

# AMERICAN BUSINESS CENTER | FOR LEASE

9 Building Park with Availability from 1,081 - 20,067 SF

Owned & managed by:  
**ARDEN** | LOGISTICS  
PARKS



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REAL ESTATE PARTNERS



## AMERICAN BUSINESS CENTER OVERVIEW

American Business Center is a professional office park off S Marietta Parkway SE featuring six single-story flex buildings and three full-service two-story offices in a landscaped, brick-accented campus. Suites range from offices to flex warehouse spaces with drive-in and dock-high bays, all enhanced by abundant natural light.

Tenants enjoy on-site management, maintenance, and security with a roving officer and evening lighting. Amenities include a break area, fitness facility, and conference center with complimentary Wi-Fi.

Conveniently located near Kennesaw State University, Marietta Trade Center, and major routes including I-75 and Cobb Parkway, this property offers accessibility, functionality, and a professional setting ideal for diverse businesses.

### ADDRESS

1395 South Marietta Parkway SE  
1377 South Marietta Parkway SE  
1429 Lucille Avenue  
Marietta, GA 30067

### PARK SQUARE FOOTAGE

± 361,556 SF

Across 9 Buildings

### AVAILABLE SQUARE FOOTAGE

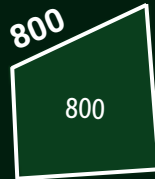
± 1,081 - 20,067 SF

Across 6 Buildings



# PARK AVAILABILITES

## American Business Center



### BUILDING 200

SUITE 230 ± 4,112

### BUILDING 300

SUITE 206 ± 3,997

SUITE 212 ± 2,189

SUITE 214 ± 1,882

### BUILDING 400

SUITE 106 ± 2,107

SUITE 112 ± 1,577

SUITE 200 ± 2,202

SUITE 204 ± 2,530

SUITE 208 ± 2,060

SUITE 212 ± 1,081

### BUILDING 500

SUITE 100 ± 19,897

SUITE 202 ± 4,377

SUITE 203 ± 1,766

### BUILDING 700

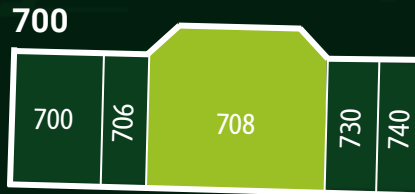
SUITE 708 ± 20,067

### BUILDING 100

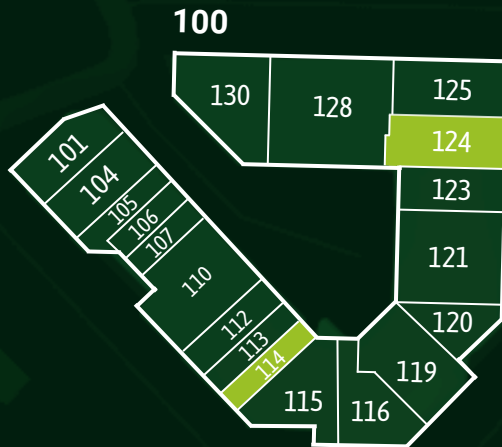
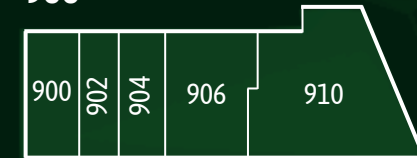
SUITE 114 ± 1,860

SUITE 116 ± 3,802

SUITE 124 ± 4,585



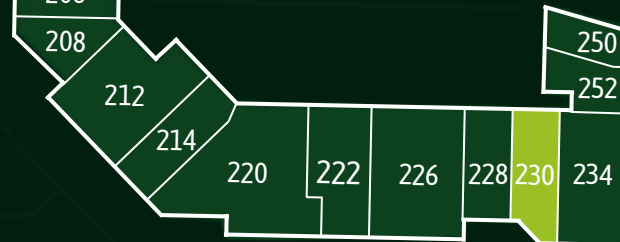
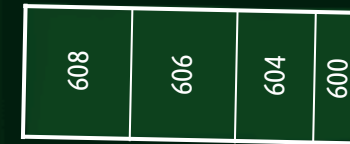
### 900



### 200



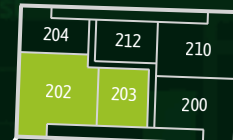
### 600



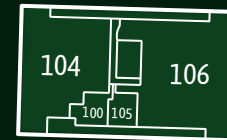
### 500 - L1



### 500 - L2



### 300 - L1



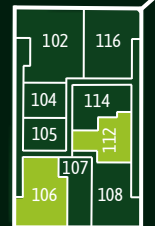
### 300 - L2



### 400 - L2



### 400 - L1





# AMERICAN BUSINESS CENTER

*1395 South Marietta Parkway SE*

*1377-1395 Lucille Avenue*

*Marietta, GA 30067*



AMERICAN BUSINESS CENTER

## SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
INTERSTATE 75	0.6 miles
INTERSTATE 285	5 miles
INTERSTATE 85	13.6 miles
HARTSFIELD-JACKSON	24.7 miles
GREENVILLE, SC	149 miles
BIRMINGHAM, AL	154 miles
CHARLOTTE, NC	250 miles
SAVANNAH, GA	265 miles
CHARLESTON, SC	315 miles