



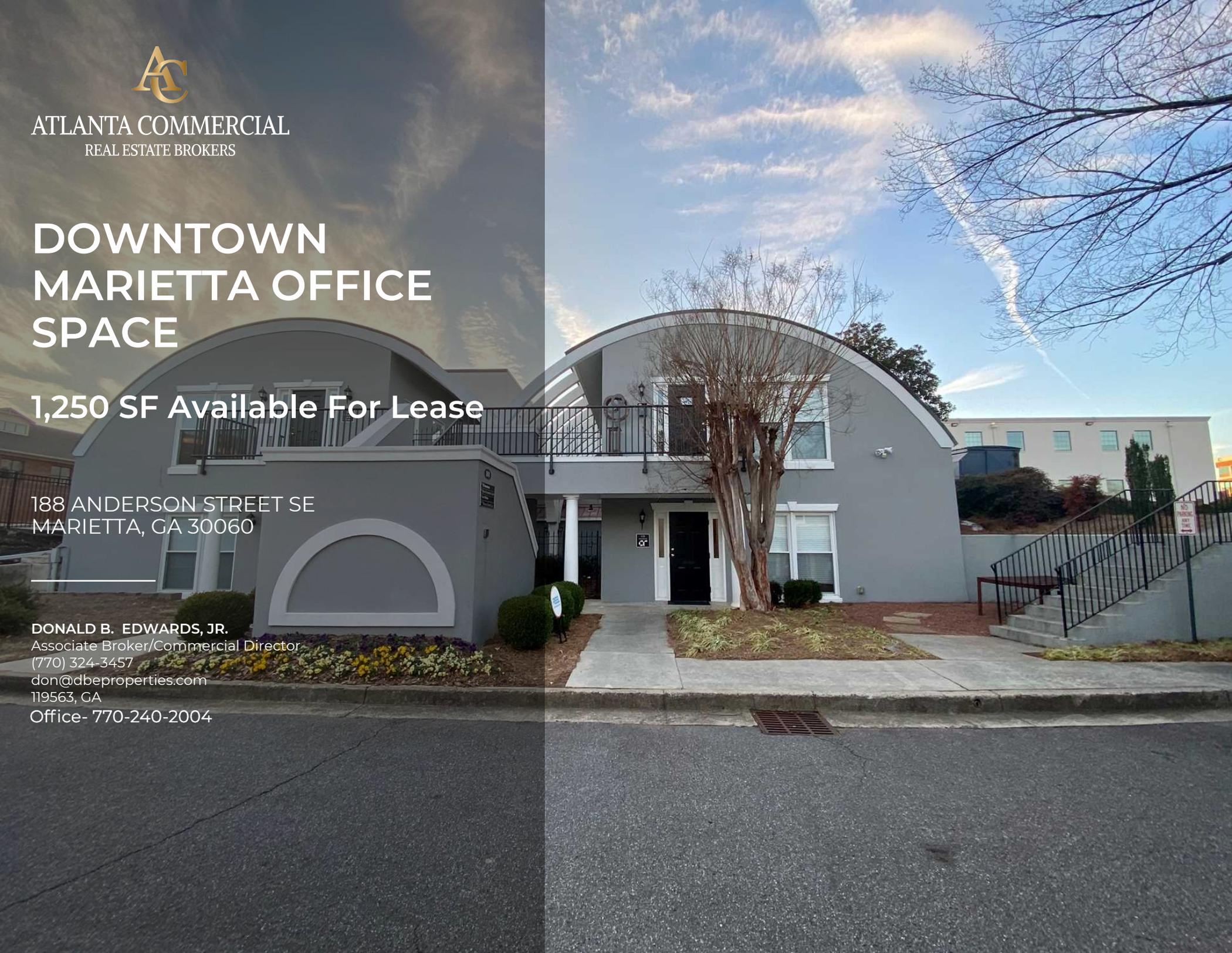
ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# DOWNTOWN MARIETTA OFFICE SPACE

1,250 SF Available For Lease

188 ANDERSON STREET SE  
MARIETTA, GA 30060

**DONALD B. EDWARDS, JR.**  
Associate Broker/Commercial Director  
(770) 324-3457  
don@dbeproperties.com  
119563, GA  
Office- 770-240-2004





