



8,234 OR 12,970 RSF
AVAILABLE

2053
FRANKLIN WAY
MARIETTA, GA

404.252.1200
www.skcr.com

OVERVIEW



AVAILABILITY:

+ Total Office Buildout: 21,204 SF

1st Floor Office: 12,970 SF

OR

2nd Floor Office: 8,234 SF

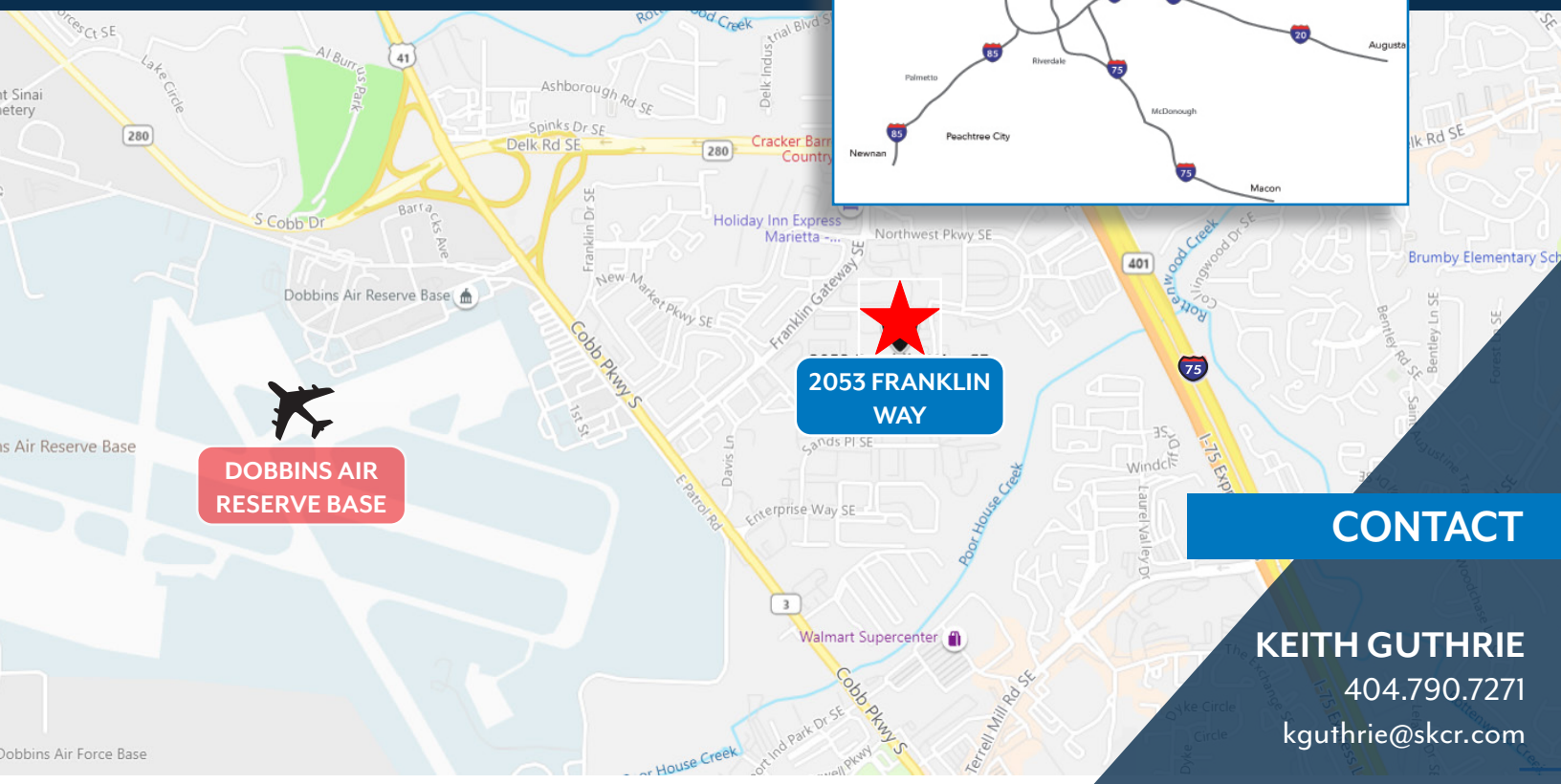
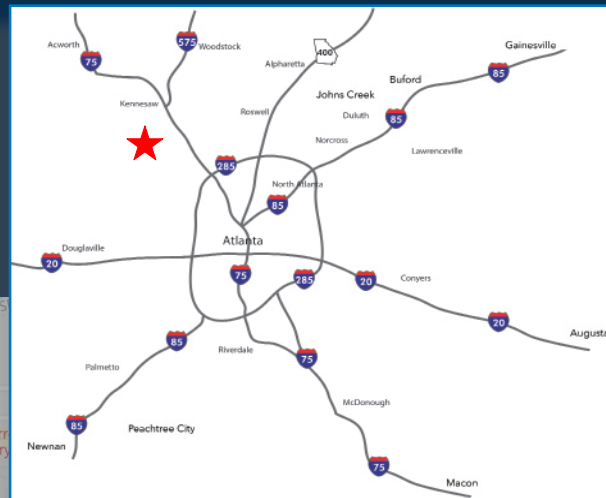
+ Warehouse space potential

