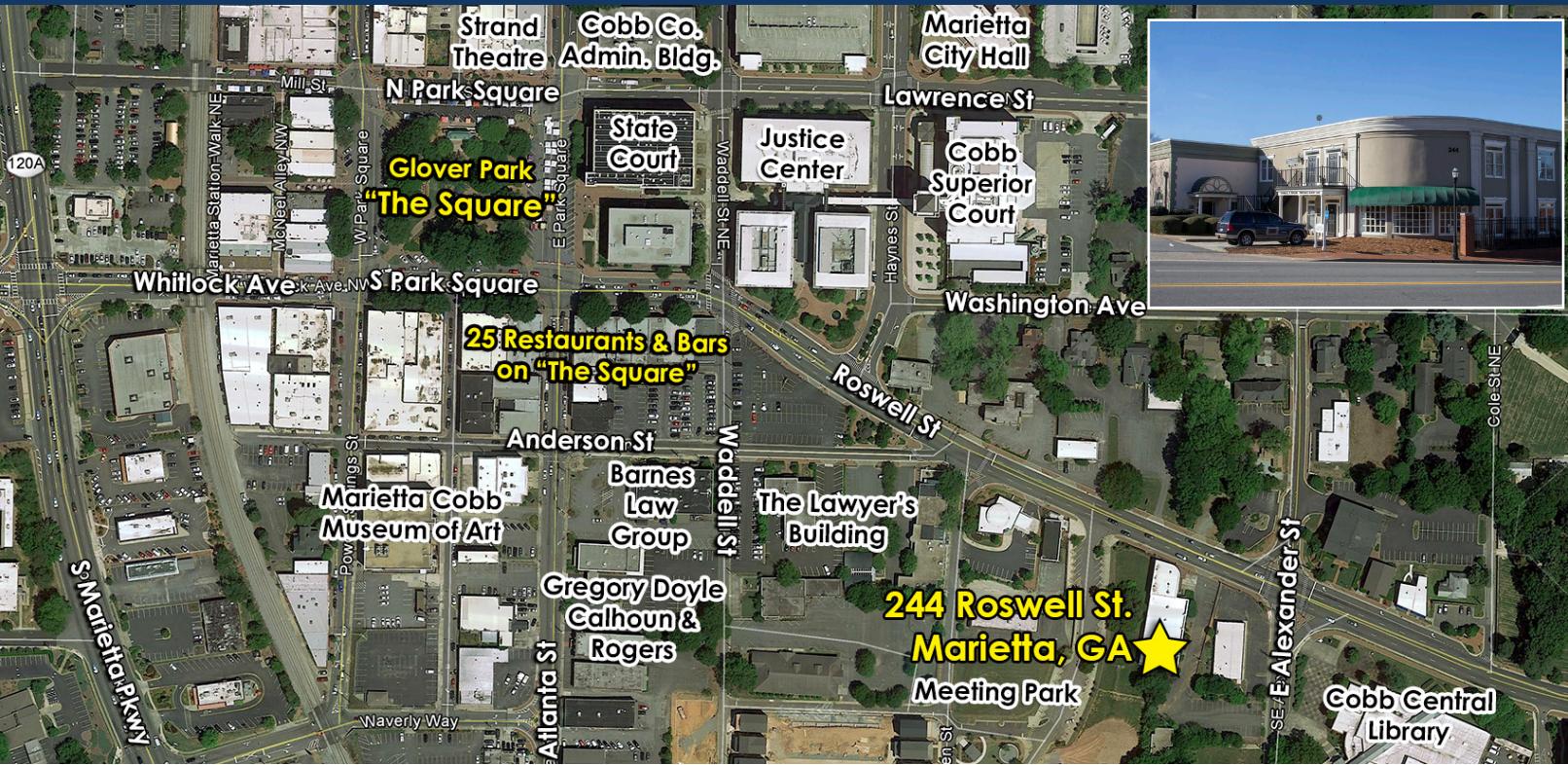


Walking Distance to Marietta Square  
Completely Renovated in Fall 2021

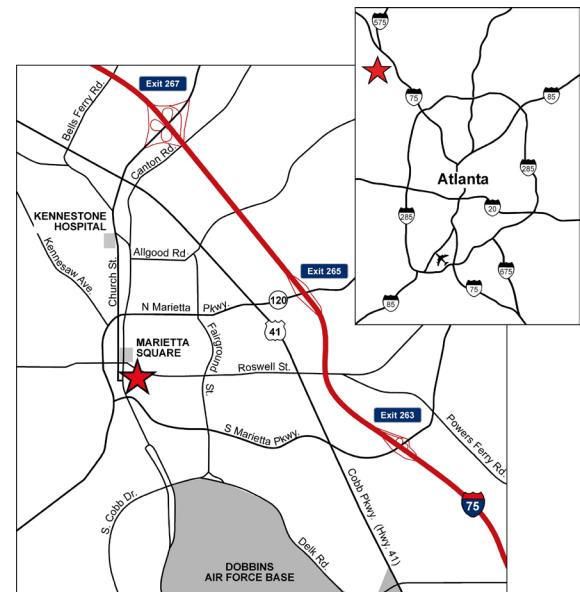
# 1,196± SF OFFICE CONDOMINIUM FOR LEASE

