



East Cobb office condo for sale

2551 Roswell Road, Marietta, Georgia 30062

Confidential Offering Memorandum

**AVISON
YOUNG**

Contents

01. Executive summary	page 03
02. Property highlights	page 04
03. Competition	page 05
04. Floor plans	page 06
05. Interior photos	page 07
06. In the area	page 09
07. About the area	page 10
08. Demographics	page 12
09. Broker profiles	page 13
10. Avison Young at a glance	page 14



Executive summary



Avison Young is pleased to present a prime opportunity to acquire a professional office condominium in East Cobb's highly desirable Roswell Road corridor. The property offers outstanding visibility, easy access to major thoroughfares, and close proximity to East Cobb's premier retail, dining, and residential amenities.

The ±2,880 SF condo spans two 1,440 SF floors with a functional layout ideal for professional users. The first floor—fully rebuilt in 2023—includes a reception area, three private offices, a large double-width office (convertible to two), a restroom, and a kitchenette. The second floor, accessed via a private entrance and dedicated stairwell, features a reception area, four private offices, a breakroom/kitchen, and a full restroom. It was refreshed in 2023 with new paint and flooring. Abundant windows throughout provide excellent natural light and an efficient work environment.

Strategically positioned in East Cobb with prominent monument signage, the property offers immediate connectivity to Marietta, I-75, and I-285, linking quickly to Cobb Galleria/ Cumberland, Midtown, Downtown Atlanta, Kennesaw, and the broader metro area. Surrounded by dense residential neighborhoods and strong retail and dining options, the location supports a vibrant, convenient live-work setting.

Ideal use

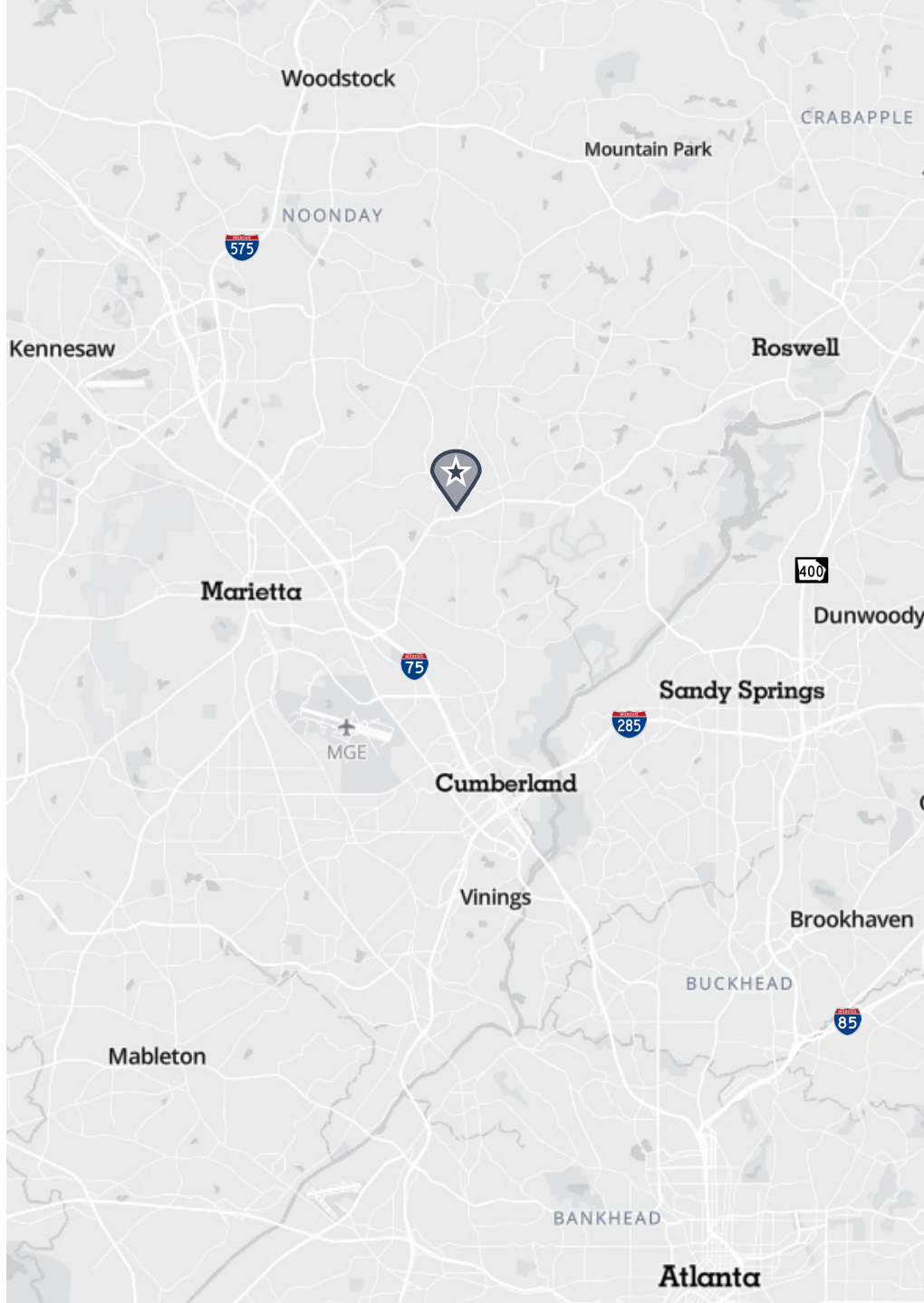
- 1 Owner user who needs the full suite (2,880 SF) or half the suite (1,440 SF upstairs or downstairs)
- 2 Partial or fully occupied investment. Current owner will consider a sale leaseback.
- 3 Investor who prefers a vacant property to lease up.