AMENITIES:

+ 71 Parking Spaces

LOCATION:

+ Exceptional location off of I-75



**DOBBINS AIR
RESERVE BASE**

**2053 FRANKLIN
WAY**

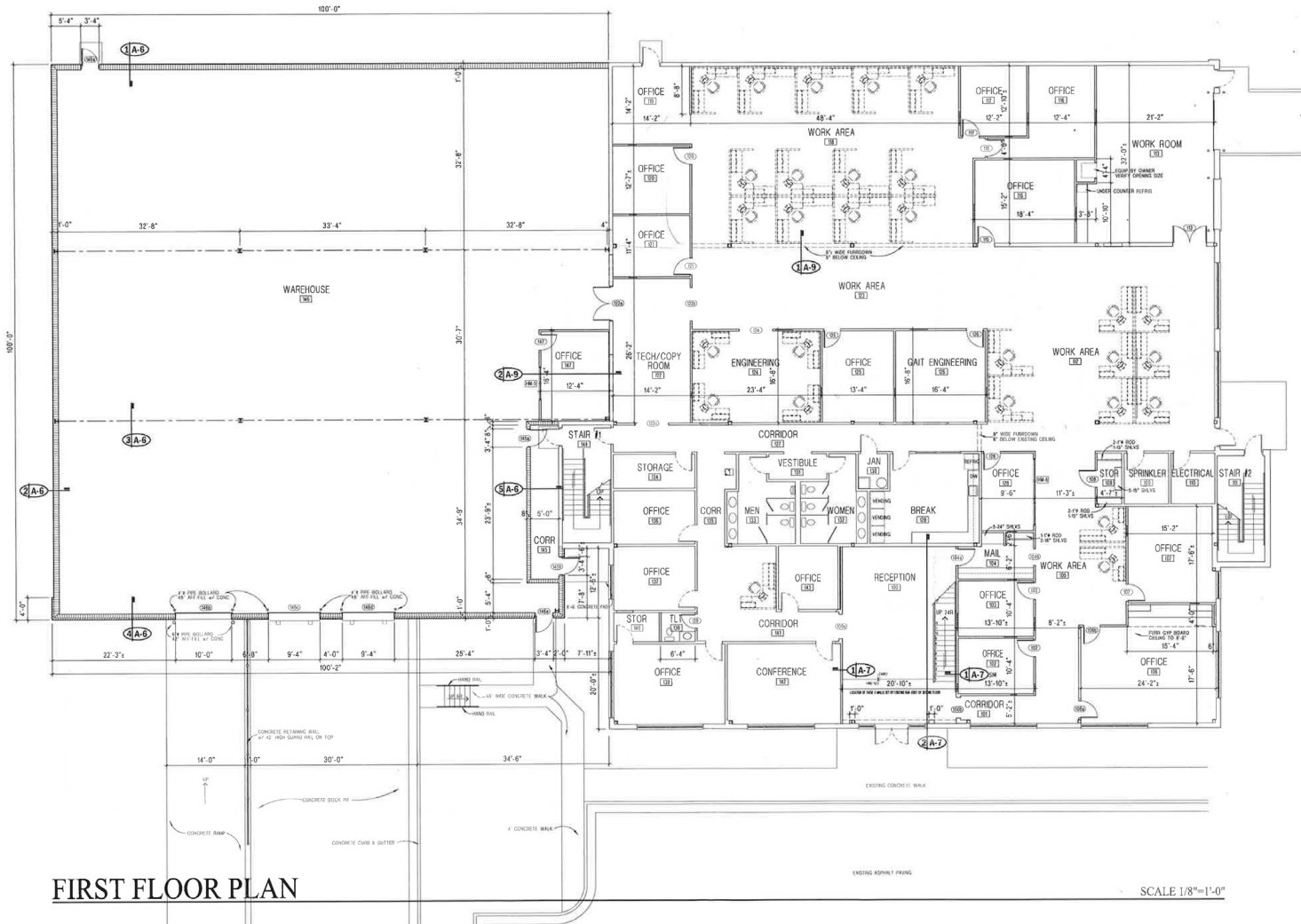
CONTACT

KEITH GUTHRIE

404.790.7271

kguthrie@skcr.com

1st FLOOR PLAN



CAM: \$1.18 / SF

Taxes - \$24,766

Property Insurance - \$5,570

Park CAM - \$1,058

Marietta Power (water) - \$5,196

