

OFFICE/MEDICAL SPACE FOR LEASE

4900 Ivey Road, Bldg 800, Acworth, GA 30101



SUITE 801

3,347 RSF expandable
to 4,224 RSF
\$20.00/RSF/Mod.Gross

Located 2 miles from
Wellstar Health Park and
planned hospital campus

Attractive professional
building surrounded by
like-kind properties

Building is locally
owned and managed

The Walk at Mars Hill Business Park





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Qualifying Broker

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Property Overview

Professional Office / Medical Suite Available in The Walk at Mars Hill

Suite 801 in Building 800 offers a professional office environment within The Walk at Mars Hill, a well-located business park in Acworth, Georgia. The available terrace level suite totals 3,347 RSF and features an efficient layout including a conference room, break/kitchen area, and a large open work area, providing an excellent environment for professional office or medical users. An adjacent 877 RSF first-generation space (Suite 800-B) is also available and can be combined with Suite 801 to create a total contiguous space of 4,224 RSF, allowing a tenant to expand or customize the space to meet their needs.

The suite offers convenient access through the building's interior common areas as well as two exterior entrances, providing flexibility for both traditional office users and medical or professional service providers.

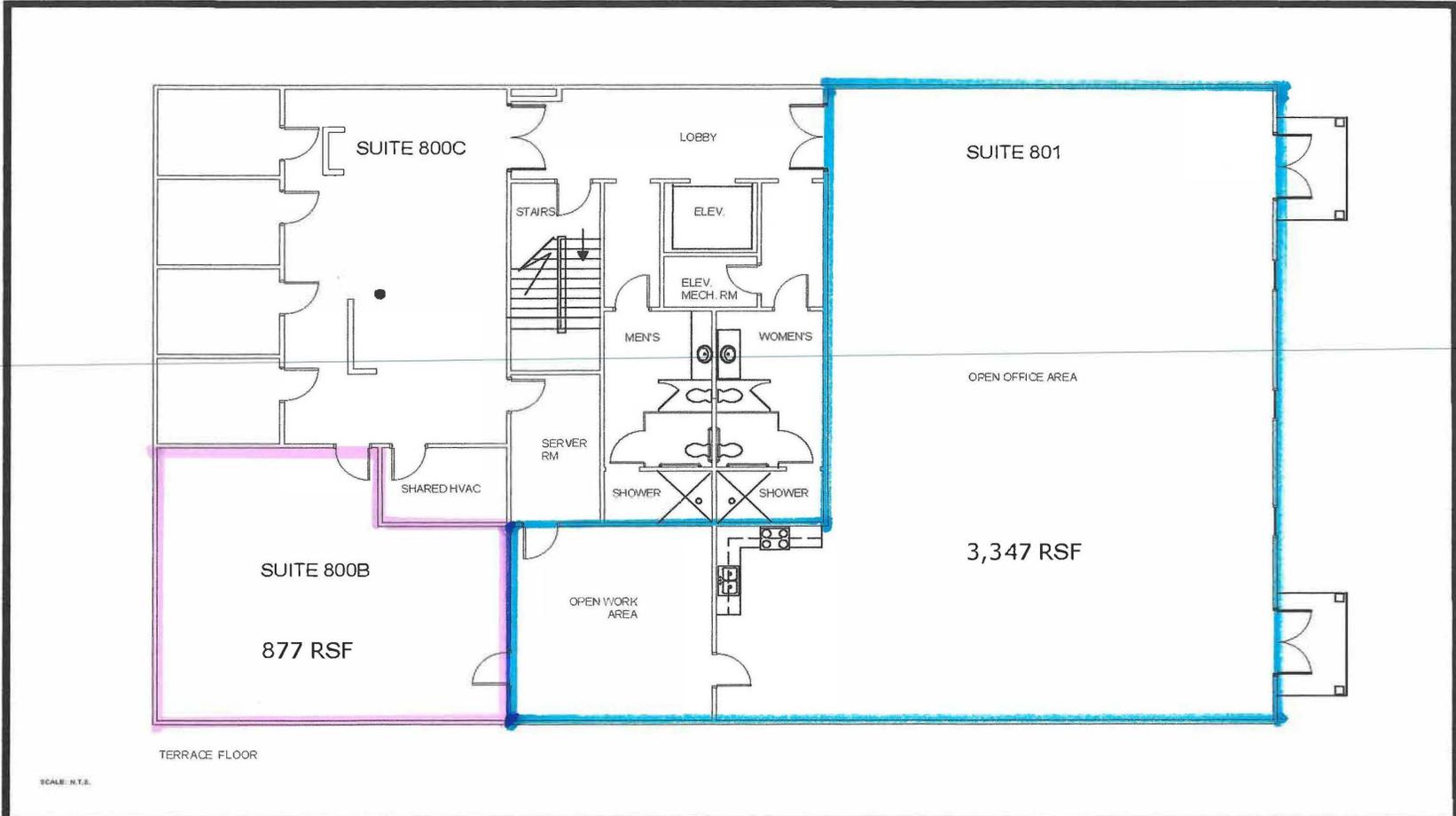
Constructed in 2007, Building 800 is a three-story, 18,000 square foot office building and the largest building within the park. The property features high-quality finishes in the common areas and in many of the individual office suites, elevator access to all floors, and ample free surface parking on both sides of the building for tenants and visitors.

