

For Leasing Information, Please Contact Barrett Office Center I & II's Exclusive Agents:

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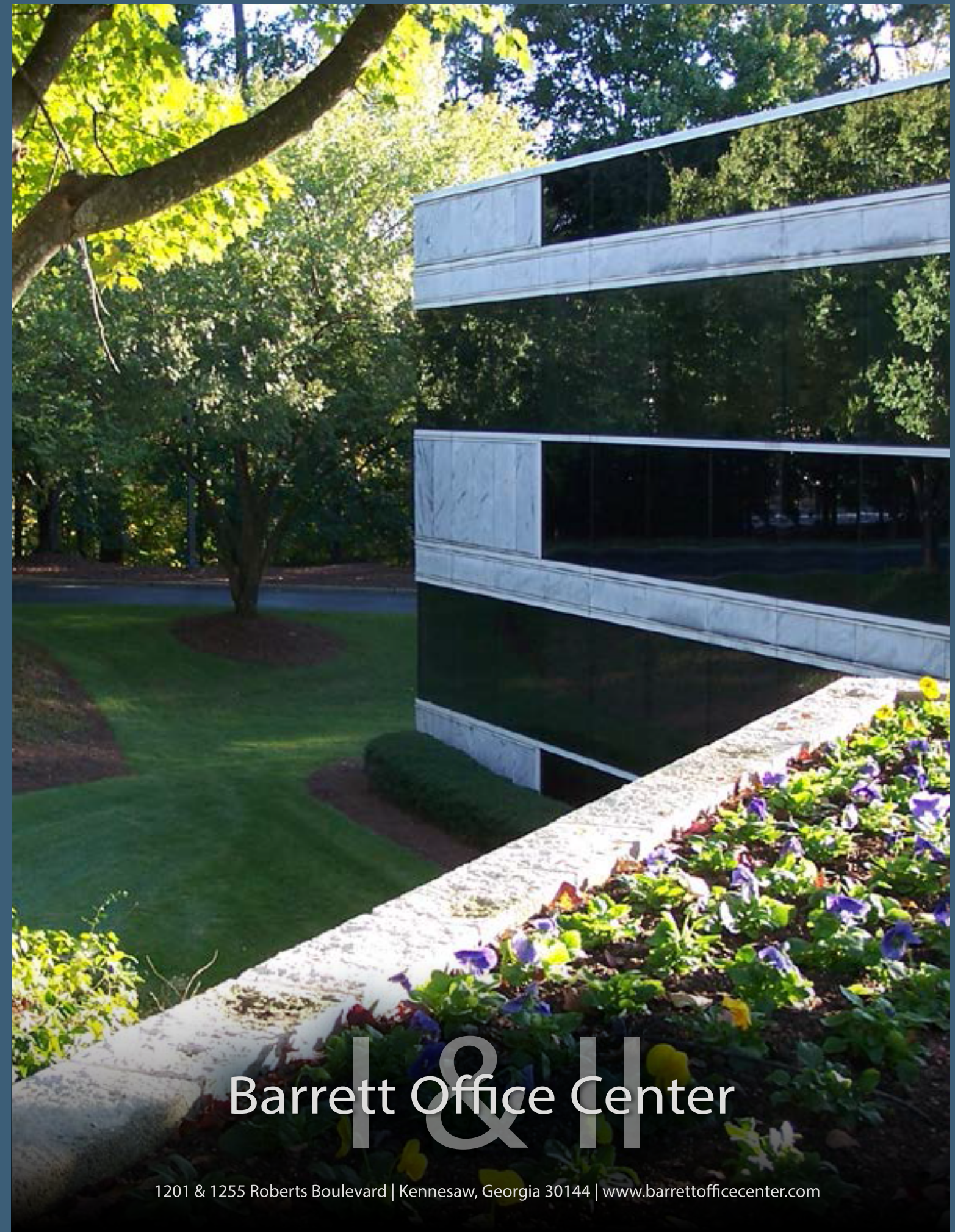
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# I & II

## Barrett Office Center

1201 & 1255 Roberts Boulevard | Kennesaw, Georgia 30144 | [www.barrettofficecenter.com](http://www.barrettofficecenter.com)

