



FOR LEASE

Paper Mill Village Office Building

37 Johnson Ferry Rd, Marietta, GA 30068

Property Highlights

- 1,943 sf available (1,353 sf Terrace Level + 590 sf 2nd Floor)
- 3 office Suites available ranging from 100 - 400 sf with flexible lease terms
- Ample parking - 40 free surface level parking spaces
- Excellent visibility on Johnson Ferry Road
- Johnson Ferry Road serves as a major artery from East Cobb to Sandy Springs and Dunwoody
- Located in mixed-use development Paper Mill Village in East Cobb
- 5 minute drive time to GA 400 and 8 minute drive time to I-285
- Signalized intersection into Paper Mill Village and office building

Key Tenants



Leasing Contact:

Benton Green, Partner

678.372.2141 | benton.green@partnersrealestate.com

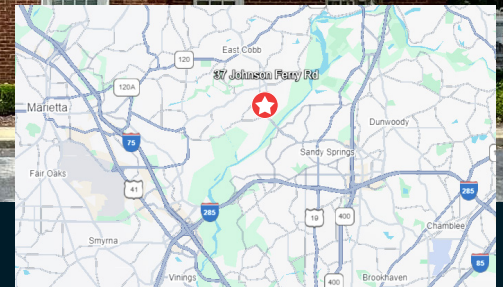
Jacob Harb, Senior Leasing Associate

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Traffic Counts

Johnson Ferry Rd	45,200	AADT
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Demographics

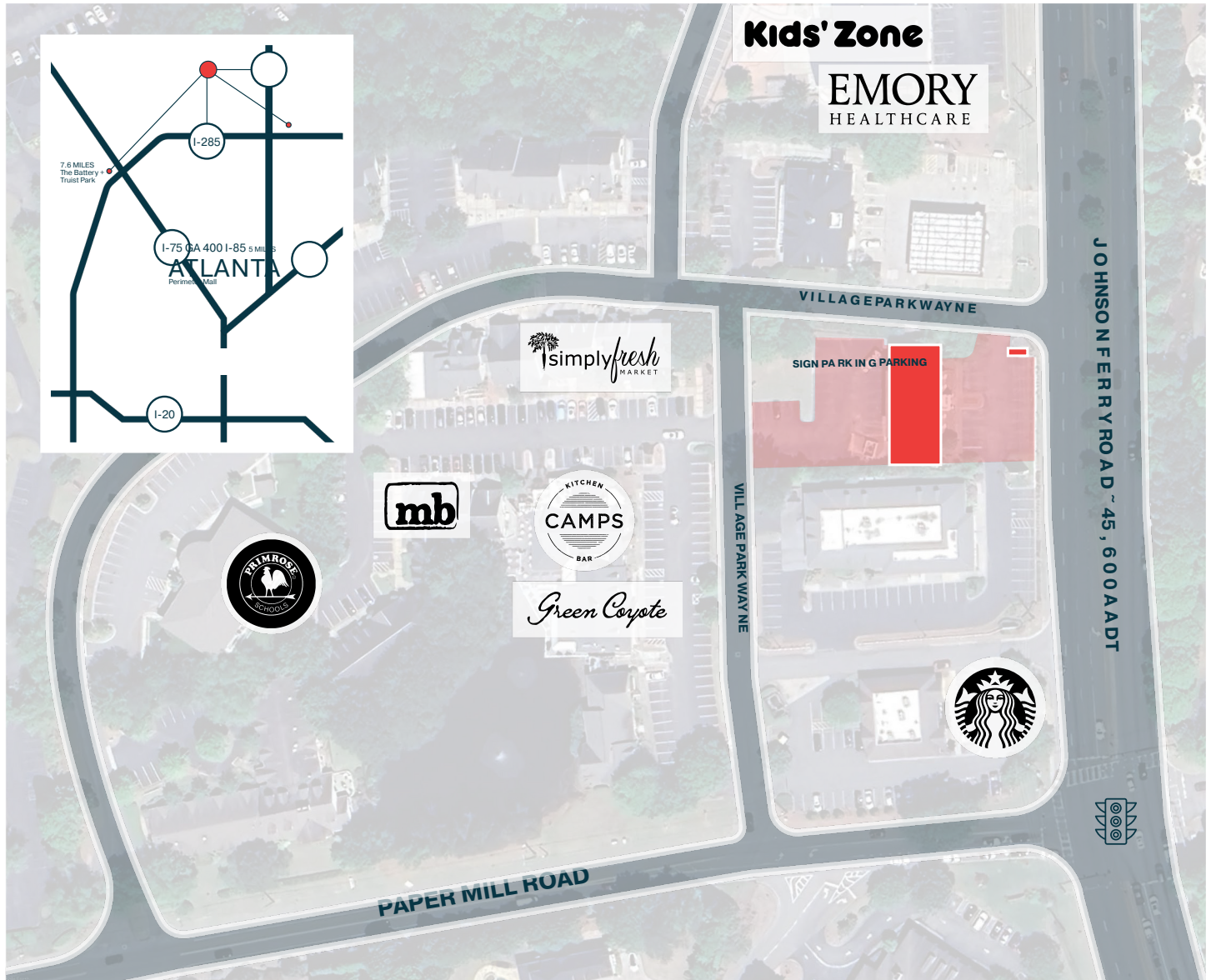
	1 Mile	3 Mile	5 Mile
Population	6,669	67,412	232,927
Households	2,446	26,853	100,145
Avg HH Income	\$159,966	\$149,010	\$115,053
Daytime Pop	3,320	33,412	102,487

