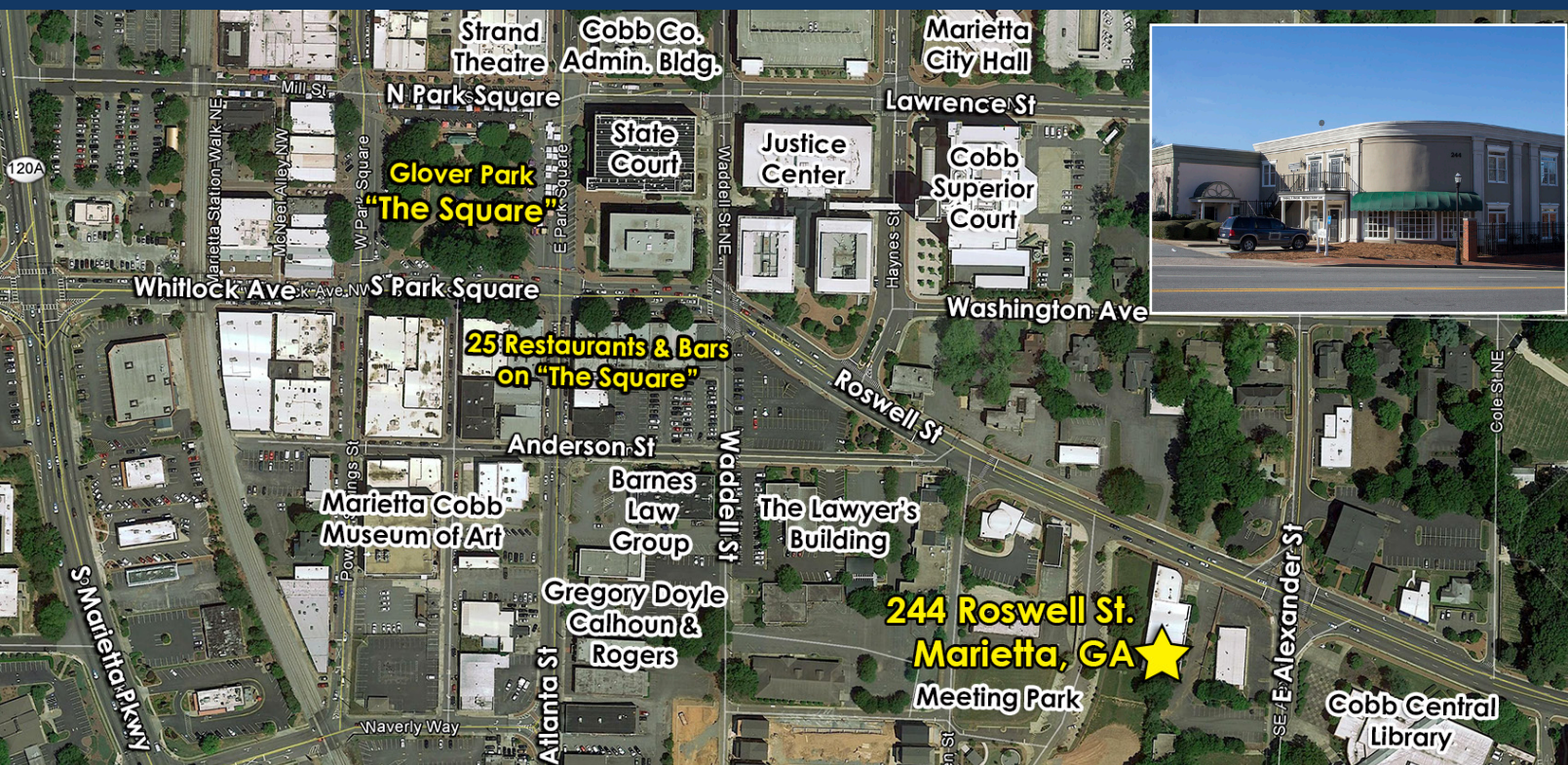


Walking Distance to Marietta Square  
Completely Renovated in Fall 2021

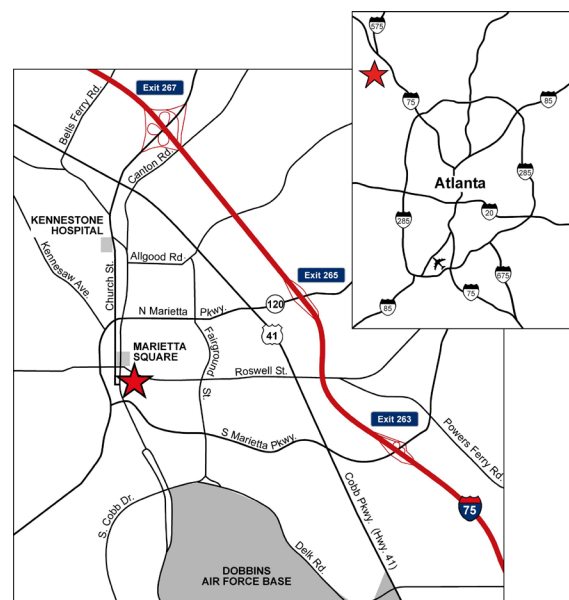
# 1,196± SF OFFICE CONDOMINIUM FOR LEASE

