

OFFICE FOR LEASE

4901 Olde Towne Parkway, Marietta, GA 30068



PRICE PER UNIT:	-
AVAILABLE SF:	385 - 8,871 SF
LEASE RATE:	\$16.50 SF/Yr (MG)
LOT SIZE:	0 Acres
BUILDING SIZE:	25,800 SF
BUILDING CLASS:	A
CROSS STREETS:	Johnson Ferry Road

PROPERTY OVERVIEW

Up to 8871SF available in the heart of East Cobb. Directly across from the new Northside Hospital Medical Campus and close proximity to Wellstar Health East Cobb Center. Minutes to Sandy Springs and Perimeter.

PROPERTY FEATURES

- Apx. 385-8871SF available.
- Newly renovated lobby.
- Private entrances/exits.
- Well-maintained and private setting.
- Secured building.

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

ROCKY KAUFMANN
Associate Broker/ Director
O: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

4901 Olde Towne Parkway, Marietta, GA 30068



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

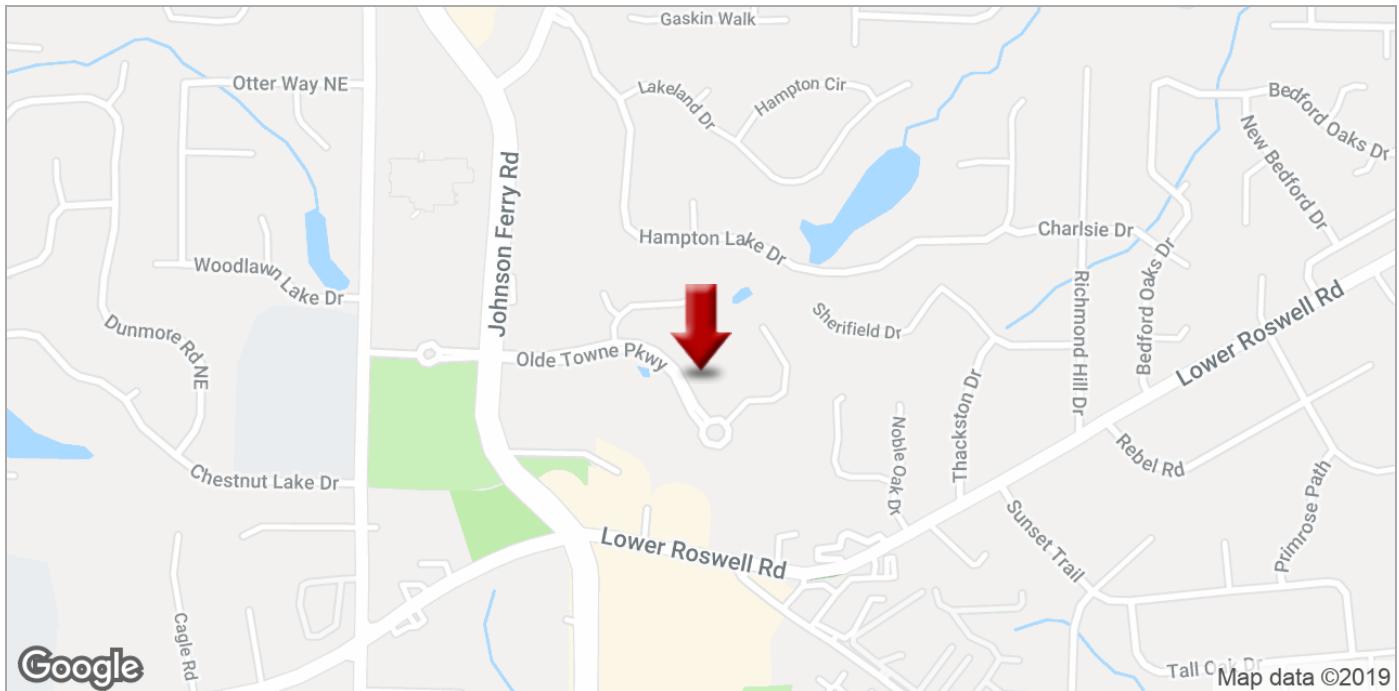
ROCKY KAUFMANN
Associate Broker/ Director
0: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