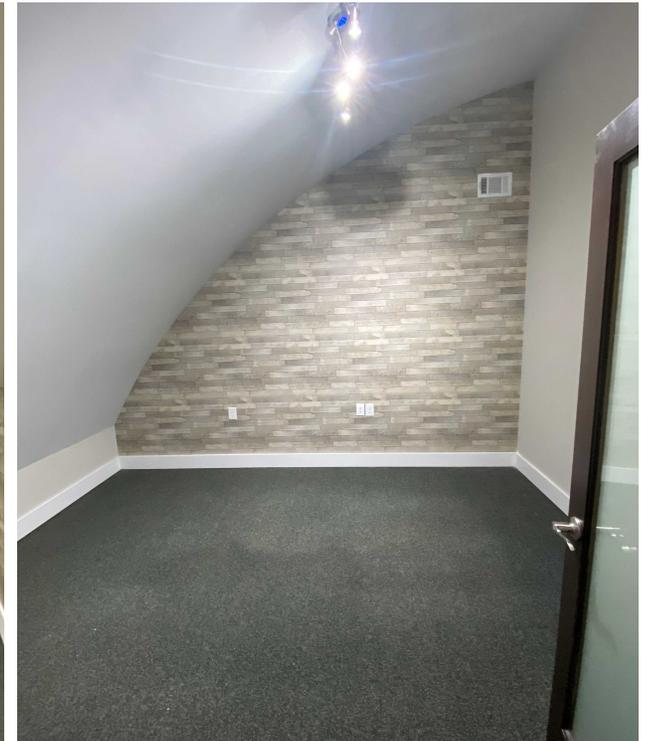
## Property Description

Updated office space with a unique curved vaulted ceiling in sight of the Cobb County courthouse and the Marietta Square. It features three offices, reception area, large conference room, open work area, kitchenette and private restroom. Convenient to professional offices and services, dining, retail and events. 2.22/1000 parking ratio, parking lots and street parking available. Ideal for professional services and other office uses. Located in the central business zoning district.

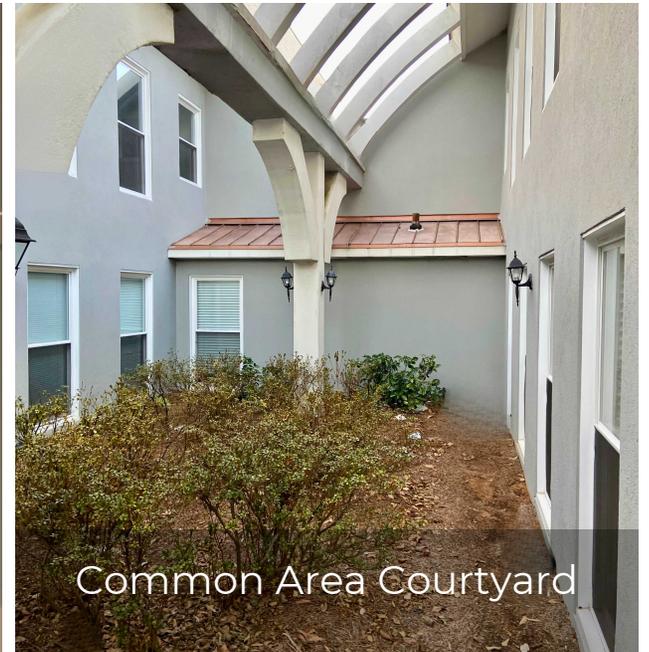
1,250 SF | \$18.32 per sf + \$165 flat fee CAM

Building SF:	21,282
County:	GA - Cobb
Cross Streets:	Anderson St & Roswell Rd
Lease Rate:	\$18.32 psf
Lot Size:	0.56 Acres
Parking Ratio:	2.22/1,000
Parking:	Surface
CAM:	CAM \$165 flat fee
Signage:	Monument
Traffic Count:	15,900 on Roswell Rd
Zoning:	CBD

