

1640 Powers Ferry Road

Marietta, GA 30067



FOR LEASE

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BellStreet

For Lease

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Property Description

This office space for lease at 1640 Powers Ferry Rd, Bldg 18 presents an excellent opportunity for businesses looking for a high-quality place of work. This easily accessible, ground floor office offers a well-organized space with modern architecture that creates a professional ambiance. On the interior, the office provides more than enough space for miscellaneous business needs and an abundance of natural light, creating a warming and welcoming atmosphere for employees. Along with that, the office is equipped with contemporary furnishings, so there is no need to bring a couch from home to the office. With its impressive features, there is no doubt that a business can establish a strong presence in Marietta, GA with this leasing opportunity.

Offering Summary

Lease Rate:	\$17.00 SF/yr (Full Service)
Available SF:	Approx. 1,100 SF
Building Size:	5,760 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	566	2,235	7,959
Total Population	926	3,804	14,329
Average HH Income	\$66,615	\$73,594	\$72,198

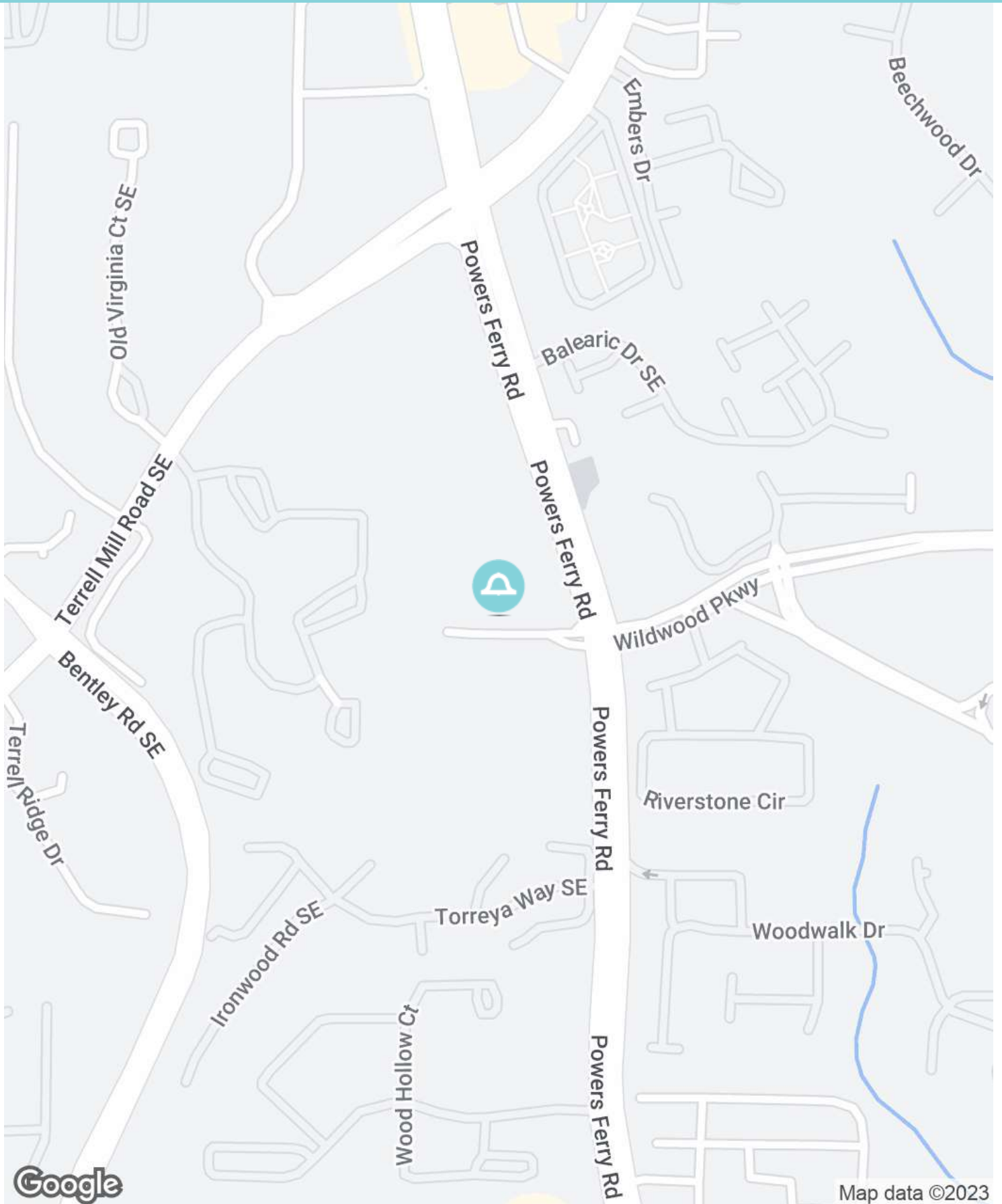
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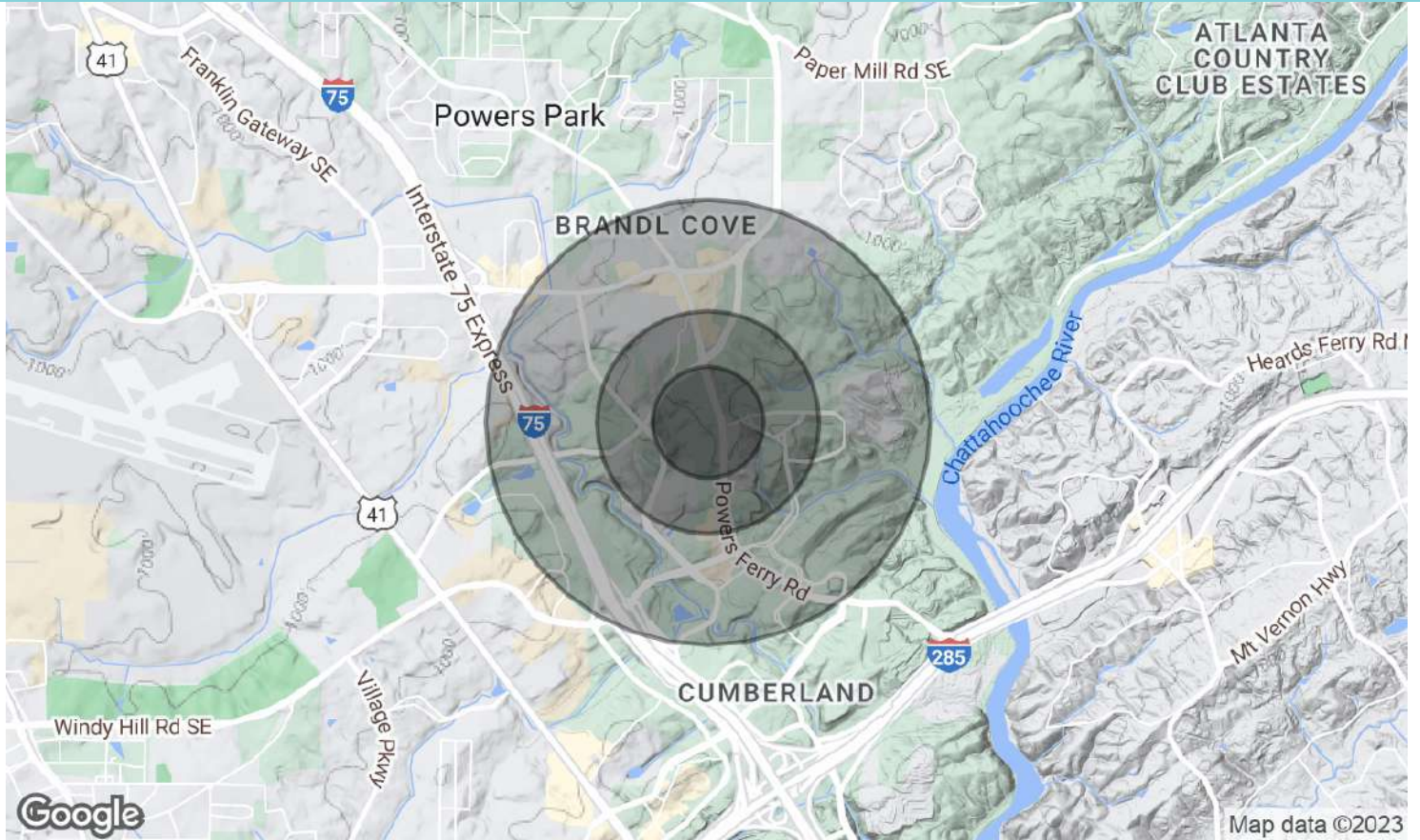
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	926	3,804	14,329
Average Age	35.4	35.2	34.1
Average Age (Male)	34.8	34.0	33.2
Average Age (Female)	36.2	36.6	35.5

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	566	2,235	7,959
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$66,615	\$73,594	\$72,198
Average House Value	\$205,903	\$200,282	\$156,226

* Demographic data derived from 2020 ACS - US Census