Occupancy details

- The first floor is currently available for lease, recently updated in 2023
- The second floor is occupied by the current owner. Suite is accessed via dedicated stairwell; no elevator

Key highlights

Square feet:	2,880
Sale price:	\$576,000 (\$200.00 psf)
Parking:	Five (5) spaces in front & five (5) spaces directly adjacent
HOA (\$394/mo):	Covers water, outside CAM, building structure, signage, dumpsters & parking surface
Average utilities/mo:	<ul style="list-style-type: none">- Internet & phone: \$245- Gas: \$200- Electric: \$150- Janitorial: \$200 (both suites)



Property highlights

General

Address: 2551 Roswell Rd, #520/#525
Marietta, GA 30062

Area: East Cobb, Cobb County

Structural

Building size: 5,760 sf

Suite size: 2,880 sf

Floors: 2

Site size: .12 acres

Parcel #: 16098600310

Construction: Masonry

Parking: Five (5) spaces in front & five (5) spaces directly adjacent

Zoning: LRO (Low rise office)

Financial

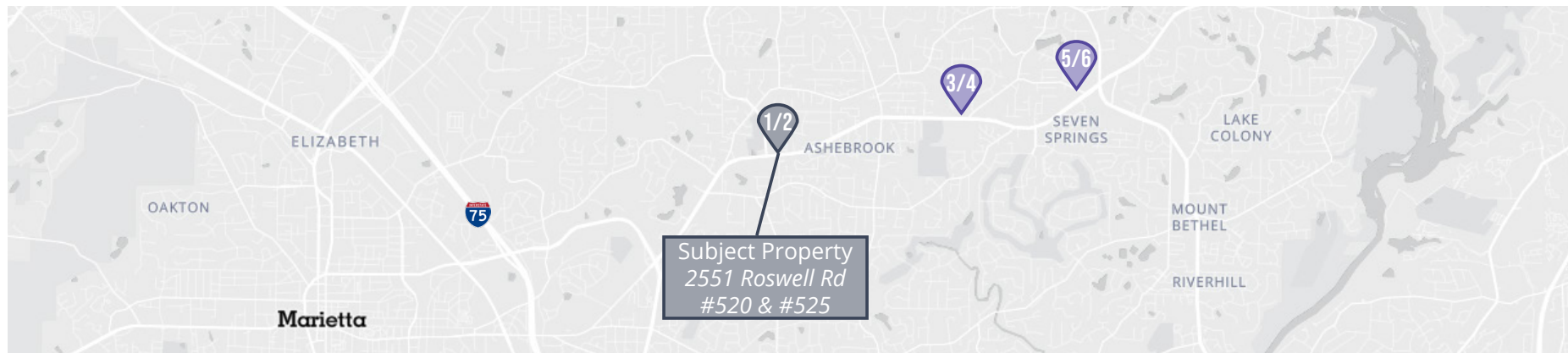
Sales price: \$576,000

Price psf: \$200.00

Completed transactions

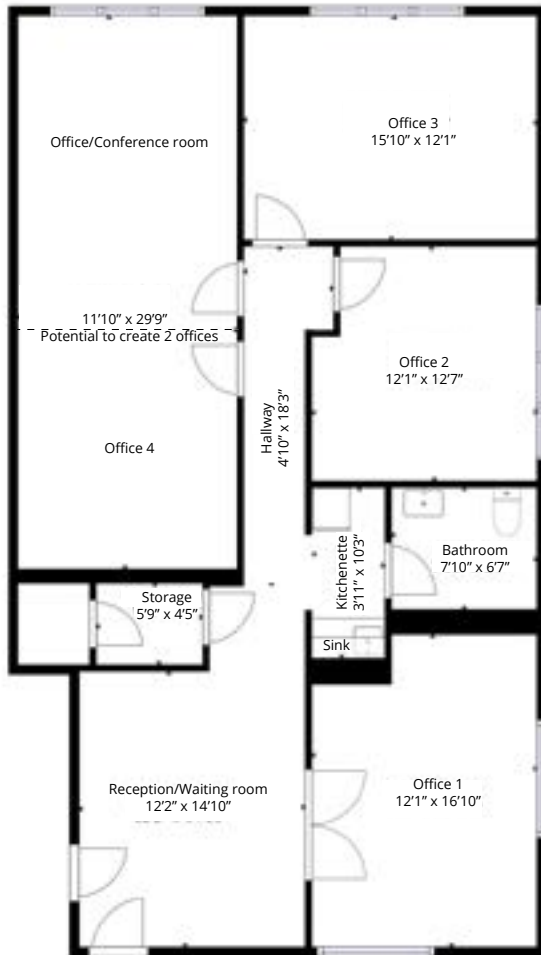
Competitive set & map

#	Property	Sale price	Size/sf	Rate/sf	Year built	Zoning	Time on MKT	Comp date	Comments
1	2551 Roswell Rd #201 Marietta, GA 30062	\$375,000	1,400	\$267.86	2000	NRC/WS, County	-	11/22/24	Sold as an investment property
2	2551 Roswell Rd #203 Marietta, GA 30062	\$350,000	1,400	\$250.00	2000	NRC/WS, County	-	3/29/24	Sale leaseback
3	3535 Roswell Rd 1st Floor #1 Marietta, GA 30062	\$285,000	1,147	\$248.47	2001	LRO/WS	46 days	12/15/25	-
4	3535 Roswell Rd 1st Floor #7 Marietta, GA 30062	\$450,000	1,800	\$250.00	2001	LRO/WS	57 days	04/29/2026	-
5	4180 Providence Rd 1st Floor #107 Marietta GA 30062	\$290,000	1,167	\$248.50	1999	LRO	77 days	10/16/25	-
6	4180 Providence Rd 1st Floor #109 Marietta GA 30062	\$285,000	1,167	\$244.22	1999	LRO	28 days	12/9/25	-