# PHOTOS

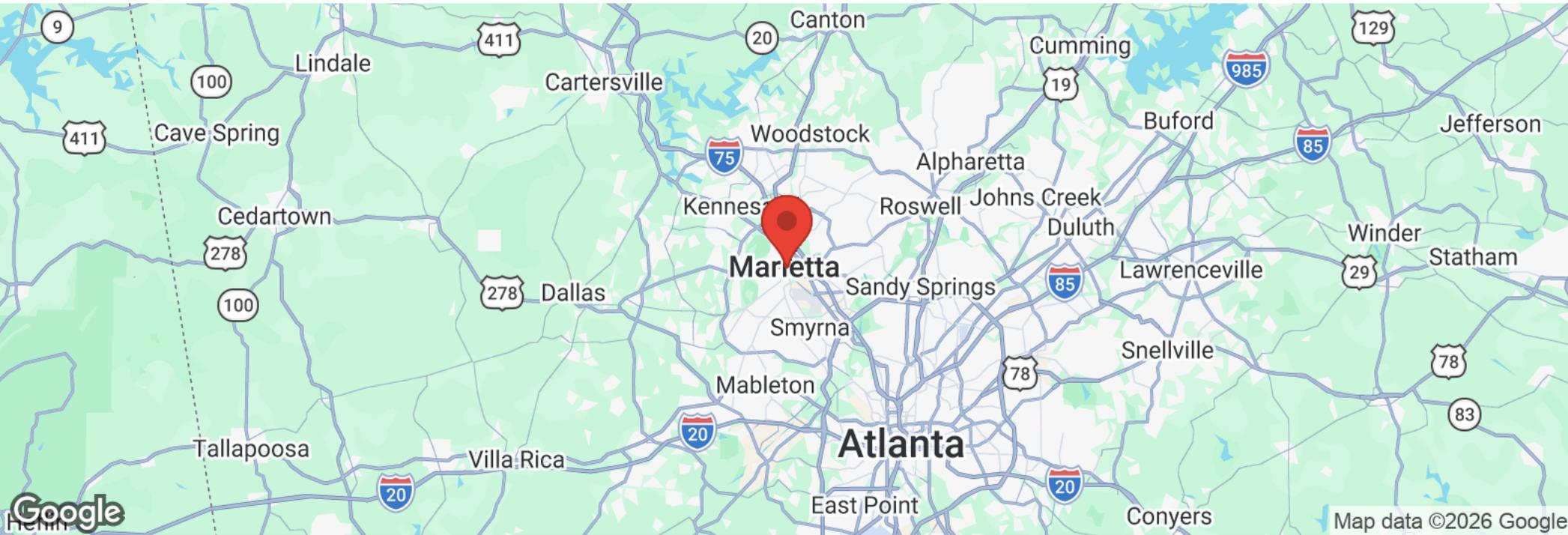


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



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.

