

# FREESTANDING BUILDING - OFFICE, MEDICAL OR RETAIL

1685 LOWER ROSWELL RD MARIETTA, GA 30068



## Property Summary

Building SF:	1,995
Occupancy:	Single Tenant
Lease Rate:	\$24 NNN
Lease Term:	3+ Years
Operating Expenses	\$5
Zoning:	CRC - Marietta

## Property Overview

This freestanding building has been fully renovated and is ready for occupancy. Located off Lower Roswell between the 120 Loop and Roswell Rd, the building is suitable for medical practices, general office use and select retail uses. Contact Broker for rental rates.

For medical users: The building has four (4) exam rooms stubbed for plumbing, a large reception area/ waiting room and a private physician's office with bathroom/shower on the lower level. On the main level is both a staff restroom and patient restroom.

For general office users/ retail users: There are four (4) private offices, a lobby and private office with bathroom/shower on the lower level. On the main level is both a staff restroom and customer restroom.

Easily accessible from all of Cobb County and I-75, there are 6 parking spaces in front of the building with an ADA compliant ramp. There are 6 staff parking spaces in the rear and a private rear entrance.

Ownership is seeking qualified, established businesses.  
Newly renovated, saving time and money  
12 total parking spaces

## Location Overview

# PROPERTY PHOTOS

1965 LOWER ROSWELL ROAD | MARIETTA, GA 30068



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