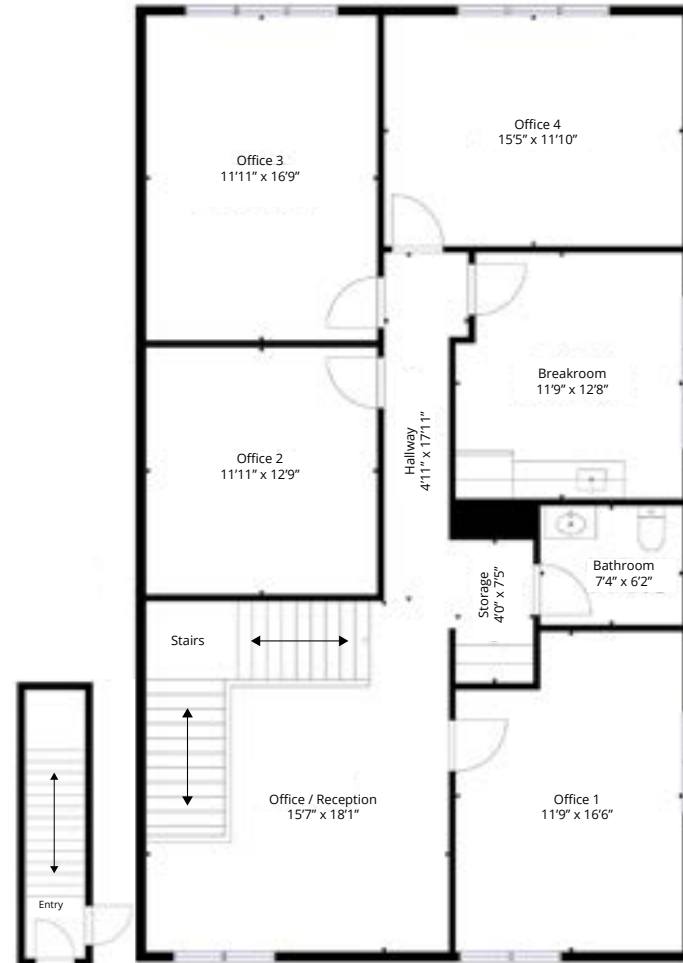


Floor plans

1st floor | 1,440 sf



2nd floor | 1,440 sf



Interior photos

1st floor



Interior photos

2nd floor



Office 1



Office 1



Office 2



Office 3



Office/Reception



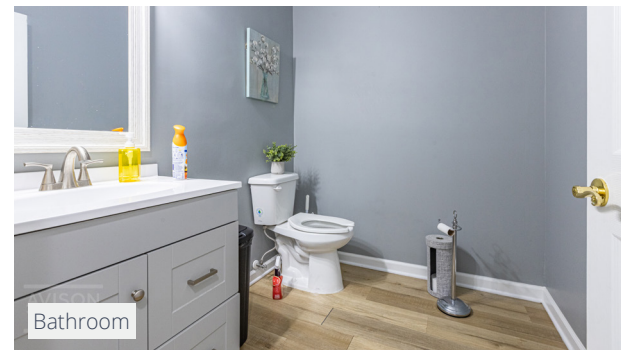
Office/Reception



Office 4

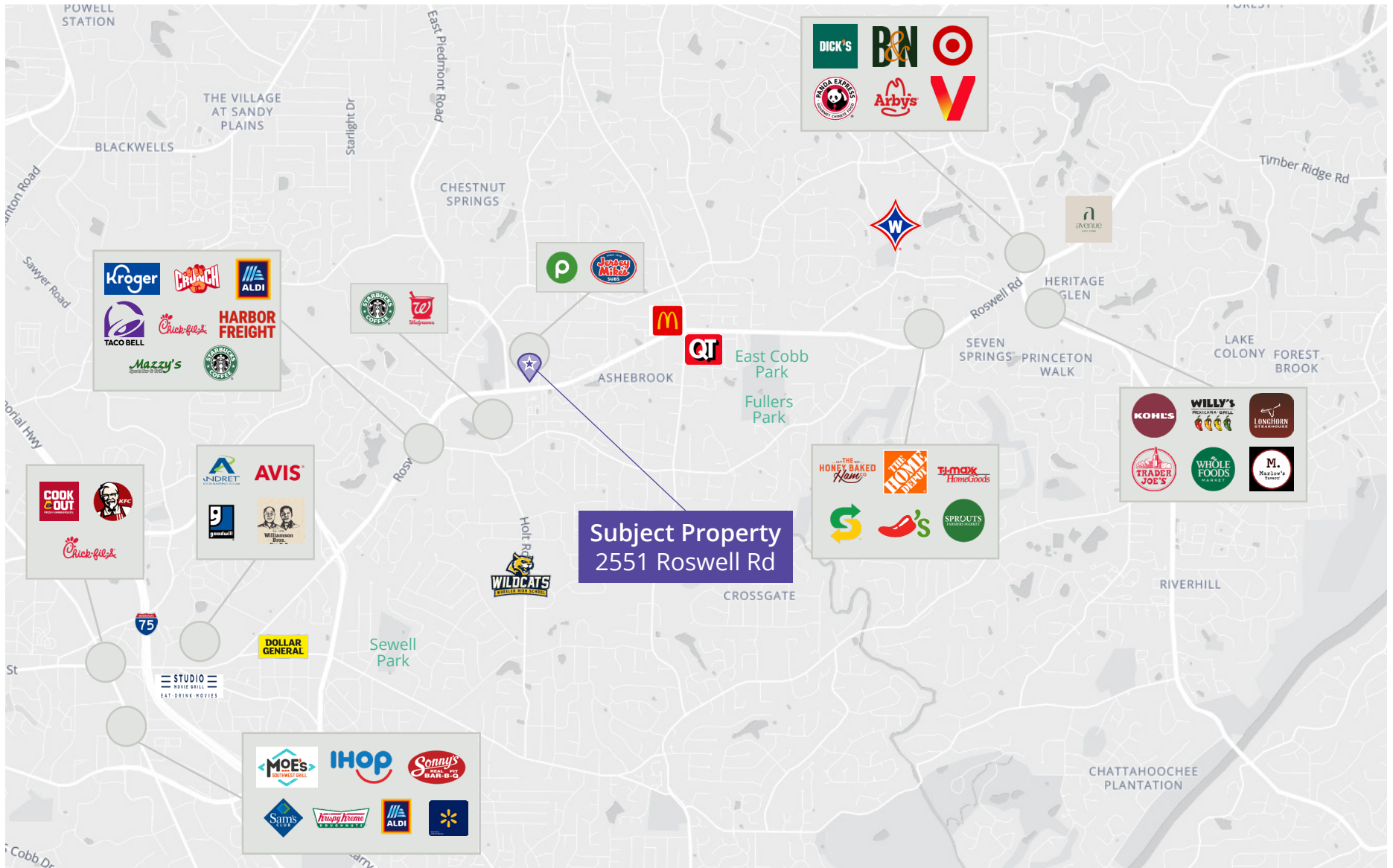


Breakroom



Bathroom

In the area



About the area

East Cobb

Unmatched Suburban Appeal

East Cobb is one of Metro Atlanta's most sought-after suburban markets, blending accessibility, natural beauty, and upscale community living. Its peaceful, wooded streetscapes and proximity to the Chattahoochee River create an inviting setting for professionals and clients seeking a refined yet convenient location. Centrally positioned between Marietta, Sandy Springs, and Roswell, it offers seamless connectivity while maintaining the charm and tranquility that define the area.

A Strong Amenity-Rich Ecosystem

East Cobb thrives on a rich network of amenities that elevate business operations and everyday convenience. Roswell Road delivers a diverse mix of dining, retail, and essential services—from boutique shops and standout restaurants to major grocers and national brands. With hubs like The Avenue East Cobb, Merchant's Walk, and the Marietta Square district, plus access to East Cobb Park, Mabry Park, and Chattahoochee River trails, the area blends practicality with lifestyle appeal.

A Stable, High-Value Commercial Environment

Office ownership in East Cobb is reinforced by its reputation for safety, top-tier schools, and long-standing residential demand—factors that reliably support commercial stability. Its affluent, engaged community and proximity to major business corridors create a strong foundation for long-term asset performance. With lower taxes due to its unincorporated status, the area offers meaningful advantages for both investors and owner-users. As East Cobb continues to attract new residents and strengthen its commercial corridors, the market is well-positioned for sustained future growth—further enhancing its appeal as a premier environment for office condo value.



Photo credit: Avenue East Cobb

East Cobb delivers a rare blend of upscale suburban charm, robust amenities, and long-term commercial stability—making it one of Metro Atlanta's most desirable and future-ready markets.

About the area

Cobb County

Economic strength & vision

Cobb County is one of the Southeast's most affluent and fast-growing counties, supported by strong household incomes, a highly educated workforce, and major employers like Lockheed Martin and Wellstar Health System. Its strategic position along key interstates provides direct access to Atlanta and Hartsfield-Jackson Airport, reinforcing regional connectivity and steady metro-driven population growth. With nearby economic drivers such as The Home Depot headquarters and a stable commercial base, the county continues to support expansion and long-term market strength.

