



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

FOR LEASE- MARIETTA OFFICE SUITES

1,269 SF - 3,981 SF Available
\$19.75 sf/yr - Modified Gross

3411 AUSTELL ROAD SW
MARIETTA, GA 30008

DON EDWARDS

Associate Broker/Commercial Director
(770) 324-3457
don@dbeproperties.com
119563, GA





Property Overview

This well-established professional office building is ideally situated on Austell Road, just north of the East-West Connector and WellStar Cobb Medical Hospital. Enjoy a premier location with excellent visibility, convenient highway access, and proximity to retail and dining amenities. We offer multiple office space layouts, designed for immediate occupancy and built-out with private offices, restrooms, and kitchenettes.

Available Suites

Suite	Size	Rate
200	1,269	\$19.75 /sf/yr
102	1,360	\$19.75 /sf/yr
100	1,352	\$19.75 /sf/yr

**Leases are Modified Gross-
Tenant pays all utilities and
interior suite maintenance.**

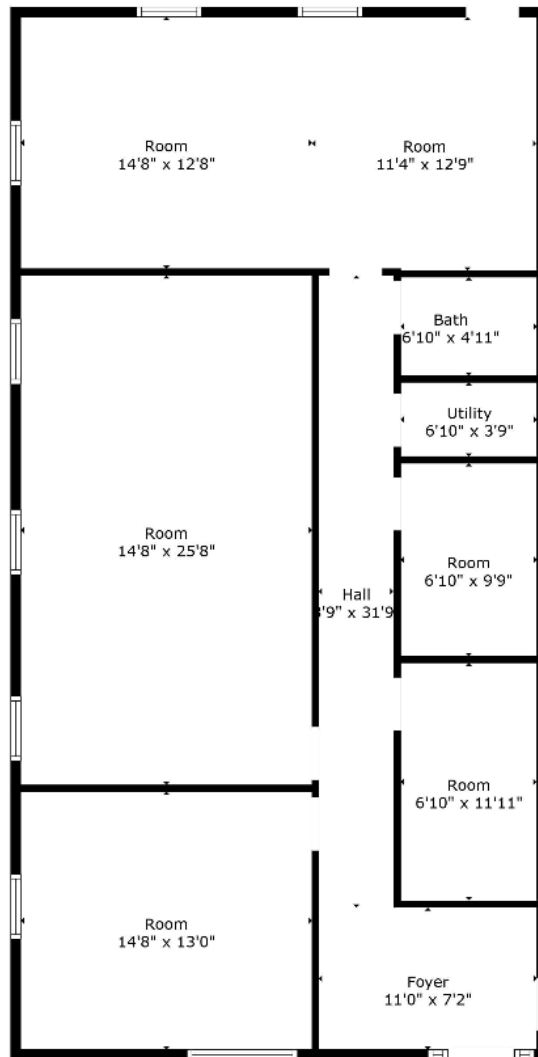
Highlights

- Highly visible on Austell Rd w/ signage options
- Can be rented as 1 unit or individually
- Surrounded by major retailers, restaurants and shopping
- Conveniently located near the East-West Connector
- Convenient highway access
- Ample Parking

Address:	3411 Austell Road SW
	Marietta, GA 30008
Building SF:	6,160
County:	GA - Cobb
Year Built:	1988

