

Offering Memorandum

Office Building for Sale or Lease - Marietta, GA

High Visibility, Owner-User Office Opportunity on Canton Road in Marietta

9,840± Sq. Ft. Office/Retail Building on 3.17± Acres

23,300± cars per day



McWhirter



2390 Canton Road

Marietta (Unincorporated Cobb Co.), GA 30066

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Presented by:

Basim Khan

678.385.2723 (o)
678.650.0780 (m)
bmk@mcwrealty.com

Dan Buyers

770.596.2629
tdb@mcwrealty.com

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



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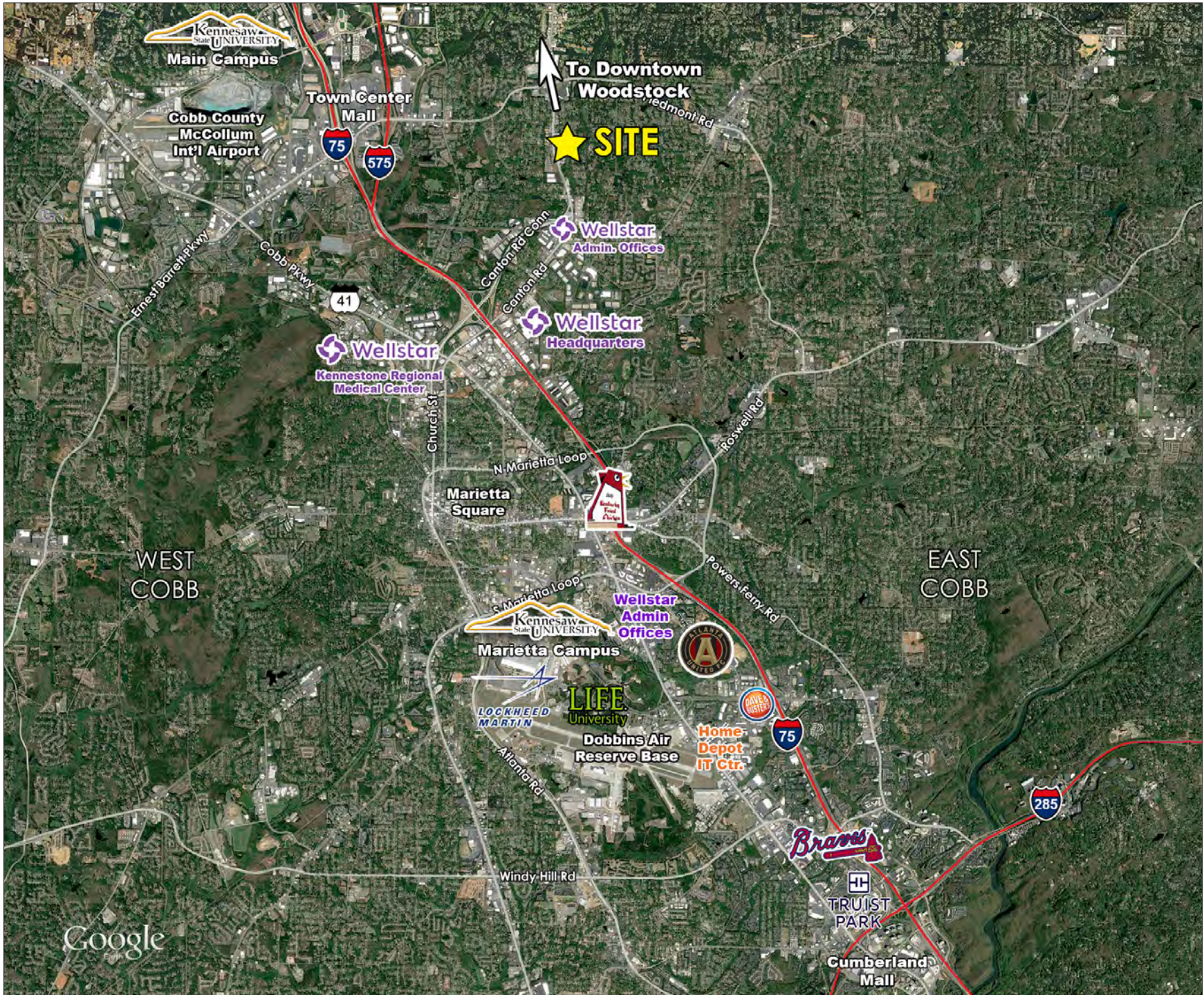
23,300± cars per day



2390 Canton Road
Marietta (Unincorporated Cobb Co.), GA 30066

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Property Summary

The Offer

We are offering this 9,840± Sq. Ft. free-standing, one-story, brick veneer Office Building with excellent, retail-type visibility to 23,300± cars per day on Canton Road, For Sale or For Lease. The building is located on the east side of Canton Rd, For Sale or For Lease. The building is located on the east side of Canton Rd, offering easy, full ingress & egress via a center turn lane. The Office Building sits on a generous 3.17± acre lot with approximately 2± acres of currently vacant/developed land for future development/expansion. Owners are willing to sell the Office Building and vacant, developed land in two (2) separate transactions.

