

# OFFICE PORTFOLIO

Historical Office Properties For Sale  
2950 Cherokee Street NW  
Kennesaw, Georgia 30144



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# EXECUTIVE SUMMARY

We are pleased to present an exclusive investment opportunity to acquire a portfolio of five standalone office buildings and one developable lot within the prestigious Fuller's Chase business park, strategically located within walking distance to vibrant downtown Kennesaw, Georgia. This offering provides investors with a majority ownership position in the park, granting significant influence over its management and future direction.

All but three of the buildings within the Fuller's Chase complex are **original farmhouses**, meticulously relocated from neighboring farms in the Kennesaw and Marietta area, preserving a rich legacy of Georgia's agricultural heritage. Dating back to the 19th and early 20th centuries, these farmhouses embody the architectural charm of their era, featuring elements such as gabled roofs, wraparound porches, and intricate woodwork. Thoughtfully restored and repurposed into modern office spaces, they seamlessly blend historic character with contemporary functionality, offering tenants a distinctive and inspiring work environment. This unique historical narrative not only enhances the aesthetic appeal of Fuller's Chase but also positions it as a landmark destination within Kennesaw, attracting tenants and visitors who value authenticity and a connection to the region's storied past.

**ASKING PRICE: \$3,400,000**



## PORTFOLIO HIGHLIGHTS

- **Five Standalone Offices:** Professionally maintained, fully operational office buildings, ideal for professional services, medical practices, or creative firms.
- **One Developable Lot:** A prime parcel zoned for office construction, offering flexibility for custom development to maximize returns or accommodate owner-occupancy.
- **Strategic Location:** Situated in Fuller's Chase, a well-established business park just steps from downtown Kennesaw, a growing hub known for its charming blend of historic character and modern amenities. The location ensures high visibility, accessibility, and proximity to dining, retail, and local attractions, appealing to tenants and clients alike.
- **Majority Ownership Advantage:** Acquiring this portfolio grants the buyer a controlling interest in the park's governance, enabling the ability to shape operational policies, tenant mix, and future enhancements to drive value.
- **CBD District Opportunity:** The Central Business District allows for the ability to convert the offices to retail, especially the two that front Cherokee St. This gives a forward thinking investor a chance to create an environment similar to Vinings Jubilee.



## INVESTMENT SUMMARY

This portfolio represents a rare opportunity to acquire a majority stake in a premier office park with significant growth potential, anchored by the unique historical character of its relocated farmhouses and its strategic location. Whether seeking stable cash flow, development upside, or full control of a high-value asset, the Fuller's Chase portfolio offers a compelling investment in one of Georgia's most dynamic markets.

- **High-Growth Market:** Kennesaw's proximity to Atlanta, coupled with its thriving downtown and business-friendly environment, positions Fuller's Chase as a prime investment in a rapidly appreciating submarket.
- **Value-Add Opportunities:** The developable lot offers immediate upside through new construction, while the existing offices provide stable cash flow with potential for rent optimization and tenant upgrades. Two of the offices also have the ability to almost double their space with renovation to their attics.
- **Scalable Ownership:** The option to acquire the entire park creates a pathway to dominate the local office market, capitalizing on economies of scale and unified management.
- **Diverse Tenant Appeal:** The historic charm of the relocated farmhouses, combined with modern amenities, attracts a wide range of tenants, from boutique firms to established businesses, ensuring strong occupancy rates.

# BUILDING 200

The Alexander House was built around 1900 by the Alexander Family, who operated one of the last commercial dairy farms in Cobb County. They ceased operations sometime in the 1970's. Members of the Alexander Family continuously occupied the house until a few months before it was relocated to Fuller's Chase. This house is typical of the style found in Cobb County around the turn of the century. It was originally located on Hwy. 120 (Dallas Highway) across from the Lowe's Home Improvement Store.

<b>Property Address:</b>	2950 Cherokee Street Suite 200 Kennesaw, Georgia 30144
<b>Parcel Number:</b>	20-0138-0-269-0
<b>Primary Land Area:</b>	0.17 Acres
<b>Zoning:</b>	CBD Central Business District
<b>Number of Stories:</b>	1
<b>Rentable Square Feet:</b>	2,028 SF
<b>Year Built/Renovated:</b>	1895 / 2003
<b>Occupancy:</b>	100%



# BUILDING 300

This is one of the few homes that was not relocated and was built on this property. Currently vacant, this office is ready to be leased and offers charming features like wood floors and crown molding.

<b>Property Address:</b>	2950 Cherokee Street Suite 300 Kennesaw, Georgia 30144
<b>Parcel Number:</b>	20-0138-0-274-0
<b>Primary Land Area:</b>	0.11 Acres
<b>Zoning:</b>	CBD Central Business District
<b>Number of Stories:</b>	2
<b>Rentable Square Feet:</b>	1,910 SF
<b>Year Built/Renovated:</b>	2007 / 2007
<b>Occupancy:</b>	Vacant



# BUILDING 400

The Simpson/Barfield/Blackwell House was built around 1857, just prior to the Civil War. The oldest reported owners were members of the Blackwell family. They farmed a large portion of NE Cobb County all the way over to Canton Highway, and Blackwell Road and Blackwell School is named after this historic family. The next known residents were the Simpson family, who purchased it in 1924 along with considerable land along what is now Sewell Mill Road and E. Piedmont Road. The house is typical of a small farmhouse that was built during that period of time.