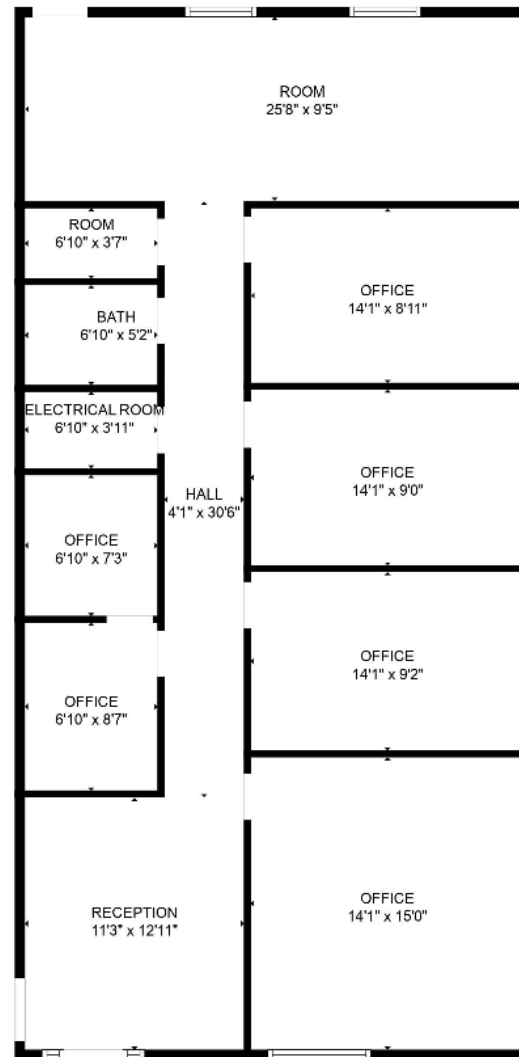
PROPERTY PHOTOS





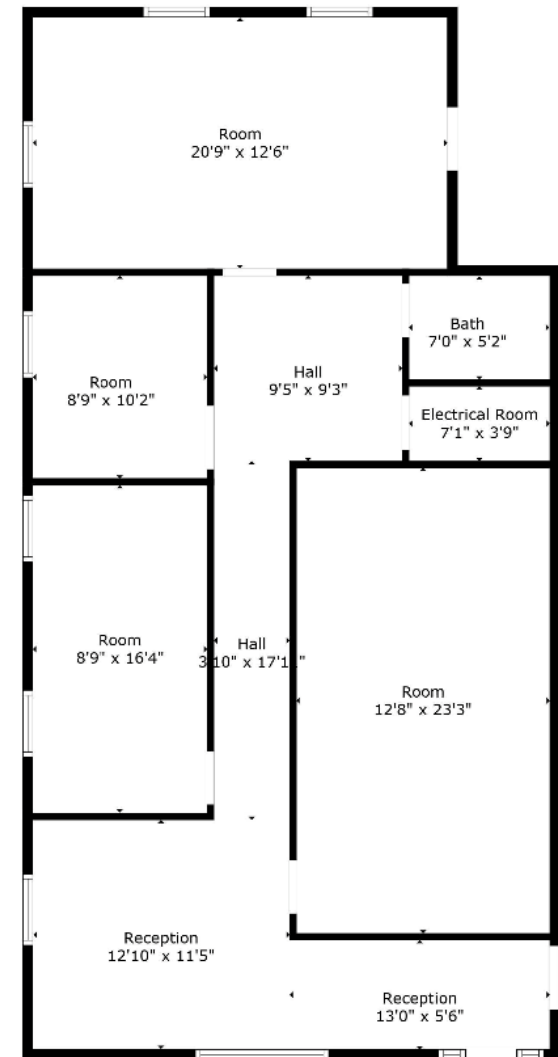
Suite 100
3411 Austell Rd

Suite 100 - 1,352 SF
= \$2,225 Monthly MG



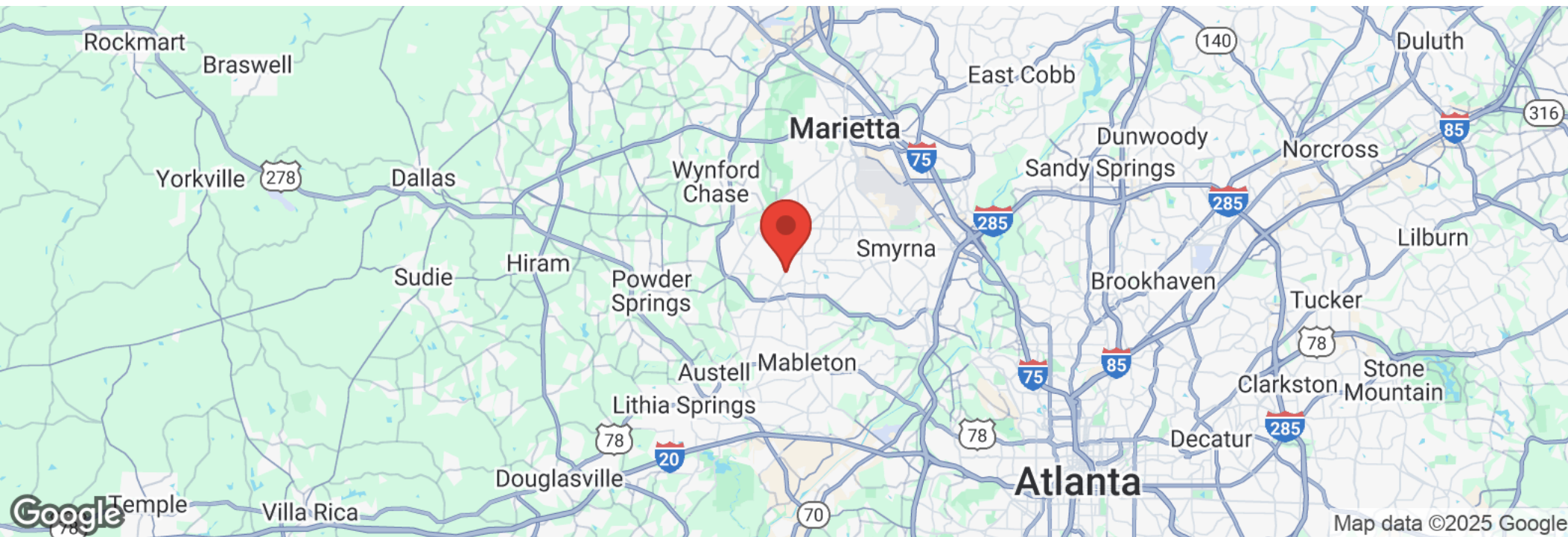
Suite 102
3411 Austell Rd

Suite 102 - 1,360 SF
= \$2,238 Monthly MG



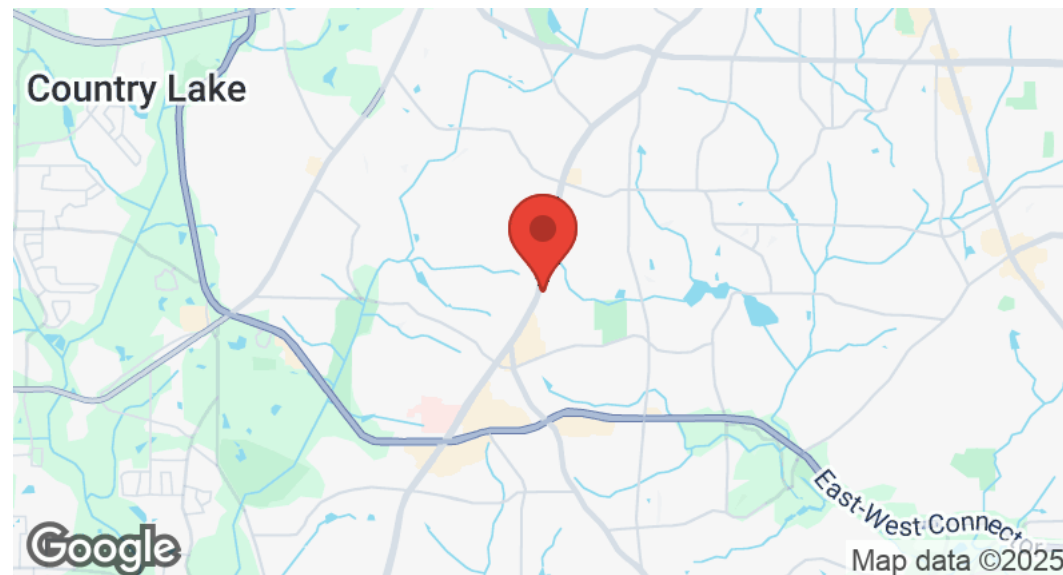
Suite 200
3411 Austell Rd