## AREA OVERVIEW



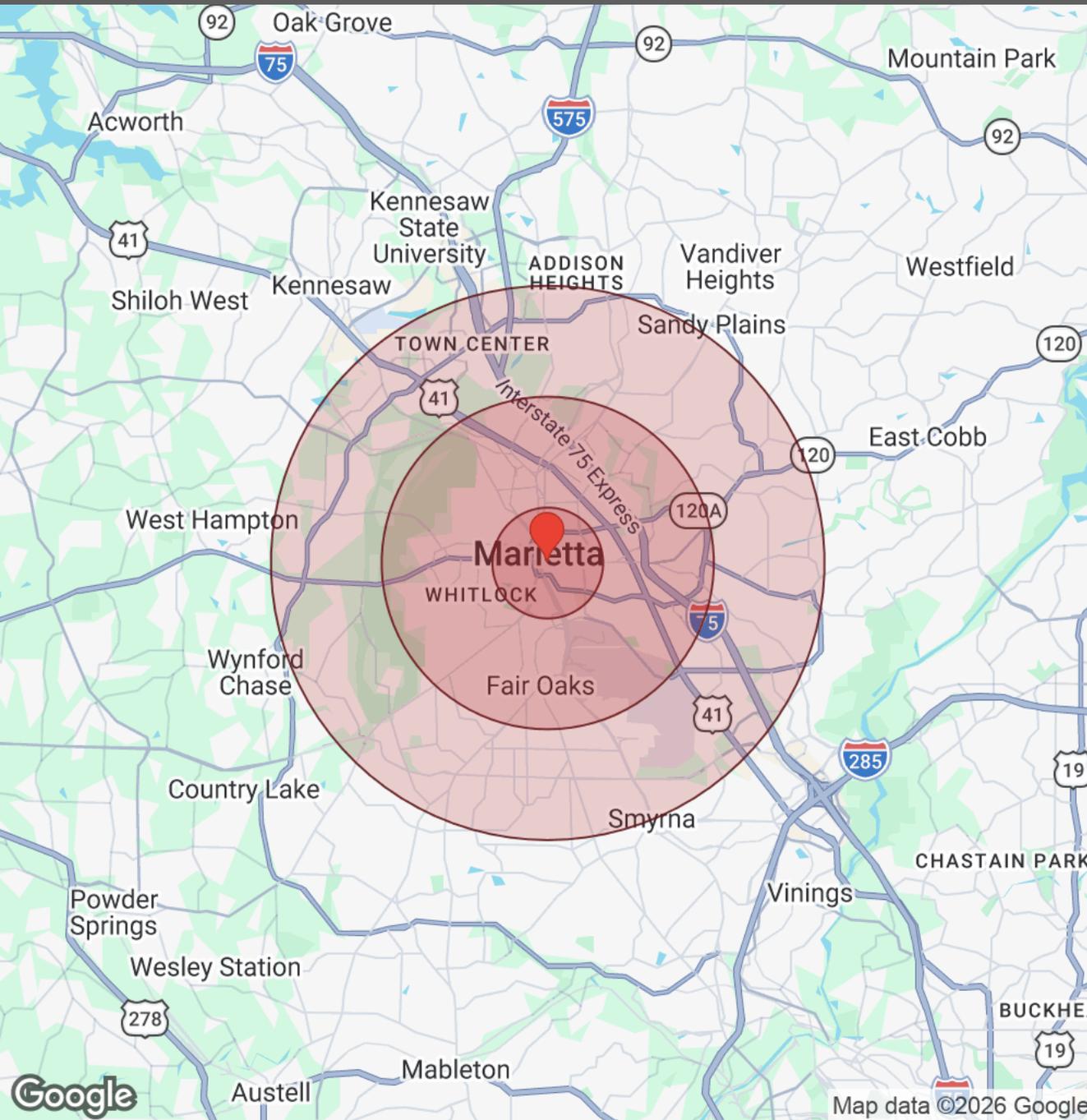
### City of Marietta

The City of Marietta is located in the center of 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.



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.

# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	4,682	34,982	102,789
Female	4,727	32,887	103,182
Total Population	9,408	67,869	205,971

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,934	27,351	85,993
Black	1,885	18,589	58,661
Am In/AK Nat	18	81	185
Hawaiian	1	34	62
Hispanic	2,163	18,012	43,934
Asian	194	2,138	11,390
Multiracial	188	1,425	4,882
Other	25	238	844

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,274	27,650	85,755
Occupied	4,077	26,476	82,189
Owner Occupied	2,232	12,245	40,477
Renter Occupied	1,845	14,231	41,712
Vacant	198	1,174	3,566

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,511	12,130	36,688
Ages 15 - 24	1,049	10,626	29,310
Ages 25 - 54	3,872	28,811	90,839
Ages 55 - 64	1,146	7,034	21,893
Ages 65+	1,832	9,267	27,241

Income	1 Mile	3 Miles	5 Miles
Median	\$83,941	\$78,347	\$86,694
Under \$15k	516	2,238	6,285
\$15k - \$25k	217	1,481	4,085
\$25k - \$35k	243	1,563	4,762
\$35k - \$50k	354	2,845	8,127
\$50k - \$75k	558	4,660	12,980
\$75k - \$100k	419	3,371	10,377
\$100k - \$150k	644	4,386	14,332
\$150k - \$200k	412	2,235	8,380
Over \$200k	714	3,697	12,860

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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.



## 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 warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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

Administrative Contact:  
admin@dbeproperties.com

Showing Contacts:  
Christin Henson 678-699-6188  
christintherealtor@gmail.com  
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.