The property is ideally positioned just minutes from U.S. Hwy 41/Cobb Parkway NW and offers convenient access to Interstate 75, providing connectivity to the surrounding communities of Kennesaw, Woodstock, and Marietta. The location is surrounded by numerous retail amenities, restaurants, and service providers along the Cobb Parkway corridor.

Building 800 is also ideally located to benefit from significant healthcare expansion in the immediate area. Wellstar Health System has received state approval for the construction of a new \$1 billion hospital campus in Acworth, located approximately two miles from the property. This major healthcare investment is expected to attract additional medical practices and healthcare-related services to the corridor. In addition, Piedmont Healthcare is developing a new medical facility at The Walk at Mars Hill, further strengthening the area as a growing hub for healthcare and professional services.



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**AS-BUILT PLAN
ENTIRE TERRACE FLOOR**

4900 IVEY ROAD
ACWORTH, GA 30101

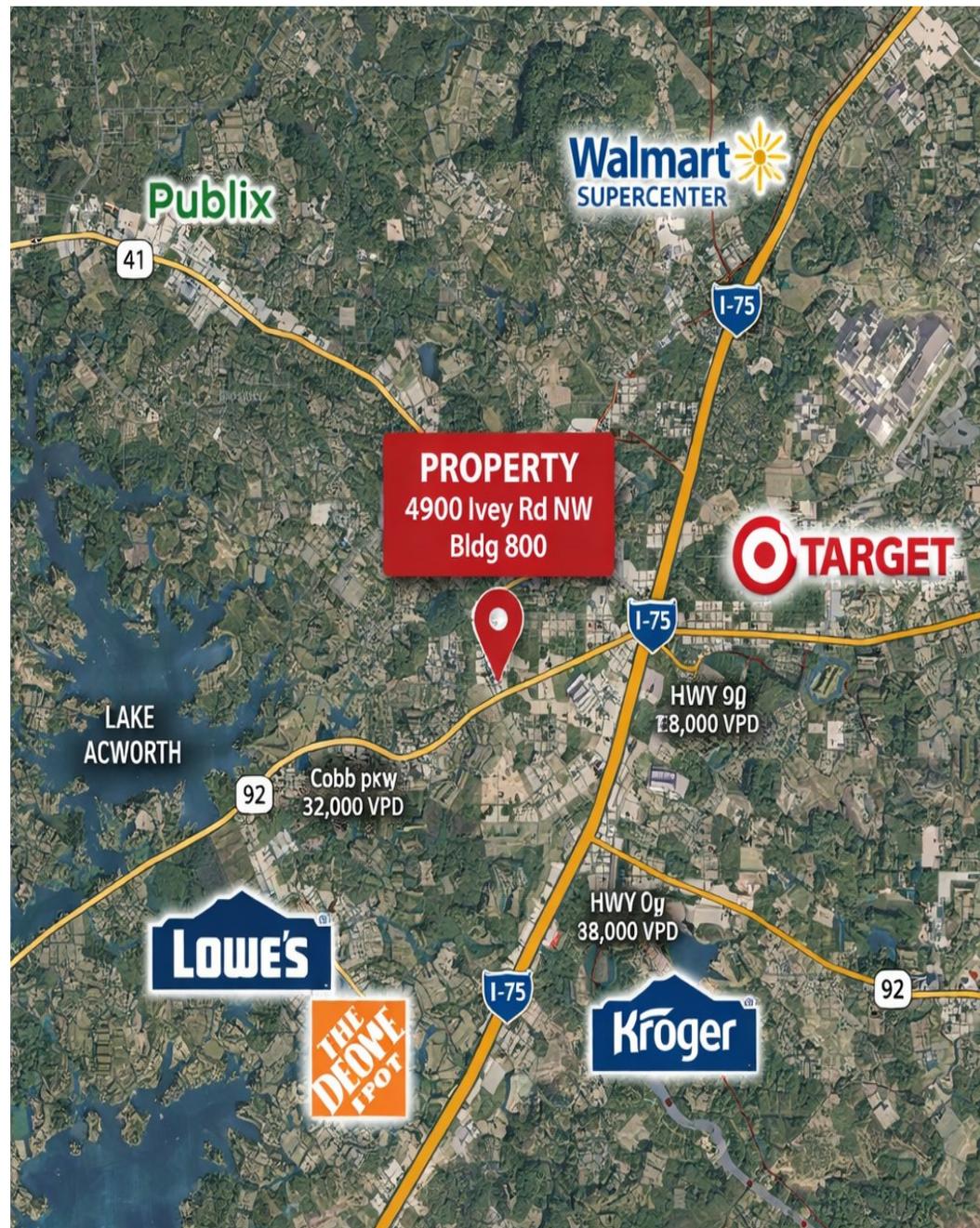
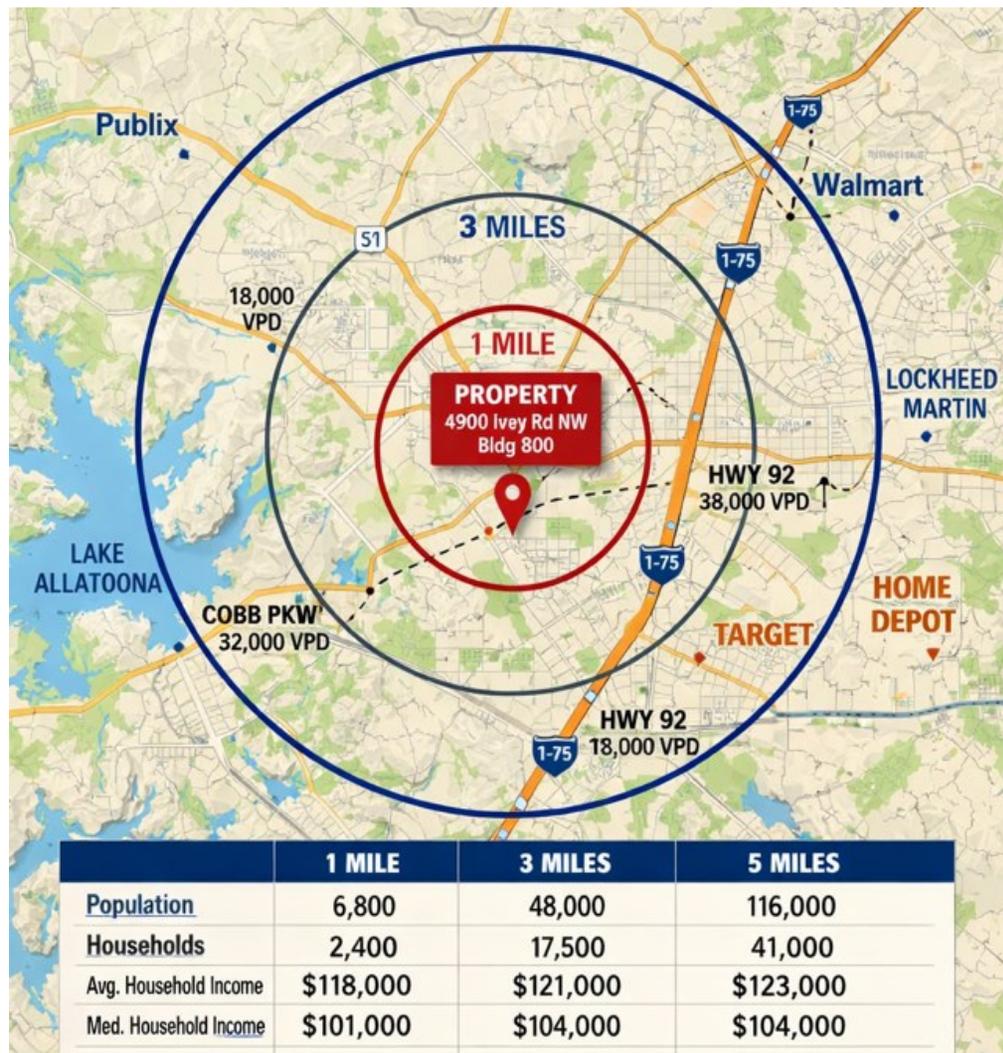
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