<b>Property Address:</b>	2950 Cherokee Street Suite 500 Kennesaw, Georgia 30144
<b>Parcel Number:</b>	20-0138-0-273-0
<b>Primary Land Area:</b>	0.12 Acres
<b>Zoning:</b>	CBD Central Business District
<b>Number of Stories:</b>	2
<b>Rentable Square Feet:</b>	2,394 SF
<b>Year Built/Renovated:</b>	1857 / 2007
<b>Occupancy:</b>	100%



# BUILDING 900

The McCollum house was smaller than the other houses moved into Fuller's Chase. In preparation, later additions to the house needed to be removed, including the side enclosed porch and rear workshop. These were in too bad of a condition to be moved. The roof was removed during the move and replaced with architectural shingles. An addition was added to the right and rear making in a little over 2,200 SF. The original windows and front door were utilized in the rebuild. The siding was replaced with mahogany lap siding. Bricks from the chimneys were used to rebuild the existing chimneys to keep them as close to original as possible. The McCollum house is a great example of the style of house built in this historic district.

<b>Property Address:</b>	2950 Cherokee Street Suite 900 Kennesaw, Georgia 30144
<b>Parcel Number:</b>	20-0138-0-279-0
<b>Primary Land Area:</b>	0.19 Acres
<b>Zoning:</b>	CBD Central Business District
<b>Number of Stories:</b>	1
<b>Rentable Square Feet:</b>	2,227 SF
<b>Year Built/Renovated:</b>	1880 / 2004
<b>Occupancy:</b>	100%



# BUILDING 1000

The Clontz House was relocated from New Macland Road, next to the McEachern Methodist Church. It was built around 1901 by the Clontz family, who remained on the property for over 100 years. This house is a typical style farmhouse, common around Cobb County in the late 19th and early 20th Century. The tall peaked roof was removed during the move and replaced on site, redecked and covered with architectural style shingles. Great care was taken to restore this home to be as close to the original home as possible.

<b>Property Address:</b>	2950 Cherokee Street Suite 1000 Kennesaw, Georgia 30144
<b>Parcel Number:</b>	20-0138-0-271-0
<b>Primary Land Area:</b>	0.22 Acres
<b>Zoning:</b>	CBD Central Business District
<b>Number of Stories:</b>	1
<b>Rentable Square Feet:</b>	1,824 SF
<b>Year Built/Renovated:</b>	1901 / 2003
<b>Occupancy:</b>	100%



# LOT 800

This 0.20 acre lot offers the ability to build a 3,000-4,000 SF office with a daylight basement, similar to the office adjacent to it.

**Property Address:** 2950 Cherokee Street Lot 800  
Kennesaw, Georgia 30144  
**Parcel Number:** 20-0138-0-278-0  
**Primary Land Area:** 0.20 Acres  
**Zoning:** CBD Central Business District



# Why Kennesaw?

## Strategic Location

Kennesaw, Georgia, is ideally situated in northern metro-Atlanta along the thriving I-75 corridor, offering seamless access to major traffic arteries that funnel into the heart of downtown. Fuller's Chase sits on the coveted gateway of Cherokee Street between Downtown Kennesaw and KSU, a 3-mile stretch that developers have been racing to.



## Significant City Investments

The City of Kennesaw has committed over \$11.8 million to elevate its Central Business District, solidifying its status as a regional hub. Notable enhancements include:

- The Southern Museum, a Smithsonian-affiliated venue celebrating local history.
- Depot Park, offering recreational spaces, walking trails, a pedestrian underpass, and a 3,000-seat amphitheater (pictured to the right) which opened in June, 2024.



## Dynamic Growth and Appeal

Northern metro-Atlanta, particularly Kennesaw, has seen remarkable growth driven by its exceptional quality of life, attracting families and professionals. The property's proximity to **Kennesaw State University** creates a unique blend of family-oriented residents and energetic young adults, fostering a lively, pedestrian-friendly atmosphere. Downtown Kennesaw's picturesque charm, combining historic allure with modern conveniences, makes it a sought-after location for businesses and visitors alike. Fuller's Chase sits within 3 miles of KSU's campus.

**KSU 2024 Enrollment: 47,845 Students**

**KSU Total Employees: 15,904**

**2024 Economic Impact of KSU : \$2.15B**






## Robust Market Demographics

Within a 3-mile radius of the Central Business and Entertainment District, Kennesaw boasts a population of over 77,000 and a daytime workforce of nearly 48,000. Key demographic insights include:

- Total Population: 1 Mile - 7,816 | 3 Miles - 77,512
- Total Households: 1 Mile - 2,876 | 3 Miles - 28,219
- Median Household Income: 1 Mile - \$64,290 | 3 Miles - \$72,770
- Median Home Value: 1 Mile - \$167,134 | 3 Miles - \$235,034
- Median Age: 1 Mile - 34.2 | 3 Miles - 33.5
- Tenure: 70% Owner-Occupied | 30% Renter-Occupied
- Households with Children: 1 Mile - 2.7 | 3 Miles - 2.6
- Daytime Population (Workers): 1 Mile - 5,689 | 3 Miles - 47,868

## Strong Consumer Spending

The area's economic vitality is evident in its consumer spending, with over \$200 million annually on food and alcohol and more than \$118 million on entertainment and hobbies within a 3-mile radius. This robust demand underscores Kennesaw's potential as a thriving hub for retail, dining, and leisure businesses.





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