The Office Building

The Office Building was built in 2010 and since that date has served as the headquarters of Heath & Lineback Engineers Inc. The building is currently vacant and features a well-appointed layout including a reception office, six standard offices, two large corner executive offices, and four offices with glass walls. Additional spaces include a conference room, printing room, break room, plotter room with IT/ server closet, a mud room, storage room, male and female restrooms, a private shower, and a large open area with 30 cubicle workstations, expandable to 43 within the existing cubicle footprints.

This building can be configured to meet the needs of various businesses, including but not limited to medical offices, veterinary clinics, childcare centers, and professional office uses. Other retail uses, which are consistent with the Future Land Use Map, but would require a rezoning with Cobb County, include banks, restaurants, and grocery stores.

The Canton Road corridor has fiber connection options up to 2 GB from Comcast and 1 GB from AT&T. The subject property used both; a main connection and a rollover connection. The server room is wired for separate phone and data connections throughout the building using CAT5E cable - all offices have connections for both.

The property features a standalone Mitsubishi AC unit (5 years left on 10-year warranty) with controls located in the server room. The building features electronic lock for quick access. A separate "bunker" used for data backup and server redundancy with portable AC unit for bunker ventilation is located outside the main building with secured entry, is wired for electrical, with multiple data cables connecting to server room.

The property offers 50± parking spaces (parking ratio of 5.08/1,000 Sq. Ft).

The Site

In 2010, the site was planned and zoning approved for the addition of up to 16,600± sf of additional buildings arranged generally around the site perimeter with sanitary sewer and stormwater management properly designed for the build out condition including the provision of the detention pond in the NE quadrant of the site. The planning considered the retention of a notable 44-inch red oak adjacent to the building near the road and a 37-inch water oak on the NRC zoned portion.

Location

The property is located in Marietta, Georgia along the heavily traveled Canton Road corridor, a primary commercial artery connecting Marietta to Woodstock/Cherokee County, and access to I-75/I-575 via I-75 Exit 266 located approximately one mile to the south. The surrounding area features a strong mix of established retail, medical, office, flex office/warehouse, and residential uses. The property is situated approximately 3.5 miles northeast of Wellstar Kennestone Regional Medical Center, one of the top-ranked hospitals in Georgia and a major regional employment hub.



Property Summary - Continued

Location - Continued

The North Marietta/Kennestone/Town Center market offers employees and residents abundant recreational options, including Kennesaw Mountain National Battlefield Park, Shaw Park, Sandy Plains Park, and the East Cobb Baseball Complex. Cobb County International Airport is located nearby. The area is served by several highly regarded Cobb County public schools, including Backwell Elementary School, Lassiter High School and Sprayberry High School. The area is also home to Kennesaw State University, Georgia's second-largest university, with an enrollment of approximately 43,000 students, located just 10 minutes to the northwest.

The property benefits from excellent access to Canton Road (GA-5), I-75, and I-575, with convenient connectivity to Barrett Parkway/Piedmont Road, North Marietta Parkway, Bells Ferry Road, and Sandy Plains Road – providing strong visibility and accessibility throughout the broader Northwest Atlanta metro area. This Office Building is also located 5± miles from the heavy concentration of office buildings and corporate headquarters in the Town Center Community Improvement District (CID).

Zoning / Future Land Use

The property is currently zoned Low Rise Office (LRO), and a portion of the vacant land is zoned NRC (Neighborhood Retail Commercial). The future land use designation is NAC (Neighborhood Activity Center), providing numerous options for either expansion on to the vacant, developed commercial land or a sale of all or a portion of the vacant, developed acreage.

Asking Price / Asking Rental Rate

The Property is listed with an asking price of \$2,950,000. The property includes 1.3± acres of developed land, which is currently vacant and could be used for future expansion or sold for commercial development by others. The owners are also willing to lease the property, but the strong preference is to sell.

The asking rental rate is \$19/sf, NNN..

Proximity to Nearby Employment Markets

The subject property offers convenient drive times to most of Metro Atlanta's largest and most significant employment districts.

- 3.7± mi to Wellstar Kennestone Medical Center
- 4.9± mi to Kennesaw State University (Kennesaw)
- 6.6± mi to Kennesaw State University (Marietta)
- 12± mi to Cumberland/Galleria/Vinings
- 17± mi to Buckhead
- 20± mi to Midtown
- 20± mi to Perimeter
- 22± mi to Downtown
- 31± mi to Hartsfield-Jackson Airport

Marietta / Town Center

The Marietta area is one of Metro Atlanta's most desirable suburban communities, named Georgia's best place to live in 2016 by Money Magazine, and located approximately 30 minutes north of Downtown Atlanta. Marietta is known for its welcoming atmosphere, tree-lined streets, and well-maintained residential communities that attract families, professionals, and retirees alike. The area offers a diverse mix of singlefamily homes, townhomes, and luxury properties, making it an appealing destination for people in all stages of life.