4901 Olde Towne Parkway, Marietta, GA 30068



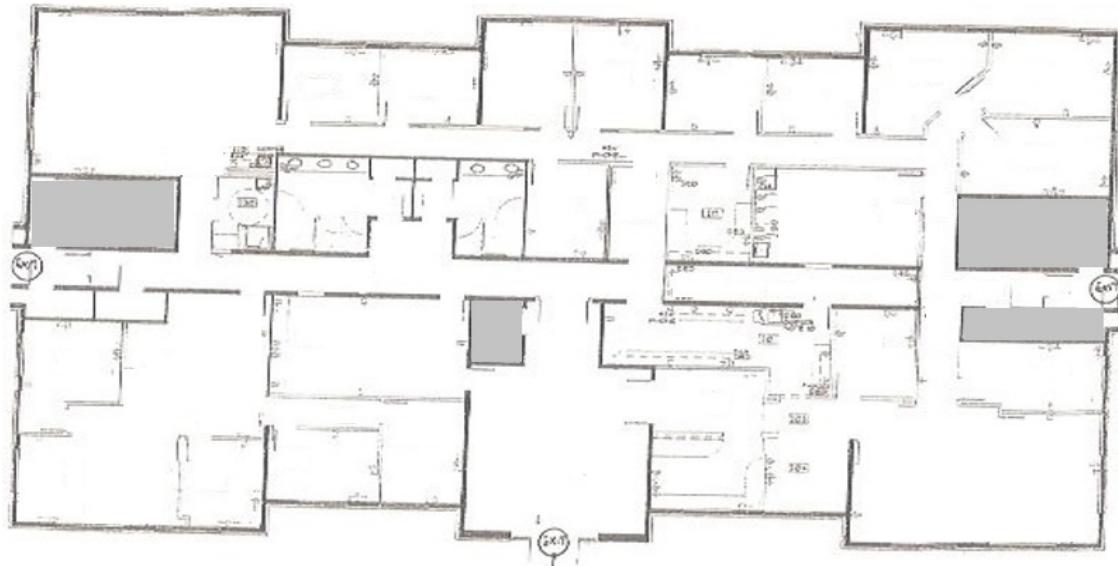
KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

ROCKY KAUFMANN
Associate Broker/ Director
0: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

4901 Olde Towne Parkway, Marietta, GA 30068



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Terrace Level	Office Building	\$16.50 SF/YR	Modified Gross	385 - 4,000 SF
200	Office Building	\$16.50 SF/YR	Modified Gross	8,871 SF

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

ROCKY KAUFMANN
Associate Broker/ Director
O: 770.992.3356
rockyk@kw.com
GA #248712

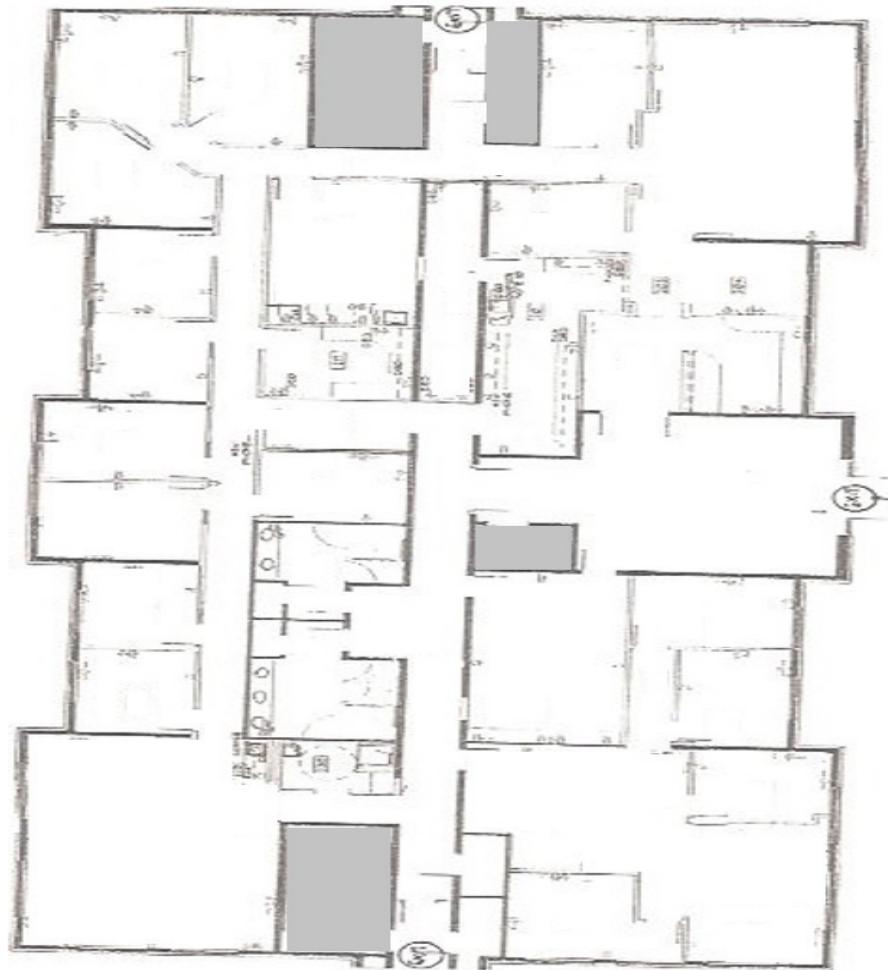
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