Suite 201 - 1,269 SF
= \$2,089 Monthly MG

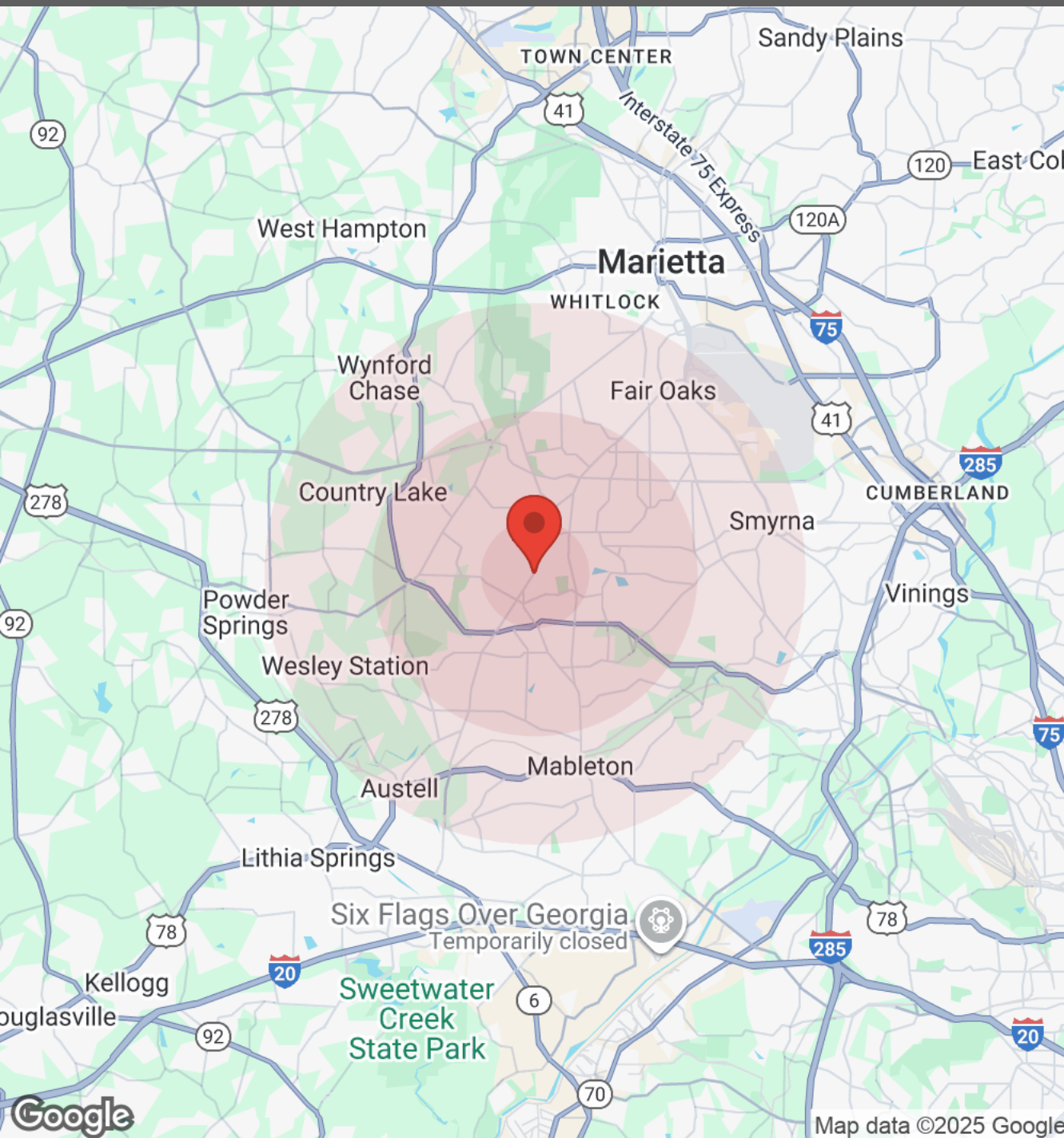


Marietta, GA

Located in Cobb County and is the county seat. As one of Atlanta's largest suburbs, Marietta is the fourth largest city in the Atlanta metropolitan area. Top employers in Marietta consist of Cobb County School District, Lockheed Martin, and WellStar Kennestone Hospital. Major Marietta thoroughfares are US 41 and Interstate 75 with a total area of 23.2 square miles. Marietta has six historic districts with many on the National Register of Historic Places.



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,137	38,985	94,461
Female	5,630	40,516	98,799
Total Population	10,767	79,501	193,260