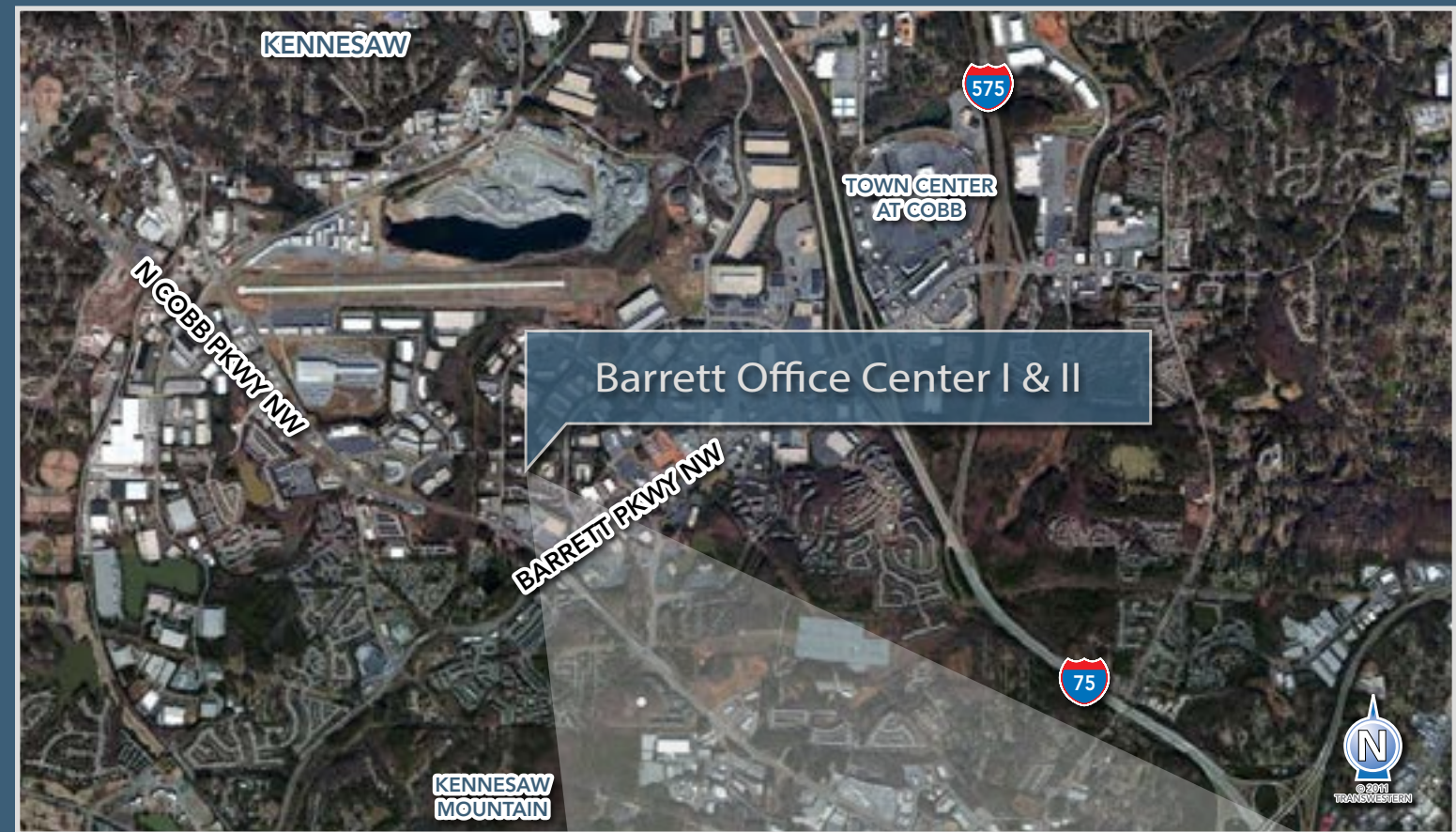


## I & II Barrett Office Center

Conveniently located just off Barrett Parkway, Barrett Office Center I & II is situated in the heart of the Barrett office submarket. The office park is comprised of a one and two-story marble building, each with attractive glass façades. The property offers a variety of available office space, among beautiful tree-lined walkways and professional landscaping.

### Property Highlights Include:

- 24-hour, seven days a week security monitoring
- On-site property management
- Solid, stable property ownership
- Abundant free surface parking with a ratio of four spaces per 1,000 square feet
- Beautifully landscaped and situated in a serene park like environment
- Offering competitive rates and a commitment to customer service, providing tenants excellent value in any market



### Desirable Northwest Atlanta Location

Barrett Office Center I & II boasts an excellent Northwest Atlanta location. With quick, easy access to Barrett Parkway, I-75, I-575 and Hwy 41, the property is convenient to the entire metro Atlanta area. Surrounding area amenities include Town Center Mall and a variety of restaurants and other services. McCollum Airport, Kennesaw State University and Kennesaw Mountain Park are a short drive away.

With an increase of over 8,000 residence, Kennesaw's population has grown by 39% since 2000 to nearly 30,000 people. The area continues to show healthy population and commercial growth due to its location in one of the wealthiest counties in the region – home to some of metro Atlanta's best schools, shopping, and entertainment. Rapid growth of Kennesaw State University, located just a short drive away from Barrett Office Center, has been a key element to the suburbanization of Kennesaw and is key in supplying the area with a young and talented labor force. Kennesaw



is considered by many in the metropolitan area as one of the best places to live, work, and play in metro Atlanta and has historically been one of the most economically sound and fastest-growing areas in the region.

### Committed Ownership

Barrett Office Center I & II are long-term investments of Shamrock Investments, LLC, a real estate investment company focused in the Southeast. Shamrock is an ownership directly involved with the day to day operations of Barrett Office Center, which is a significant benefit to its existing and prospective tenants.