The area offers a growing selection of restaurants, shops, medical offices, and recreational opportunities, making it an ideal place to operate a business. Its proximity to Marietta and Atlanta means commuters enjoy quick drive times while living away from Downtown Atlanta. With continued investment in infrastructure and business development, North Marietta remains one of the strongest and most stable submarkets in the greater Atlanta metro area.

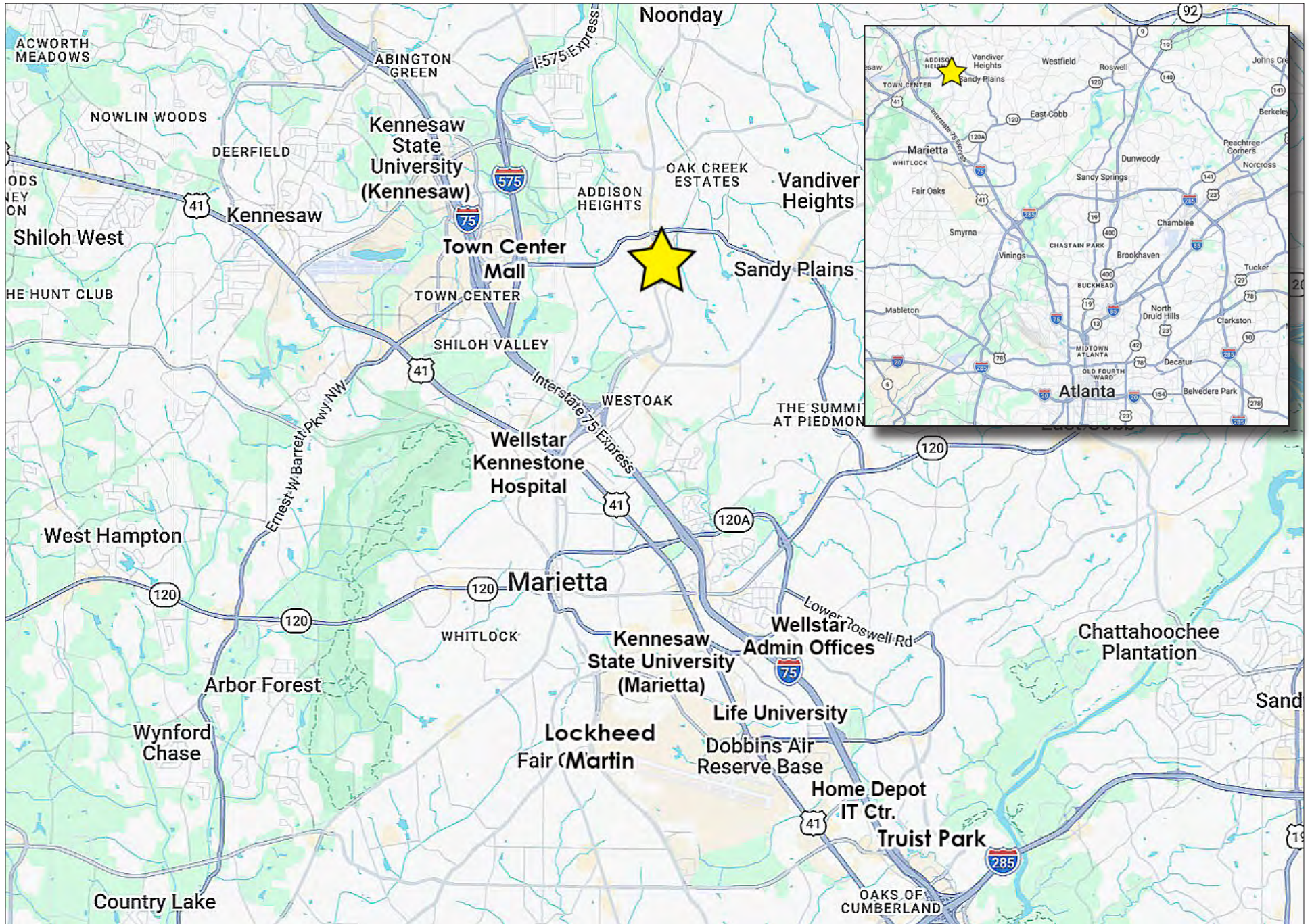


Area Demographics (taken at subject property)