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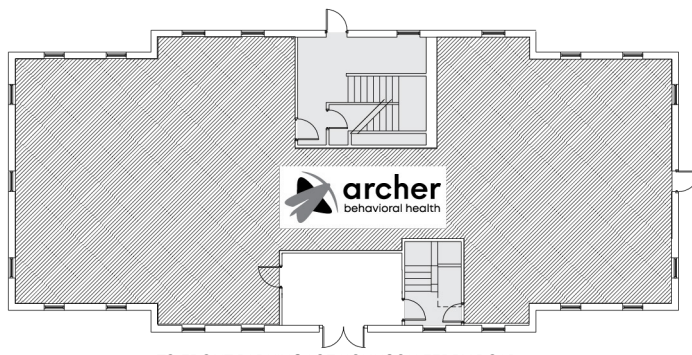
[CLICK HERE FOR OFFICE PHOTOS](#)

2ND FLOOR OFFICE SUITES

590 sf Available



UNIT 201 VACANT	96	UNIT 207 ELEXA WAGAMAN	153
UNIT 202 VACANT	96	UNIT 208 PEACHTREE CUSTOM HOMES	126
UNIT 203 DOWNEY & ASSOCIATES	96	UNIT 209 NIMBLE FREIGHT	309
UNIT 204 DOWNEY & ASSOCIATES	354	UNIT 210 VACANT	398
UNIT 205 CONFERENCE ROOM	125	UNIT 211 MIKE LENAHEEN	81
UNIT 206 TROY HARMON	554		

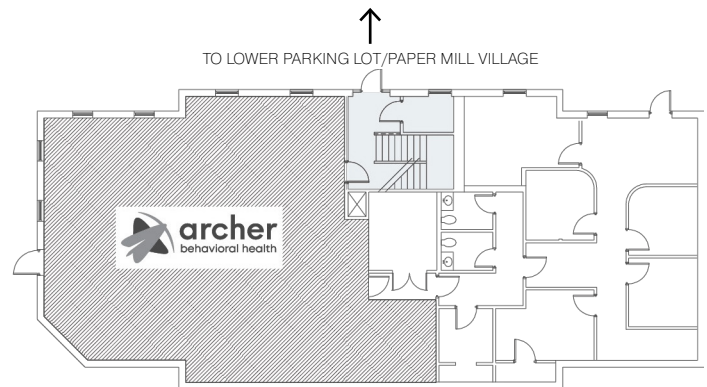


TO FRONT PARKING LOT/JOHNSON FERRY ROAD

1ST FLOOR

1,672 sf

Fully Leased / Archer



TO LOWER PARKING LOT/PAPER MILL VILLAGE

TERRACE LEVEL

1,343 sf Available

Paper Mill Village Level

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