244 Roswell Street, Suite 800, Marietta, GA 30060



## Property Highlights

- 1,196± sf office condominium for lease
- Walking distance to Marietta Square & Courthouse Complex
- There are over 25 restaurants/taverns, 2 theaters and multiple museums within easy walking distance
- Complete renovation Fall 2021
  - New flooring and interior paint throughout
  - Renovated breakroom and restroom with granite counters
  - All new LED lighting and 2' x 2' revealed edge ceiling grid
  - All new oil rubbed bronze hardware
  - New HVAC and water heater
- Convenient access to Marietta Square, Wellstar Kennestone Regional Medical Center, Kennesaw State University-Marietta Campus, US Hwy 41, I-75 & I-575
- There are 11,734 employees located within a 1 mile radius
- Abundant and convenient private parking - very rare and desired on the Marietta Square
- Layout ideal for 4-5 person office - see floor plan on reverse
- Rental Rate: \$20/sf, NNN



### Dan Buyers

770.596.2629

tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

### McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

Building 2, Suite 150

Atlanta, GA 30339

770.955.2000

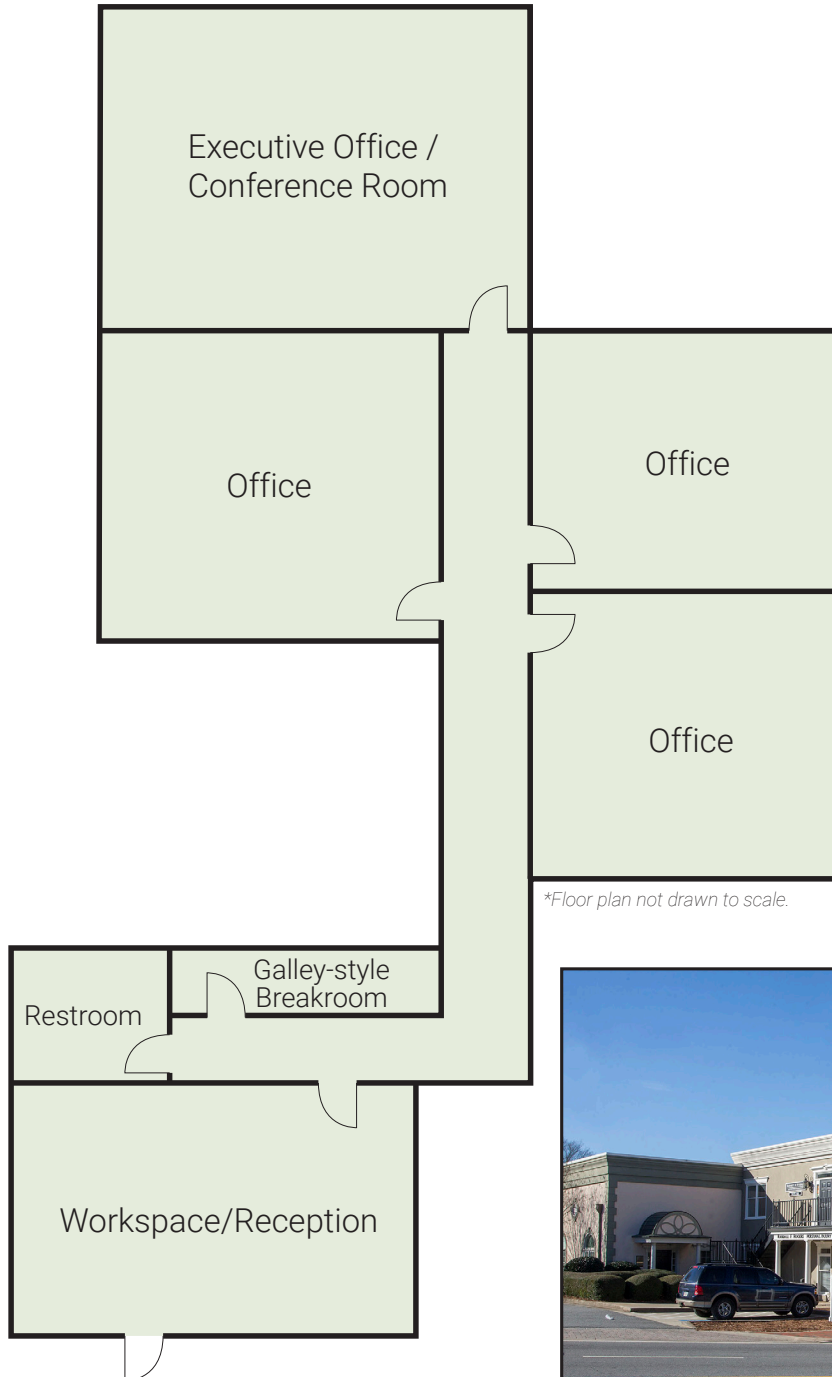
www.mcwrealty.com



**McWhirter**  
Commercial Real Estate Since 1981

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1,196± sf



*\*Floor plan not drawn to scale.*



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