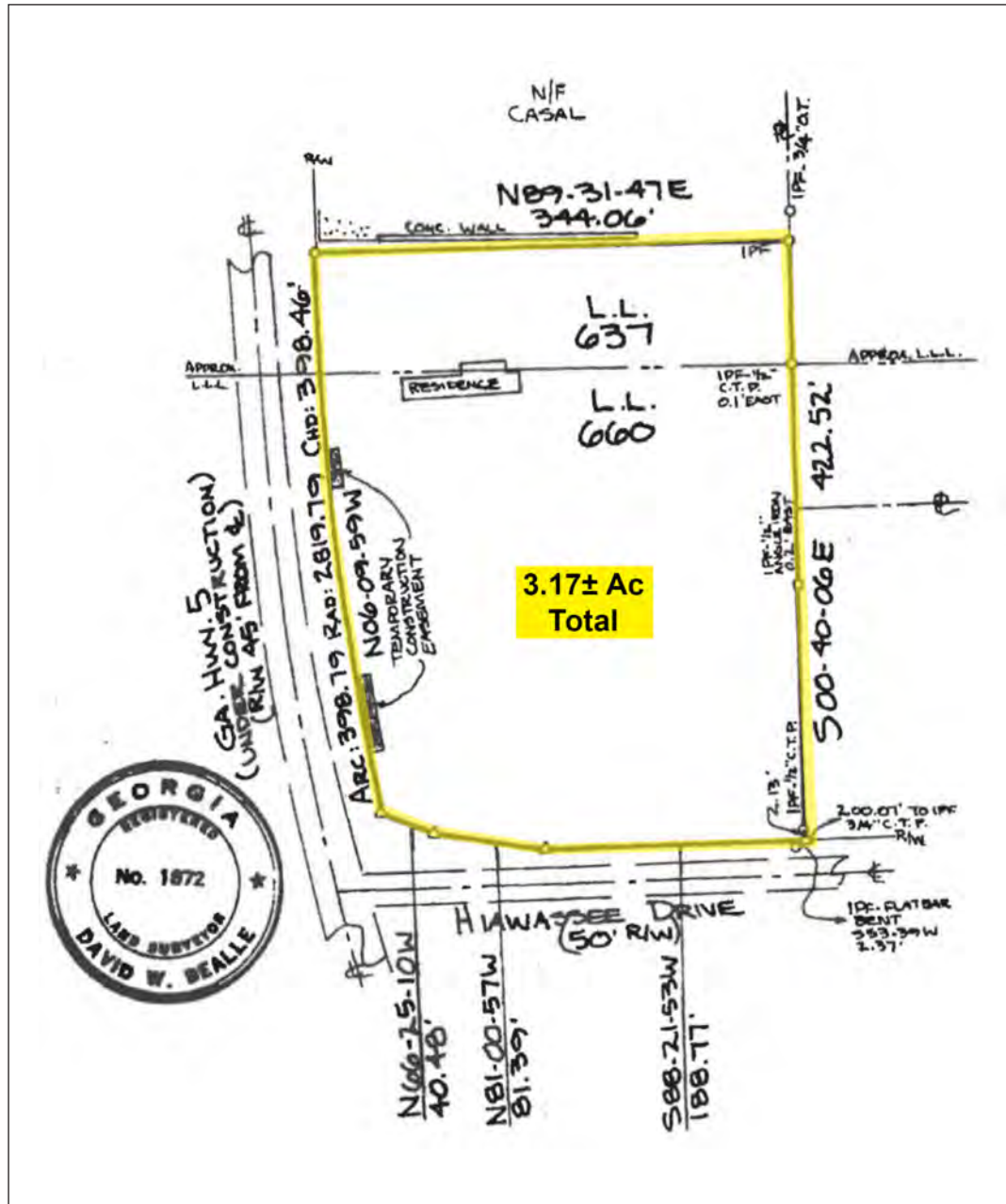
Population	1-mile	3-mile	5-mile
2029 Population Proj.	5,263	63,286	186,552
2024 Population	5,201	62,451	183,565
2020 Population	5,302	62,580	182,624
Ann. Growth 2024-2029	0.2%	0.3%	0.3%
Ann. Growth 2020-2024	-0.5%	-0.1%	0.1%
Daytime Population	3,218	37,933	122,035
Average HH Income	\$105,844	\$114,326	\$114,907
Median HH Income	\$88,533	\$96,282	\$91,158

