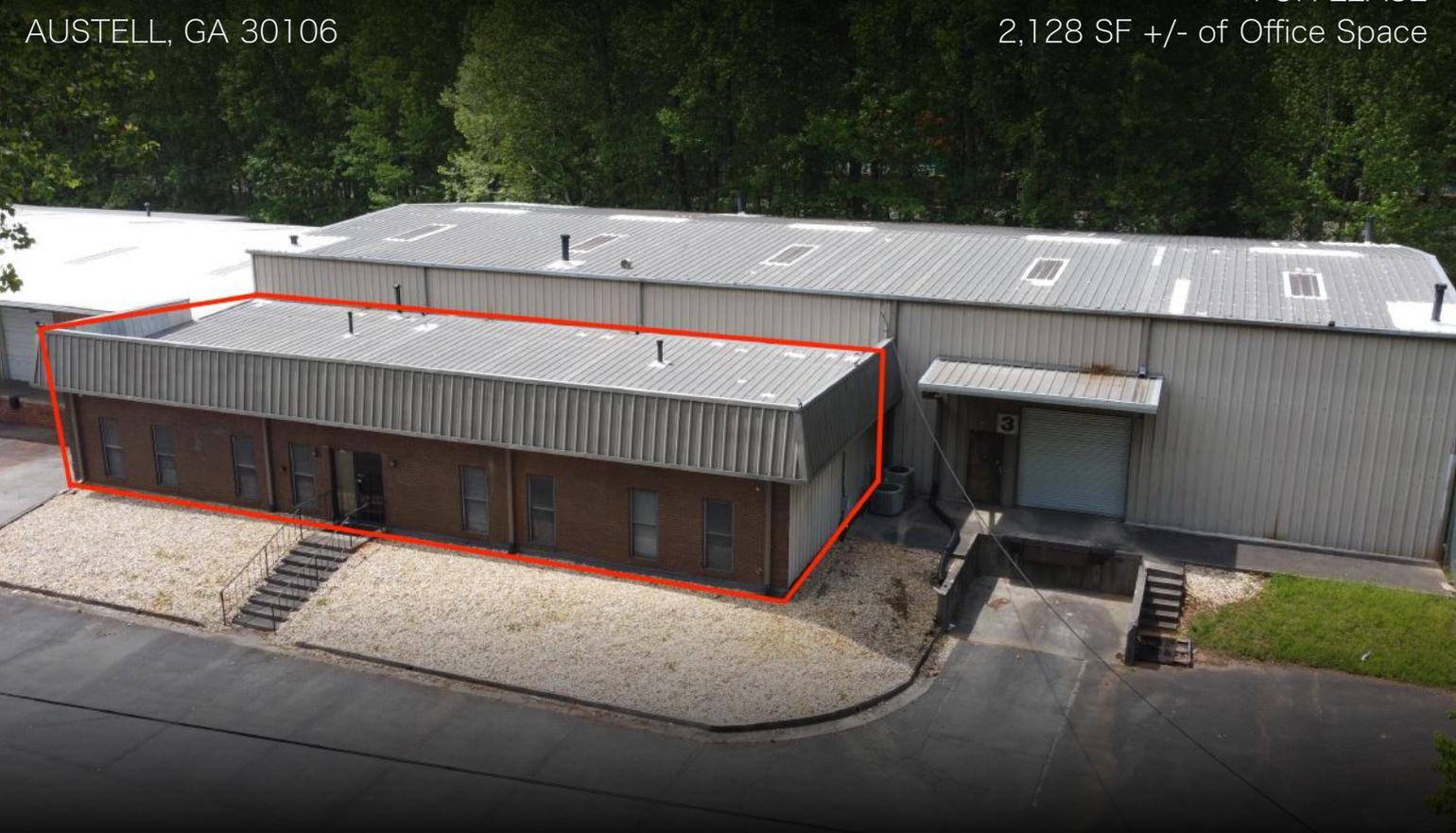


1950 COLLINS BLV SUITE C

AUSTELL, GA 30106

FOR LEASE

2,128 SF +/- of Office Space



JUDD SWARTZBERG

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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 1950 Collins Blvd Suite C, in Austell for Lease. Suite C consists of approximately 2,128 SF of office space with ample parking.

The space consists of a fully furnished office including 9 private offices, 2 restrooms, and one kitchenette. The property is zoned Light Industrial.

Please feel free to reach out to Judd with any questions regarding the property.

HIGHLIGHTS

- 2,128 SF +/-
- \$15 PSF MG
- Furnished
- 9 Private Offices
- Sufficient Parking
- 2 Restroom and 1 Kitchenette

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: AUSTELL

Located in Cobb County, Georgia, Austell offers a strategic location for businesses seeking access to the greater Atlanta metropolitan area. Situated just 18 miles northwest of downtown Atlanta, Austell enjoys proximity to major transportation hubs including Hartsfield-Jackson Atlanta International Airport. This prime location ensures convenient connectivity for businesses engaging in regional and global trade. Additionally, Austell benefits from a skilled workforce drawn from nearby communities and boasts a business-friendly environment with supportive local government initiatives. The area's growing population and strong economic base make Austell an attractive destination for businesses looking to establish or expand their presence in the thriving Atlanta market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	19,399	94,299	220,000
Avg. Household Income	\$75,700	\$67,200	\$76,500
Tot. Employees	14,800	73,900	172,000

// AERIAL



// BROKER PROFILES



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Judd Swartzberg, a native Atlantan, has deep roots in the vibrant city of Atlanta, Georgia. Driven by a deep appreciation for commercial real estate and a knack for strategic problem-solving, Judd launched his career in commercial real estate by earning his license in 2021. He joined Swartz Co Commercial Real Estate, where he honed his skills and built a strong foundation in the industry. Judd stepped into the role of Commercial Associate and later advanced to Senior Associate.

Specializing in the greater Atlanta industrial market, Judd has developed a proven track record of success representing tenants and landlords in leasing transactions, as well as buyers and sellers in property sales, with a particular focus and notable success in off-market investment sales. His dedication to delivering exceptional service and measurable results has earned him the trust and loyalty of his clients. Judd's consistent performance and commitment to success have also established him as one of the top earners at Swartz Co.

Judd's approach is all about providing top-tier service, making sure each client's unique needs are met with personalized strategies and expert guidance. His deep understanding of market dynamics and unwavering work ethic make him a valuable partner in achieving commercial real estate goals. With a strong focus on client success, Judd continues to drive value and build lasting relationships in the ever-evolving Atlanta market.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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