Community well-being & services

Cobb County delivers a high quality of life through strong public services, diverse community programs, and one of the region's most desirable residential settings. With a steadily growing population drawn to its top-tier schools, well-supported neighborhoods, and proximity to metropolitan Atlanta, the county offers long-term stability and broad appeal. Its well-connected social fabric supports residents across every stage of life, reinforcing Cobb's position as a leading choice for families, professionals, and businesses.

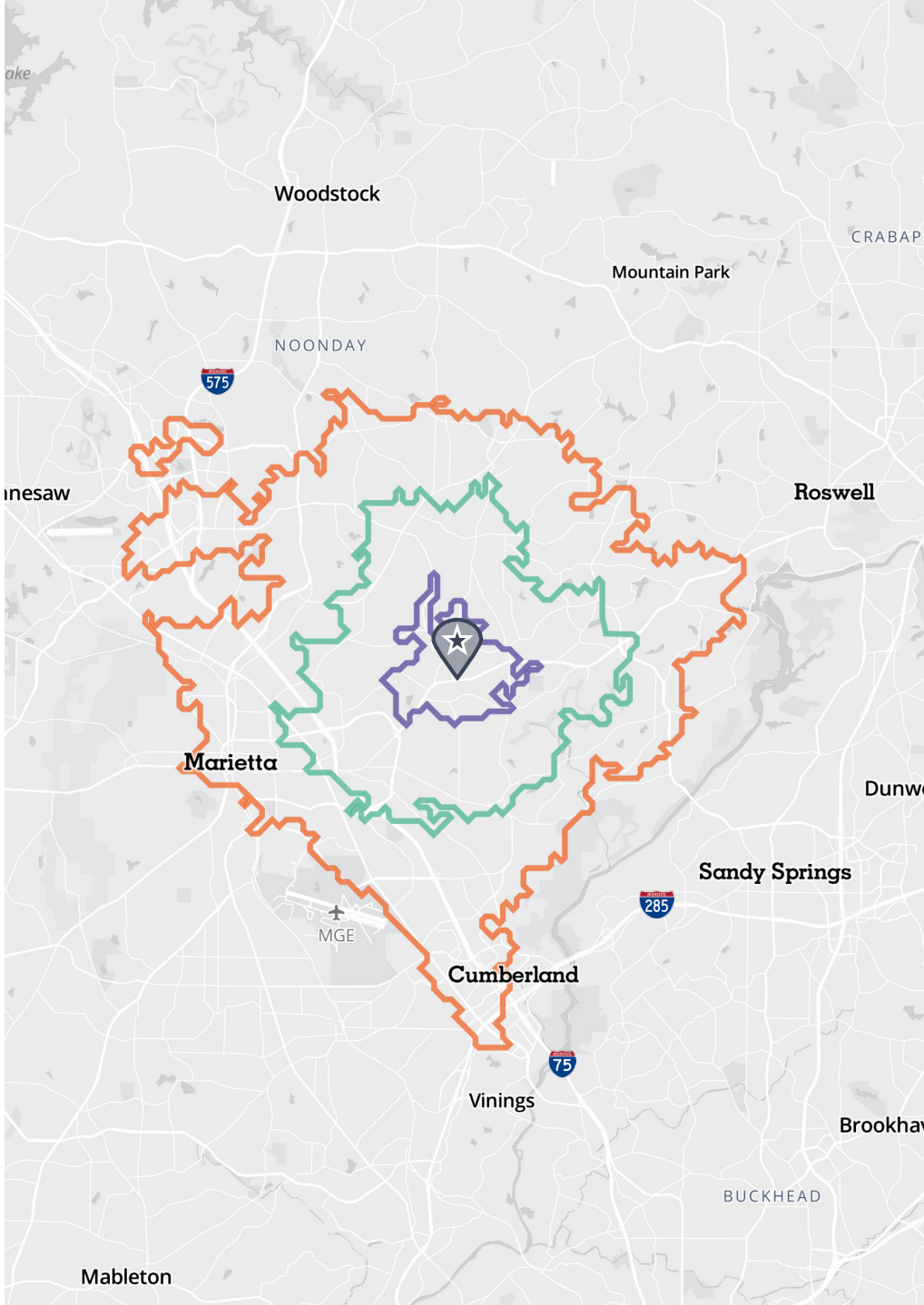
Workforce stability & benefits

Cobb County maintains a strong, stable employment base through comprehensive workforce benefits—including competitive health, retirement, and disability programs—that reinforce its ability to attract and retain top-tier talent. Anchored by the Cumberland Business District, one of metro Atlanta's largest and most dynamic employment hubs driven by Truist Park and The Battery Atlanta, the county continues to draw major corporate users and fuel long-term business performance.

Cobb County combines economic strength, a high-quality community environment, and a deep, growing talent base—making it one of metro Atlanta's most strategic and future-ready markets.






Photo credit: Cobb Travel & Tourism



Demographics

The area surrounding 2551 Roswell Road in East Cobb offers a vibrant and growing environment that continues to attract residents, businesses, and visitors. Marietta is known for its steady population growth and diverse community makeup, creating an energetic setting with a mix of families, professionals, and long-term residents who contribute to a lively local culture. The neighborhood benefits from a strong economic foundation, supported by a wide range of household income levels and a healthy blend of both owner-occupied and renter-occupied homes, which helps maintain stability while driving ongoing demand for services and amenities. Together, these dynamics make the Roswell Road corridor a compelling location — one that blends accessibility, consumer activity, and community strength — creating an ideal backdrop for positioning this property as a standout opportunity for future owners or investors.

