



**FOR LEASE**

# Paper Mill Village Office Building

37 Johnson Ferry Rd, Marietta, GA 30068

## Property Highlights

- 4,958 sf available (1,353 sf Terrance Level + 3,605 sf 2nd Floor)
- 11 office Suites available ranging from 100 - 400 sf with flexible lease terms
- Ample parking - 40 free surface level parking spaces
- Excellent visibility on Johnson Ferry Road
- Johnson Ferry Road serves as a major artery from East Cobb to Sandy Springs and Dunwoody
- Located in mixed-use development Paper Mill Village in East Cobb
- 5 minute drive time to GA 400 and 8 minute drive time to I-285
- Signalized intersection into Paper Mill Village and office building

## Key Tenants



## Leasing Contact:

**Benton Green**, Partner

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404.595.0500 / [partnersrealestate.com](http://partnersrealestate.com)

## BROKERAGE SERVICES

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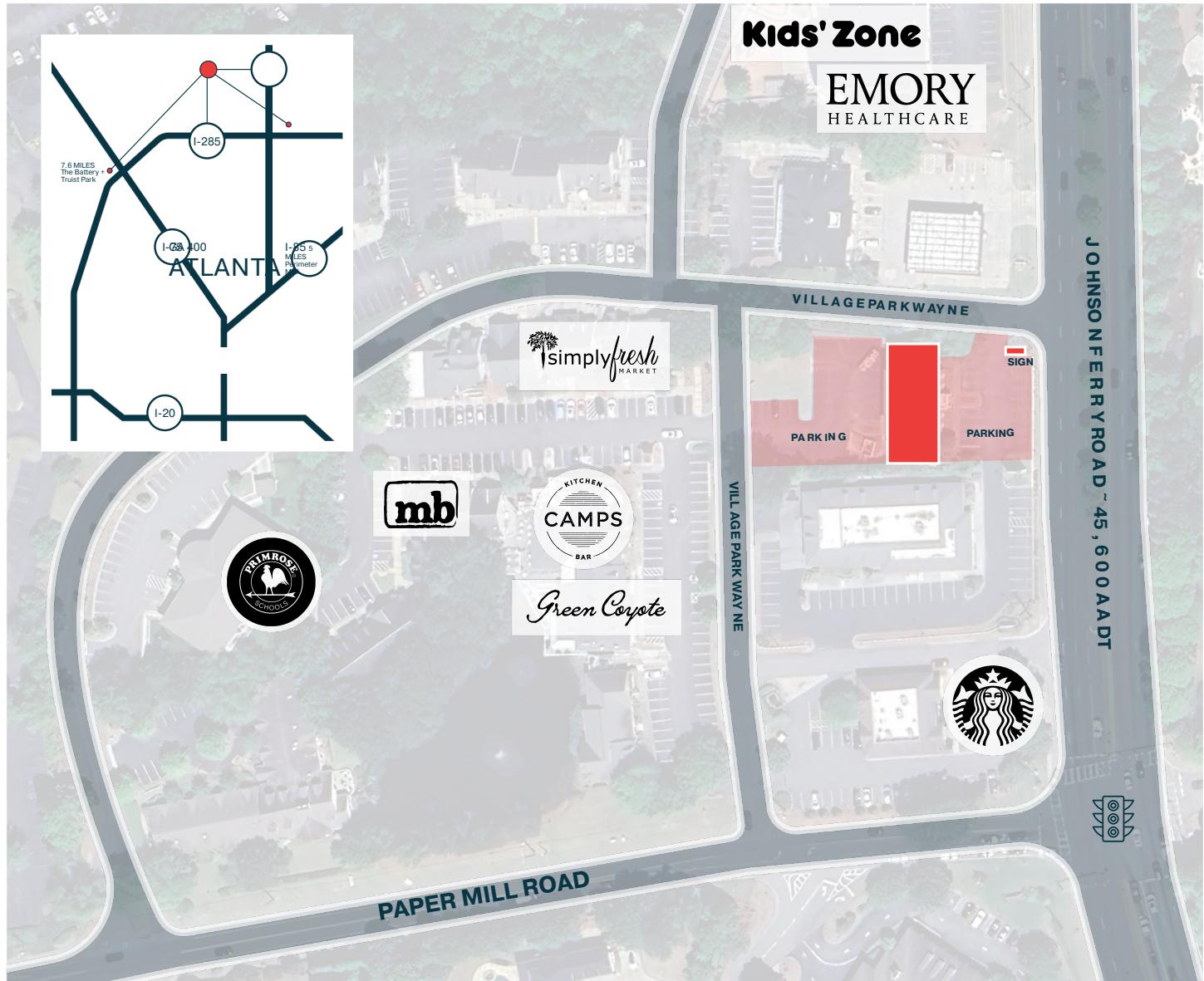
Traffic Counts			
Johnson Ferry Rd	46,193	AADT	
Demographics			
1 Mile	3 Mile	5 Mile	
Population	6,350	67,300	226,841
Households	2,404	27,193	99,363
Avg HH Income	\$257,724	\$208,478	\$169,657
Daytime Pop	3,253	34,794	237,644

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[CLICK HERE FOR OFFICE PHOTOS](#)

## 2ND FLOOR OFFICE SUITES

3,605 sf Available  
Suites range from 100-400 sf



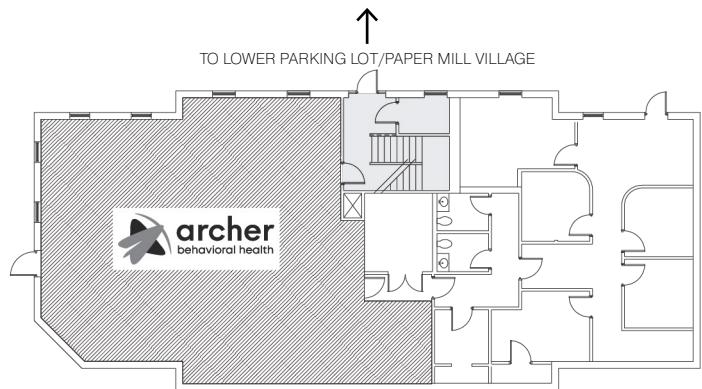
UNIT 201	96
UNIT 202	96
UNIT 203	96
UNIT 204	354
UNIT 205	125
UNIT 206	554

UNIT 207	153
UNIT 208	126
UNIT 209	309
UNIT 210	398
UNIT 211	81



## 1ST FLOOR

3,605 sf  
Fully Leased / Archer



## TERRACE LEVEL

1,343 sf Available  
Paper Mill Village Level

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