SUITE 200

4901 Olde Towne Parkway, Marietta, GA 30068



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

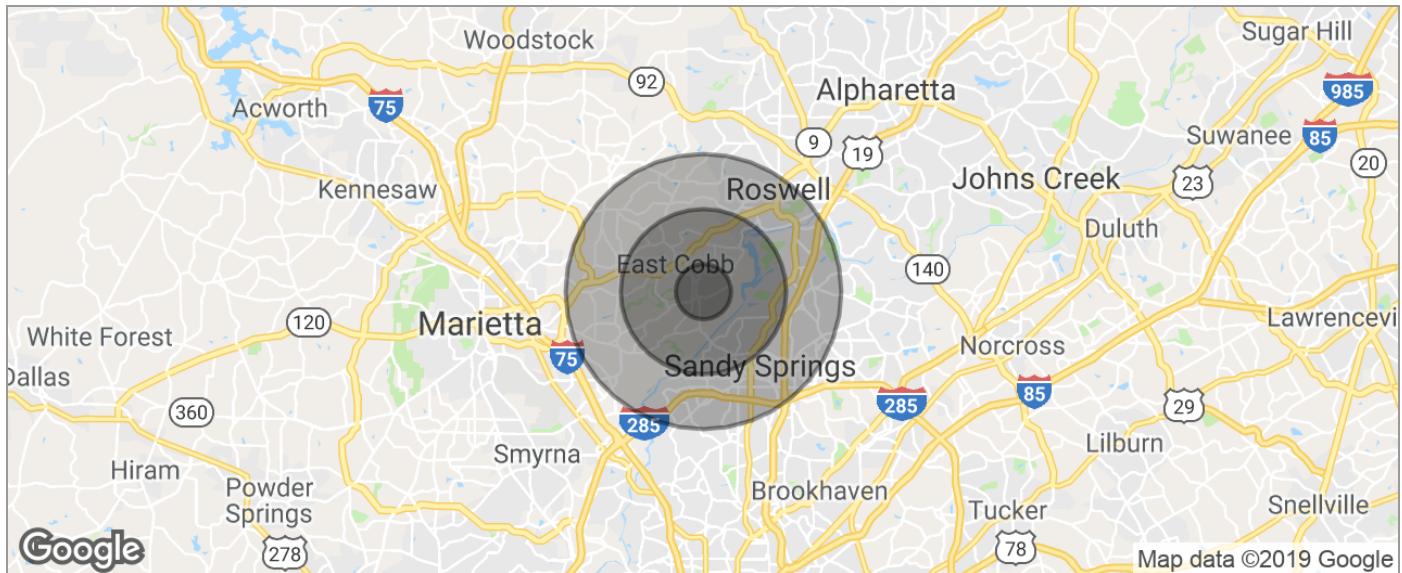
ROCKY KAUFMANN
Associate Broker/ Director
0: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

4901 Olde Towne Parkway, Marietta, GA 30068



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,548	59,932	181,438
MEDIAN AGE	43.2	41.0	39.6
MEDIAN AGE (MALE)	42.8	40.5	39.0
MEDIAN AGE (FEMALE)	44.0	41.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,356	22,661	72,761
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$147,371	\$134,778	\$118,931
AVERAGE HOUSE VALUE	\$431,931	\$444,264	\$407,097
RACE	1 MILE	3 MILES	5 MILES
% WHITE	88.3%	85.6%	79.4%
% BLACK	2.6%	6.4%	11.0%
% ASIAN	7.2%	6.0%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.4%	1.0%	2.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.3%	3.4%	6.6%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

ROCKY KAUFMANN
Associate Broker/ Director
0: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com