Typical Monthly Expenses:

Cobb EMC - \$2,425

Trash Disposal - \$109

Gas South - \$535

Landscaping - \$700

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MARIETTA GA

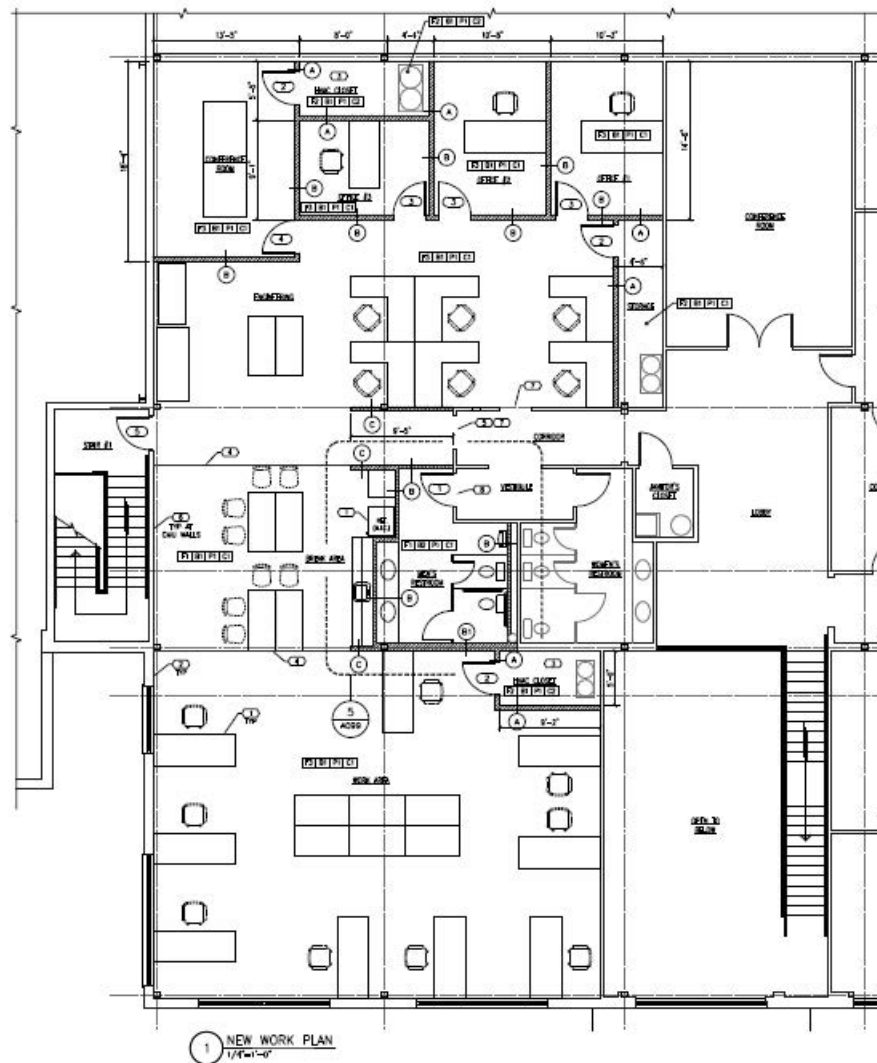
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2nd FLOOR PLAN



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