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

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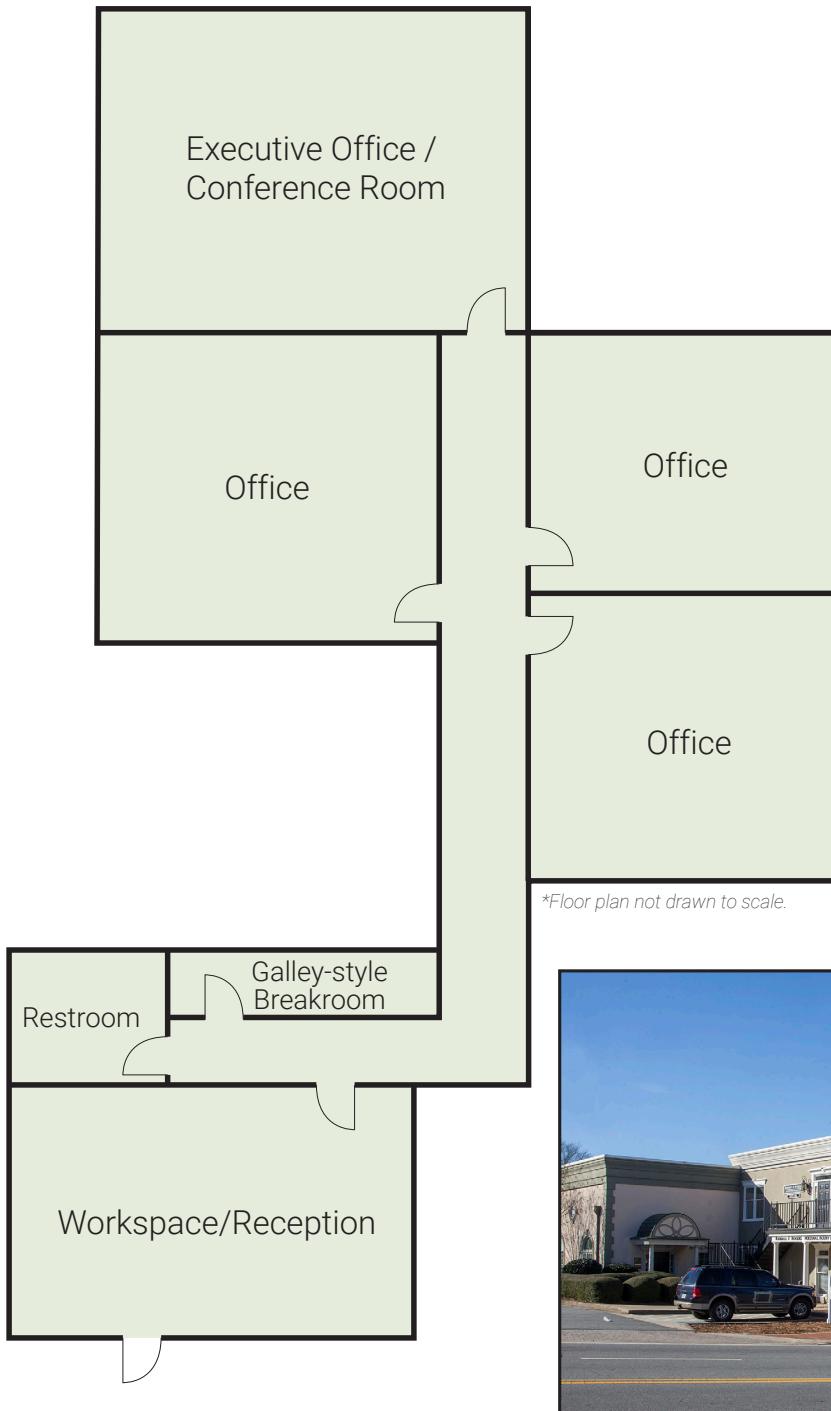
McWhirter Realty Partners, LLC  
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www.mcwrealty.com



McWhirter  
Commercial Real Estate Since 1981

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1,196± sf



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