

Office Space For Lease

1640 Powers Ferry Rd
Suite 100, Bldg 5
Marietta, GA 30067



Office Space For Lease

- 3,000 Sq Ft Office - **UTILITIES INCLUDED**
- First Floor, Stepless Entry
- Generous Parking
- Large Private Offices
- Break Room
- Conference Room

For More Information:

Drew Curtin
Associate Broker
770-605-8841
DrewCurtinCall@Gmail.com

PROPERTY SUMMARY



BUILDING DETAILS

PROPERTY TYPE	Office
AVAILABLE	3,000 SqFt
YEAR BUILT	1983
TENANCY	Multi
BUILDING HEIGHT	3 Story

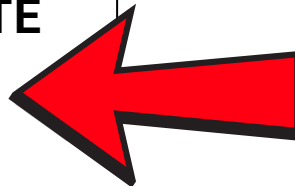


LEASE INFORMATION

BASE RENT:	\$16/SqFt
TOTAL SPACE:	3,000 SqFt
LEASE TERM:	3+ Years
TAXES/INS/CAM:	\$3.93/SqFt
AVAILABLE:	IMMEDIATE
MONTHLY RENT:	\$4,982.50

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INCLUDES UTILITIES!!!

ADDITIONAL INFORMATION



Discover your new office at this prime location in Marietta, GA. Suite 100, located on the first floor of a well-maintained 4-side brick building, is ready for immediate occupancy. This office space offers a professional and welcoming environment for your business needs.

Key Features:

Utilities Included!

Location: Ideally situated at 1640 Powers Ferry Rd, Building 5, providing easy access to major highways and local amenities.

Private Offices: Several large private offices to accommodate your team and ensure a productive work environment.

Conference Room: A spacious conference room perfect for meetings and presentations.

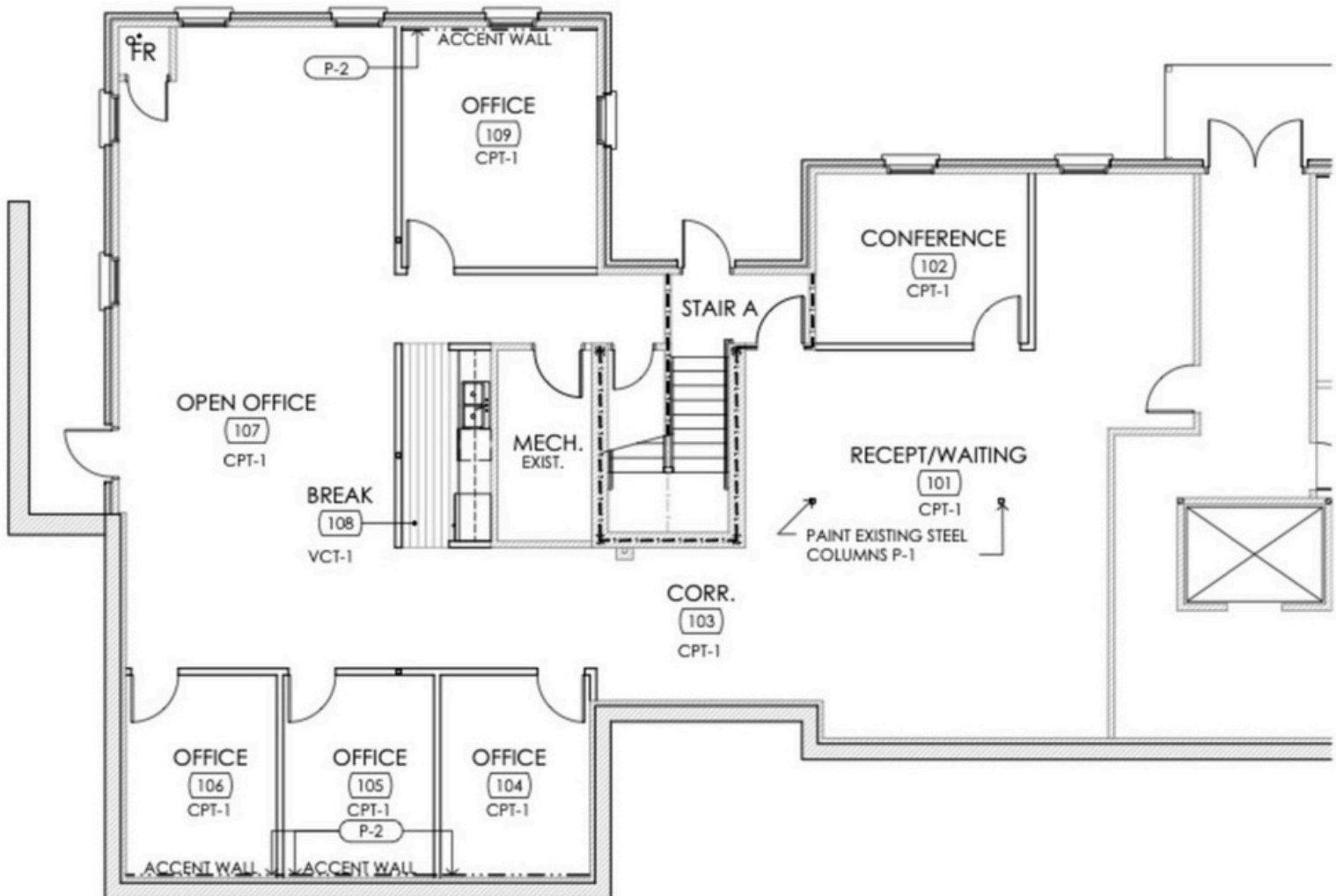
Bathrooms: Two conveniently located bathrooms for your staff and clients.