Source: CoStar

Location Map



Property Survey



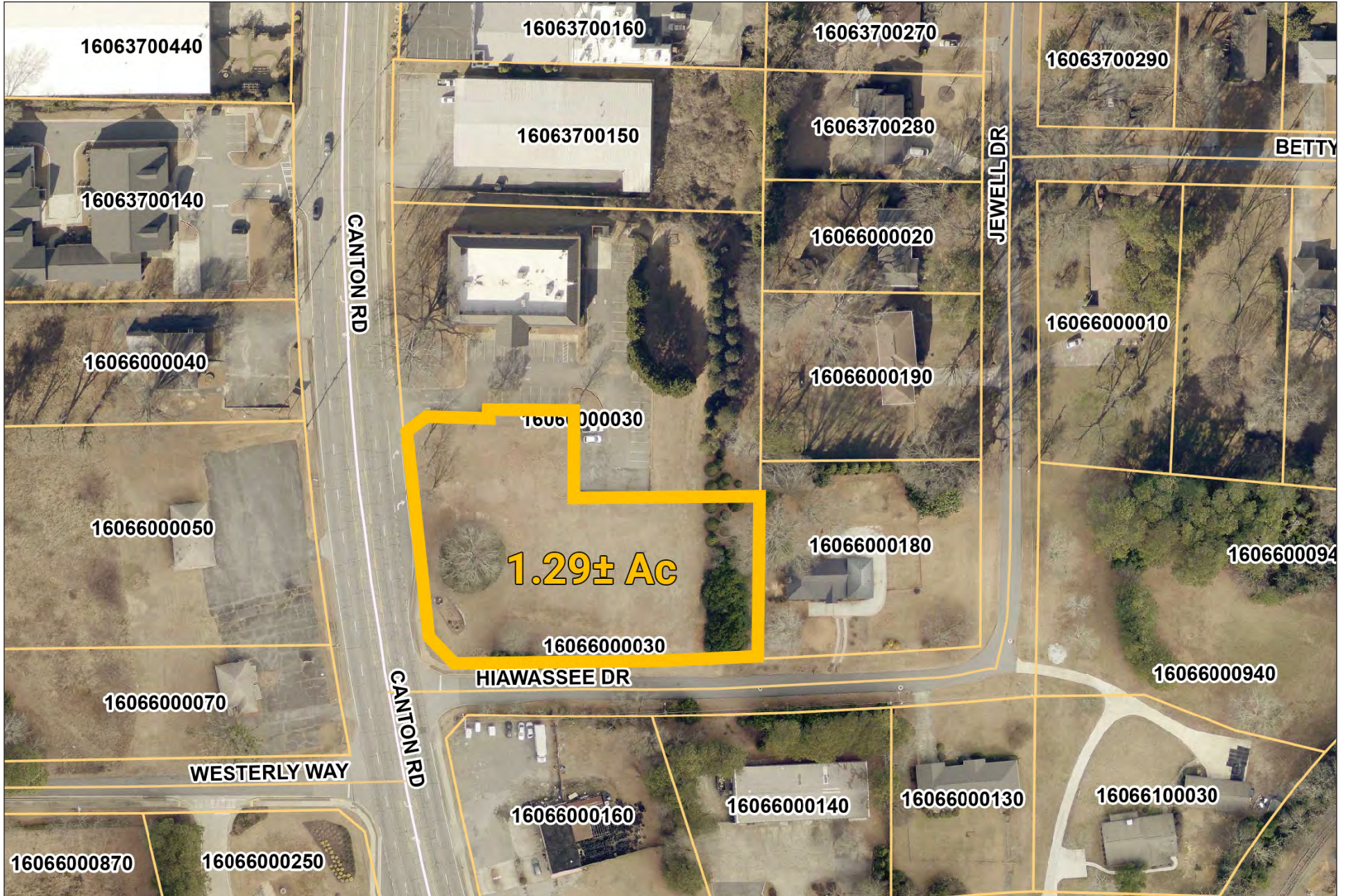
Parking Counts - 50± total spaces (5.08± spaces per 1,000 sf)