	Population		
	5 minutes 8,214	10 minutes 59,531	15 minutes 168,076
	Households		
	5 minutes 3,066	10 minutes 22,961	15 minutes 66,740
	Average household income		
	5 minutes \$164,310	10 minutes \$153,648	15 minutes \$151,036

Broker profiles



Jesse Whalen
Senior Vice President

☎ 404 807 1665
✉ jesse.whalen@avisonyoung.com
💻 avisonyoung.us/w/jesse-whalen

Jesse Whalen provides strategic office tenant advisory services, helping organizations make informed real estate decisions that support long-term operational and financial success. He guides clients through market evaluation, site selection, and lease negotiation with a focus on securing spaces that drive both productivity and value.

Jesse brings more than sixteen years of experience in sales, negotiation strategy, and client advisory to his role at Avison Young, where he delivers forward-thinking real estate solutions for office tenants. Jesse was drawn to commercial real estate to continue his passion for creating strategic and impactful partnerships and being a problem solver for his clients. By comprehensively understanding his clients' business goals and objectives and leveraging his in-depth market knowledge, Jesse delivers strategic planning and innovative real estate solutions that align his clients' real estate needs with their business strategies.

A native of Cincinnati, Ohio, Jesse graduated from Bowling Green State University, where he was a founding father of the Sigma Alpha Epsilon fraternity. He and his wife became first-time parents in October 2024 and enjoy exploring Georgia, spending time outdoors, and visiting local breweries. He is also an avid sports fan, cheering on the Georgia Bulldogs, Atlanta Falcons, Cincinnati Bengals, and Cincinnati Reds.