Parking: Ample parking available, ensuring convenience for your employees and visitors.

Don't miss out on this opportunity to establish your business in a highly sought-after area of Marietta. Contact us today to schedule a tour and secure your new office space!

FLOORPLAN

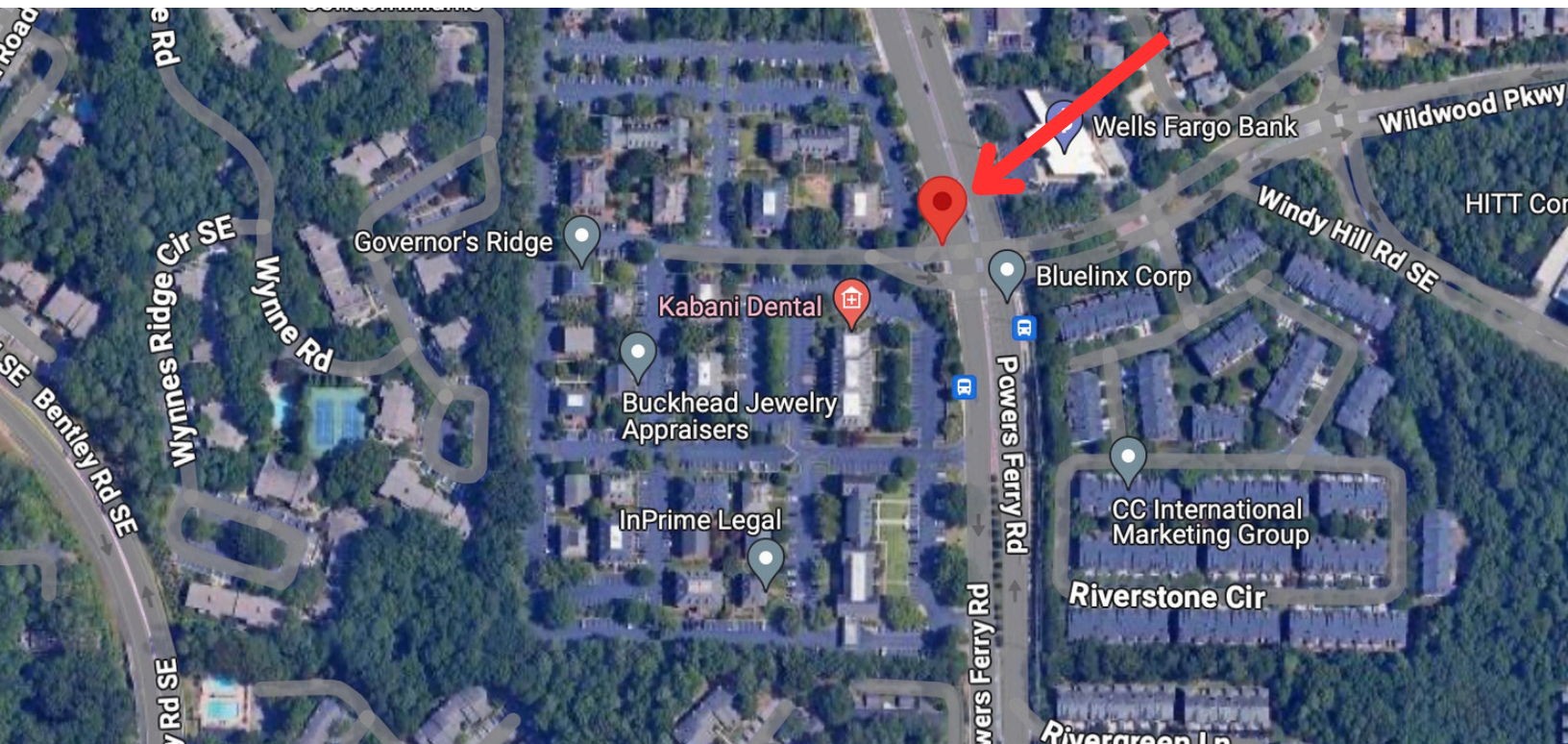
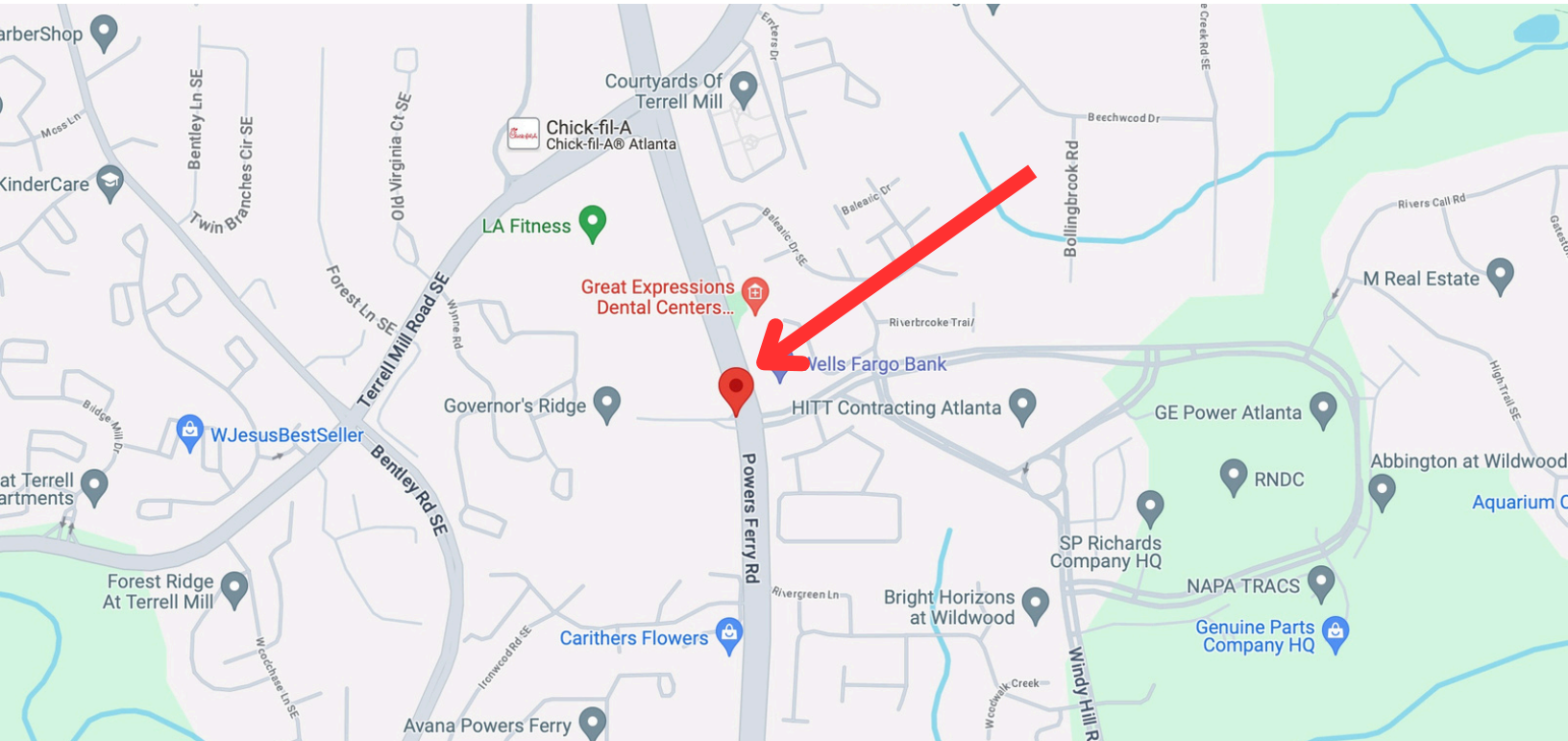
SHOWCASE
PROPERTIES



03 SUITE 100: FINISH PLAN
A1.1 SCALE: 1/8" = 1'-0"

THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE

MAP OVERVIEW



DEMOGRAPHICS



	1 mile	3 mile	5 mile
2010 Population	15,503	77,548	187,636
2023 Population	17,697	90,711	215,061
2028 Population Projection	17,954	92,346	218,205
Annual Growth 2010-2023	1.1%	1.3%	1.1%
Annual Growth 2023-2028	0.3%	0.4%	0.3%
Median Age	36.2	37.3	38.2
Bachelor's Degree or Higher	46%	50%	51%
U.S. Armed Forces	50.	184	348

	1 mile	3 mile	5 mile
Avg Household Income	\$78,946	\$95,552	\$112,748
Median Household Income	\$58,075	\$68,362	\$79,557
< \$25,000	1,460	4,797	9,887
\$25,000 - 50,000	2,034	9,651	17,649
\$50,000 - 75,000	1,753	8,773	16,698
\$75,000 - 100,000	1,033	5,935	11,661
\$100,000 - 125,000	706	4,282	9,288
\$125,000 - 150,000	356	1,981	5,640
\$150,000 - 200,000	379	2,353	7,503
\$200,000+	501	4,413	14,393

CONTACT INFORMATION



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