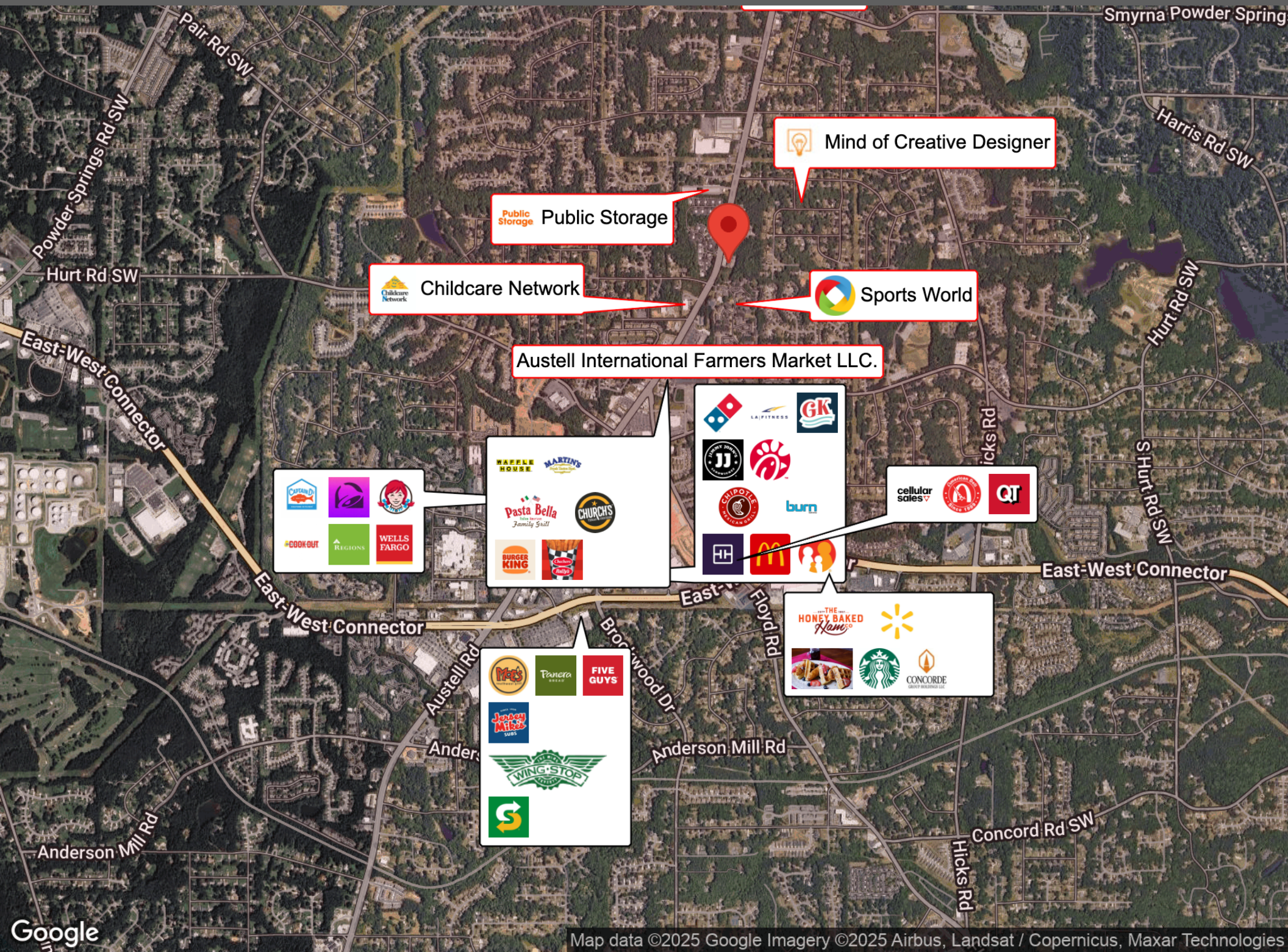
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,973	14,868	37,084
Ages 15-24	1,360	10,457	24,654
Ages 25-54	4,525	34,592	84,395
Ages 55-64	1,335	9,406	22,681
Ages 65+	1,574	10,179	24,445


Race	1 Mile	3 Miles	5 Miles
White	3,198	24,033	66,655
Black	4,458	31,069	70,579
Am In/AK Nat	12	56	135
Hawaiian	9	24	39
Hispanic	2,424	19,772	45,126
Asian	411	2,814	6,474
Multi-Racial	219	1,423	3,633
Other	38	326	618


Income	1 Mile	3 Miles	5 Miles
Median	\$88,585	\$87,809	\$91,622
< \$15,000	271	1,937	4,217
\$15,000-\$24,999	87	1,434	3,500
\$25,000-\$34,999	371	1,773	3,947
\$35,000-\$49,999	211	2,489	6,115
\$50,000-\$74,999	690	4,646	11,822
\$75,000-\$99,999	726	4,310	9,154
\$100,000-\$149,999	955	5,941	13,779
\$150,000-\$199,999	416	2,966	8,094
> \$200,000	323	3,480	10,747


Housing	1 Mile	3 Miles	5 Miles
Total Units	4,240	30,170	74,349
Occupied	4,053	28,978	71,374
Owner Occupied	2,653	18,192	45,400
Renter Occupied	1,400	10,786	25,974
Vacant	188	1,192	2,975

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 Mind of Creative Designer







 Public Storage




 Childcare Network

 Sports World







Austell International Farmers Market LLC.

DONALD B EDWARDS JR**Commercial Director and Associate Broker**

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

Cell: 770.324.3457
Office: 770-240-2004
don@DBEProperties.com

**Administrative/
Additional Contacts:**
**Admin@DBEProperties.c
om**

Showing Contact:
Markie Clary
239-529-8774
markie@atlmetrocre.com

DISCLAIMER

All materials and information received or derived from DBE Properties, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither DBE Properties, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. DBE Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. DBE Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. DBE Properties does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by DBE Properties in compliance with all applicable fair housing and equal opportunity laws.