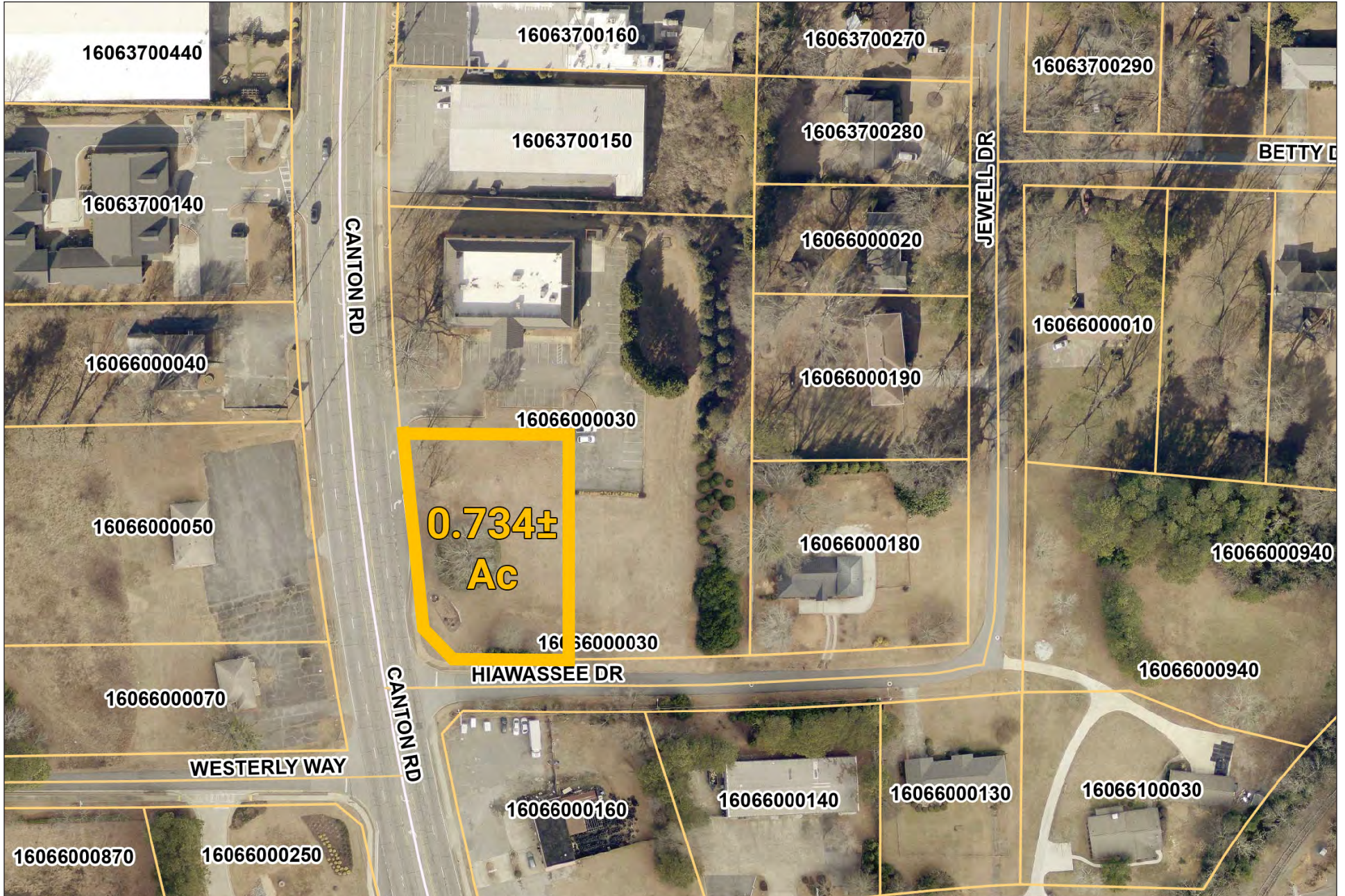
Potential Land Sale - Largest likely option 1.64± Acres



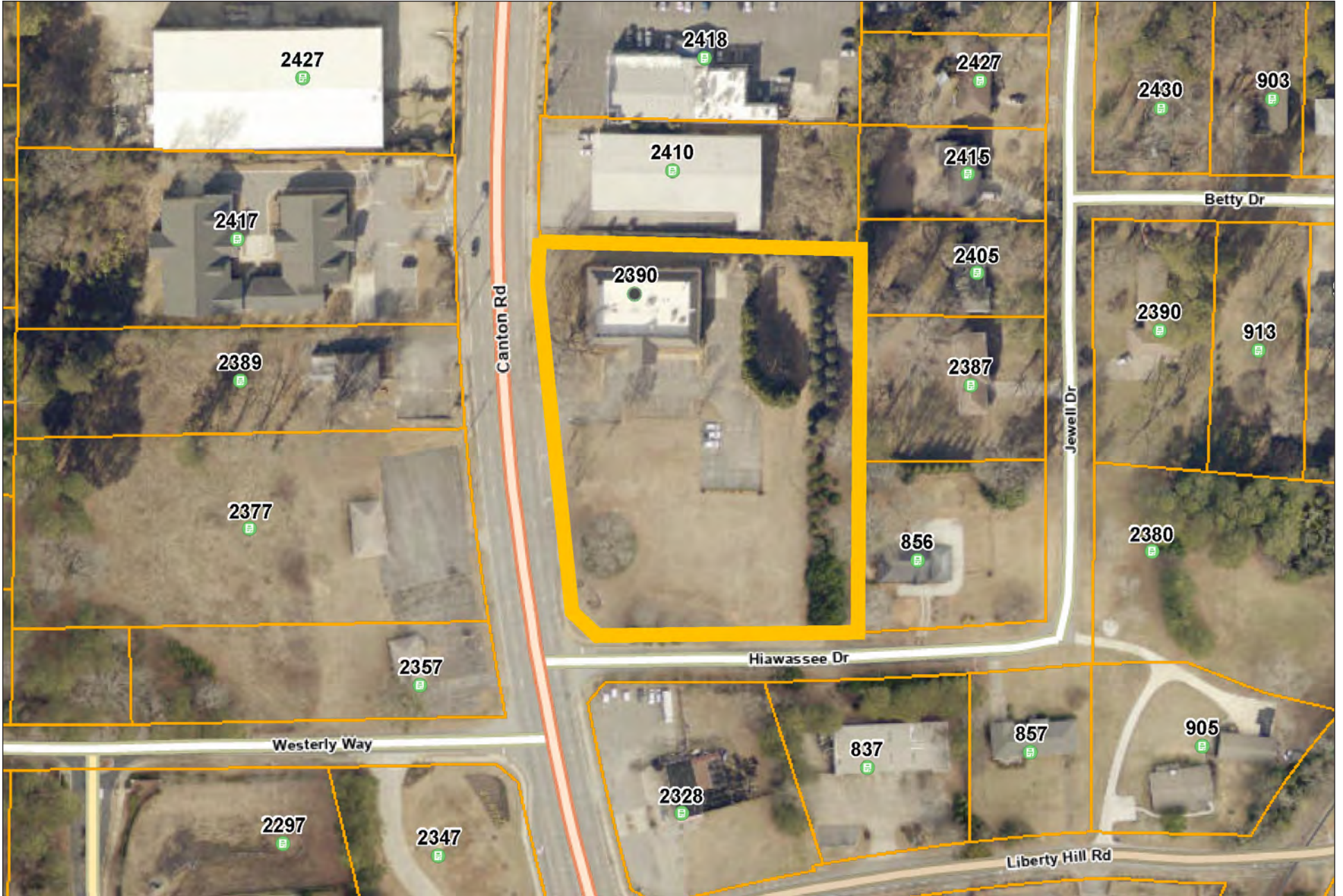
Potential Land Sale - Smaller likley option 1.29± Acres