George Bonvillain
Senior Vice President

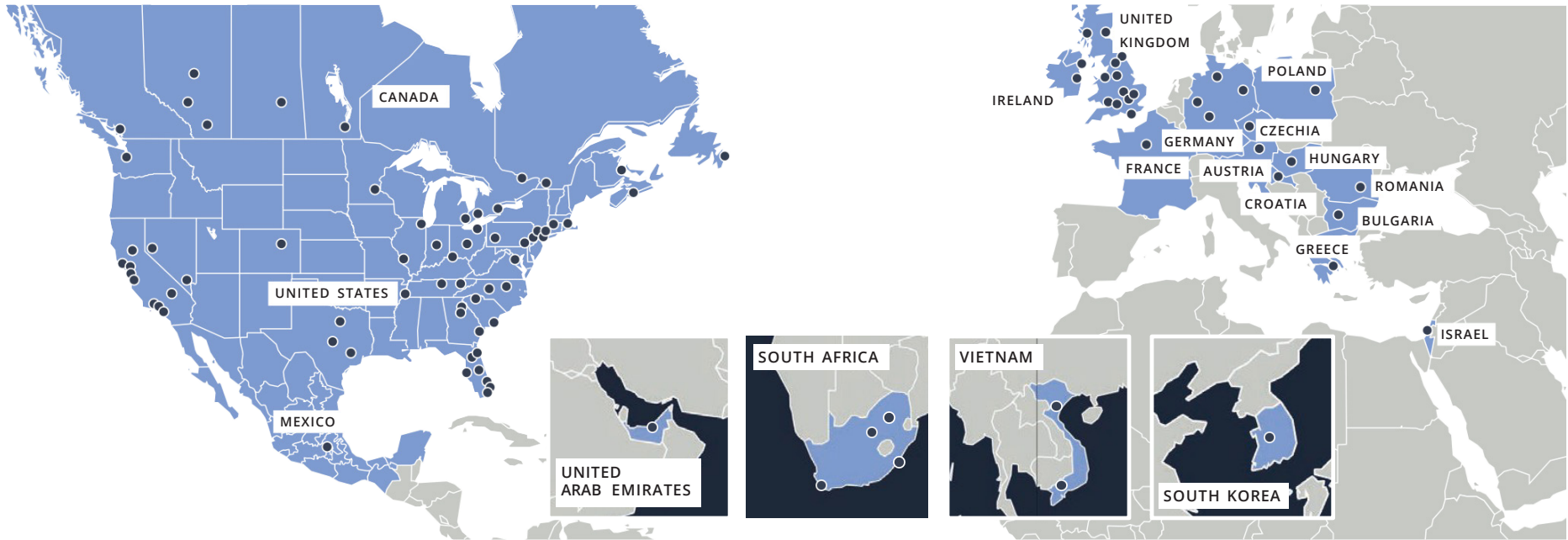
☎ 770 789 5234
✉ george.bonvillain@avisonyoung.com
💻 avisonyoung.us/w/george-bonvillain

George is a seasoned commercial real estate advisor focused primarily on office tenant representation. With over eight years in the industry, he provides strategic, market-driven guidance that helps occupiers make informed real estate decisions aligned with their business and financial objectives.

While George's practice is centered on advocating for office users, he has also successfully assisted landlords with leasing strategy, positioning, and transaction execution. This dual-sided experience provides valuable insight into owner decision-making, market dynamics, and negotiation leverage. He has successfully represented organizations ranging from entrepreneurial firms to established regional and national companies in leases, renewals, expansions, relocations, acquisitions, and sale-leasebacks.

George holds a Juris Doctorate from the Paul M. Hebert Law Center at Louisiana State University and a B.S. in Sport Administration from Louisiana State University. He is an active member of the Atlanta Commercial Board of Realtors and a licensed broker in Georgia and Louisiana. Outside of work, George enjoys playing basketball, hiking, and arboriculture. He is actively involved in his local church as well as Trees Atlanta, a nonprofit community group that protects and improves Atlanta's urban forest.

Avison Young at a glance



Privately held, principally led, global real estate services firm

Our Story

Knowing how important it is to show up where our clients need us, where top talent and emerging real estate opportunities both exist, we've grown our operations to 20 countries (and counting!) through strategic partnerships with like-minded industry icons. Building our service capabilities and local knowledge to serve our clients better, every step of the way.

20+
Countries

5,000+
CRE Professionals

100+
Office Locations

1,600+
Brokerage Professionals

"Our culture fosters cooperation and ensures that resources are focused on one objective—client solutions."

—Mark Rose, Chief Executive Officer





Disclaimer

© 2026. Avison Young. The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein. Some imagery may have been edited using AI tools for visualization purposes.

This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.

**AVISON
YOUNG**

Get in touch

Jesse Whalen

Senior Vice President

+1 404 807 1665

jesse.whalen@avisonyoung.com

George Bonvillain

Senior Vice President

+1 770 789 5234

george.bonvillain@avisonyoung.com

Visit us online

avisonyoung.com

©2026 Avison Young Commercial Real Estate Services, LP,
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained
from sources which we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young.

