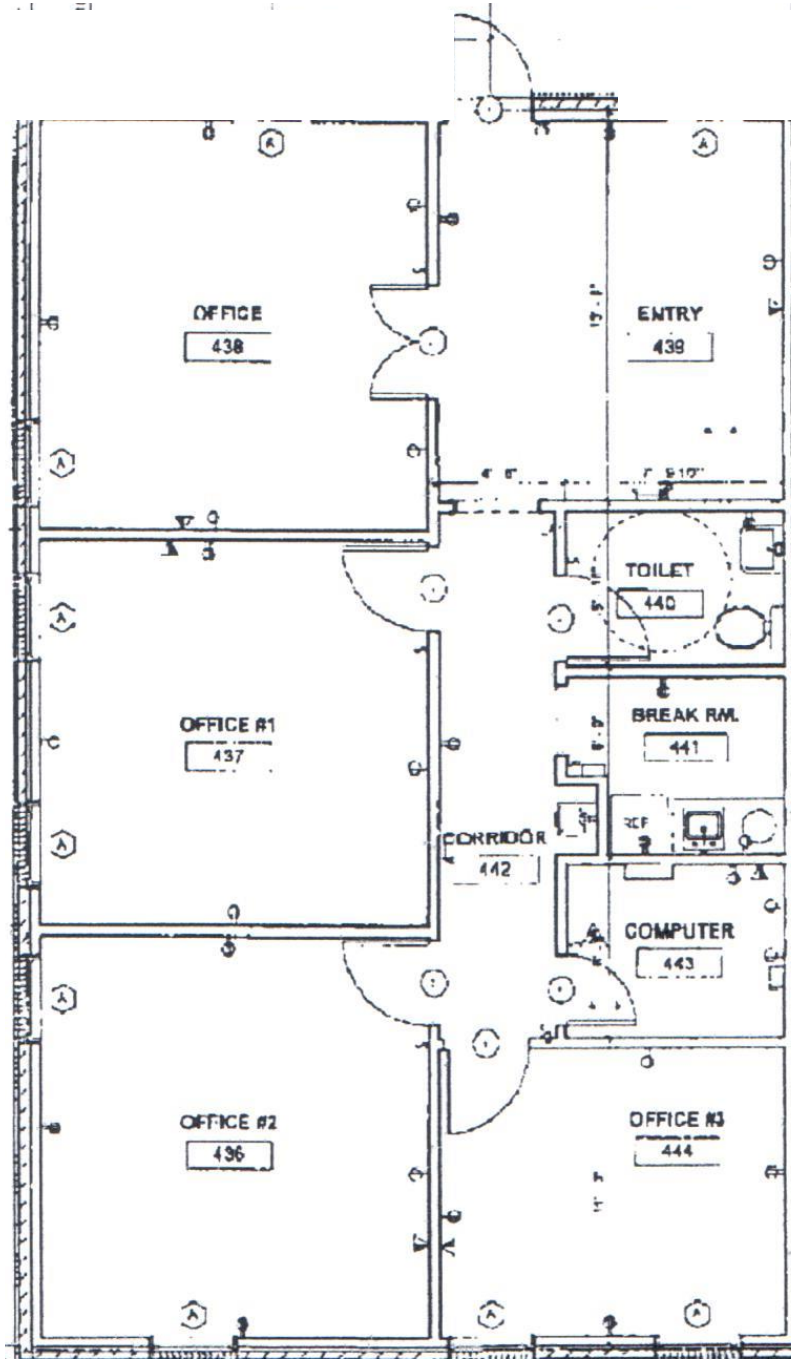


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SUITE 425



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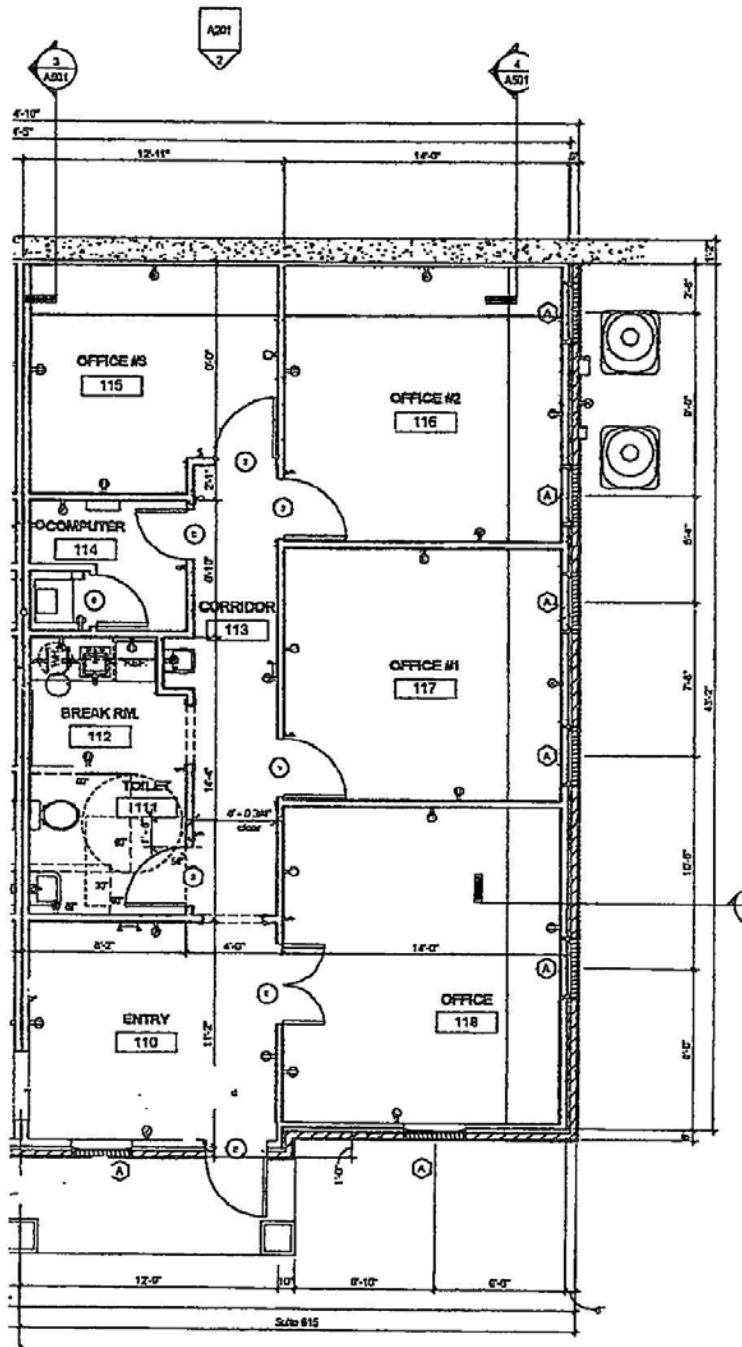


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Kennesaw, Georgia

SUITE 615



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