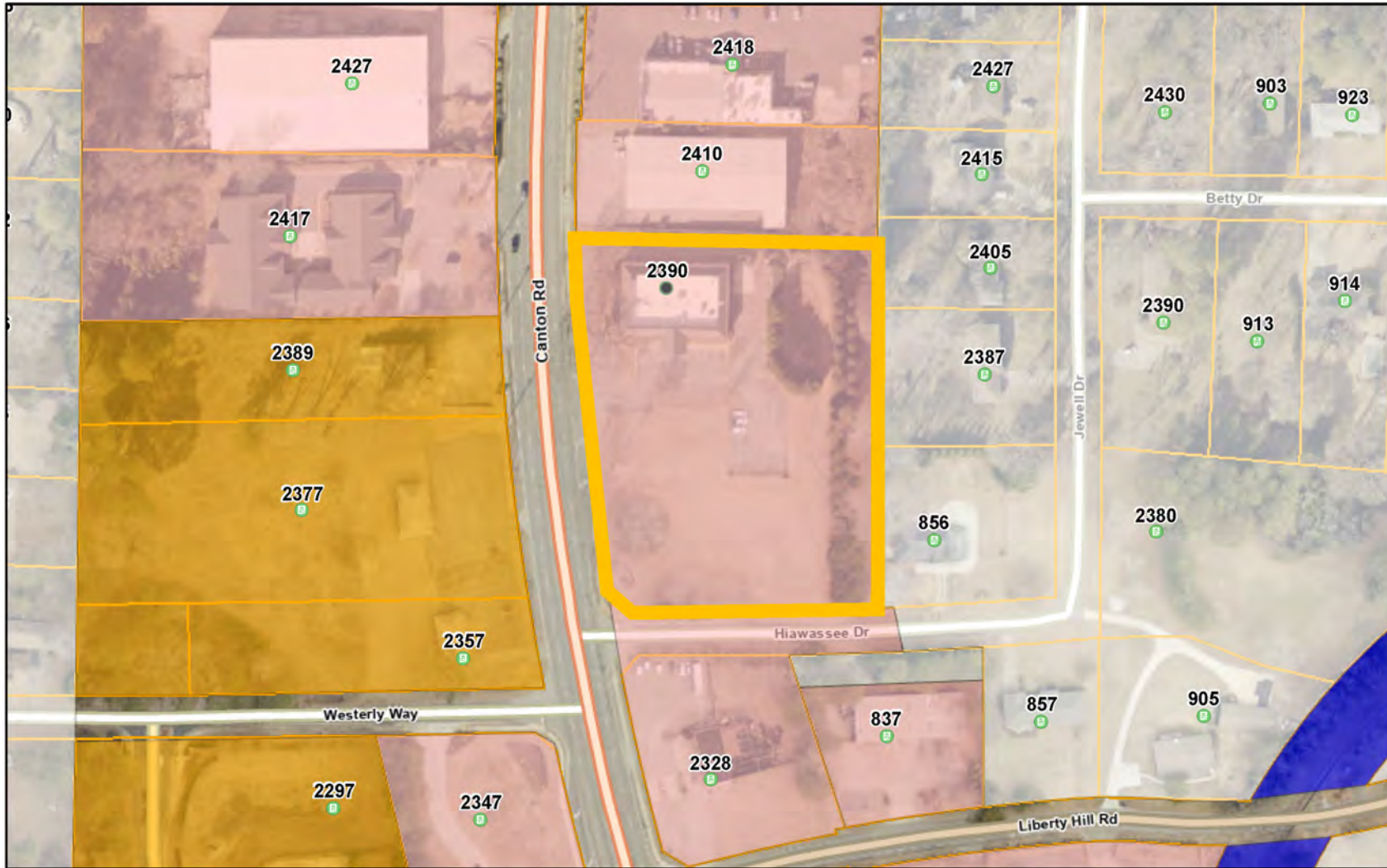
Potential Land Sale - Smallest likely option 0.734± Acres



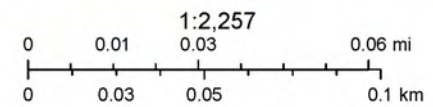
Aerial Tax Plat



Future Land Use Map



- Ⓜ Active Address
- Future Land Use
- Low Density Residential
- Medium Density Residential
- Neighborhood Activity Center
- Transportation/Communication/Utilities
- Cobb Parcels
- Main rail line
- Cobb Roads
- Arterials
- Minor Collectors
- Local
- Local-Private
- ORTHO
- Red: Band_1
- Green: Band_2
- Blue: Band_3



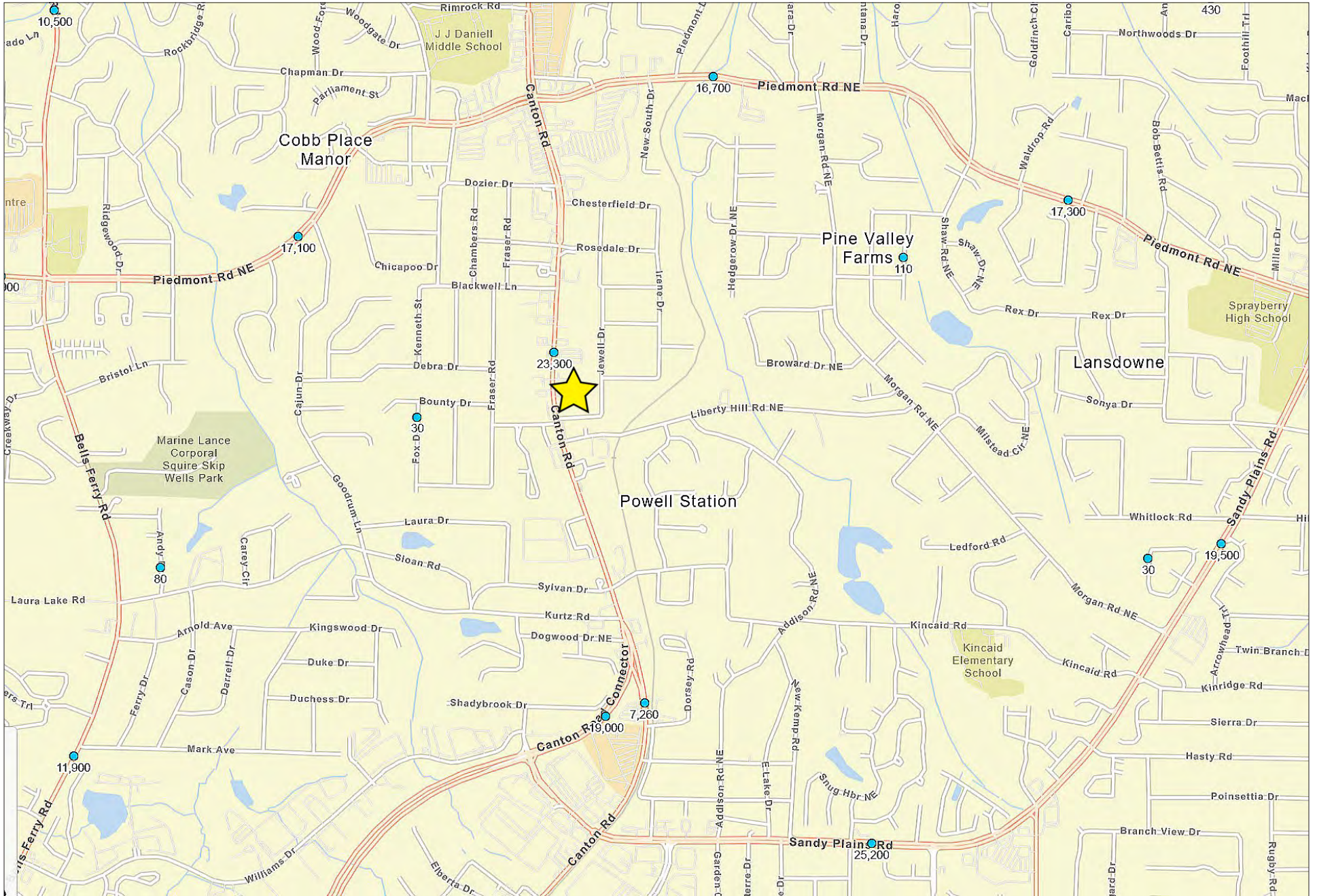
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ArcGIS Web AppBuilder
Cobb County GIS

Topography & Hydrology Map



Traffic Count Map - 23,300 cars per day on Canton Road



Property Photos



Property Photos - Continued



Property Photos - Continued



Property Photos - Continued



Listing Team



Basim Khan
Sales Associate

(678) 385-2723 O
(678) 650-0780 M
bmk@mcwrealty.com



Dan Buyers
Partner

(678) 385-2723 O
(770) 596-2629 M
tdb@mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000

www.mcwrealty.com



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