

# SUB-LEASE PROPOSAL

## MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067

**PROPOSED RATE**                      \$19.00/sf/yr



**COLDWELL BANKER**  
**COMMERCIAL**  
METRO BROKERS

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**Mark S. Bansavage, CCIM**

Associate Broker

O: 678 320 4800 | C: 404 713 5726

[mark.bansavage@cbcmetrobrokers.com](mailto:mark.bansavage@cbcmetrobrokers.com)

# DISCLAIMER & DISCLOSURE

MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# SALIENT FACTS

## MARIETTA TECHNOLOGY CENTER

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### PROPERTY DESCRIPTION

40,411 square foot low-rise Class B office building located adjacent Franklin Gateway SE. The opportunity is to sub-lease up to 14,717 square feet of contiguous office space, comprising the leasable area of the first floor. There are seven private suites available, although the demising partitions can be reconfigured as necessary. Lease Agreements are structured as Modified Gross with a minimum three-year Term. Allocation of costs will be determined according to Sub-Lessee's use of leased premises.

### OFFERING SUMMARY

Sub-Lease Rate:	\$19.00/sf/yr
Leasable Space:	14,717 sf
Minimum Divisible Space:	799 sf
Lot Size:	2.45 ac
Building Size:	40,411 SF
Zoning:	OI
APN:	17071400100

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	950	6,463
Total Population	743	2,221	14,271
Average HH Income	\$58,306	\$58,588	\$62,323

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# PROPERTY FEATURES

## MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067



134 Total Parking Spaces

### AMENITIES & BENEFITS

- competitive sub-lease rate
- close proximity to Interstate 75
- ample parking spaces
- onsite security
- recently refurbished
- break room
- fitness center
- outdoor break area
- tenant lounge
- training room



Professionally Landscaped Surroundings

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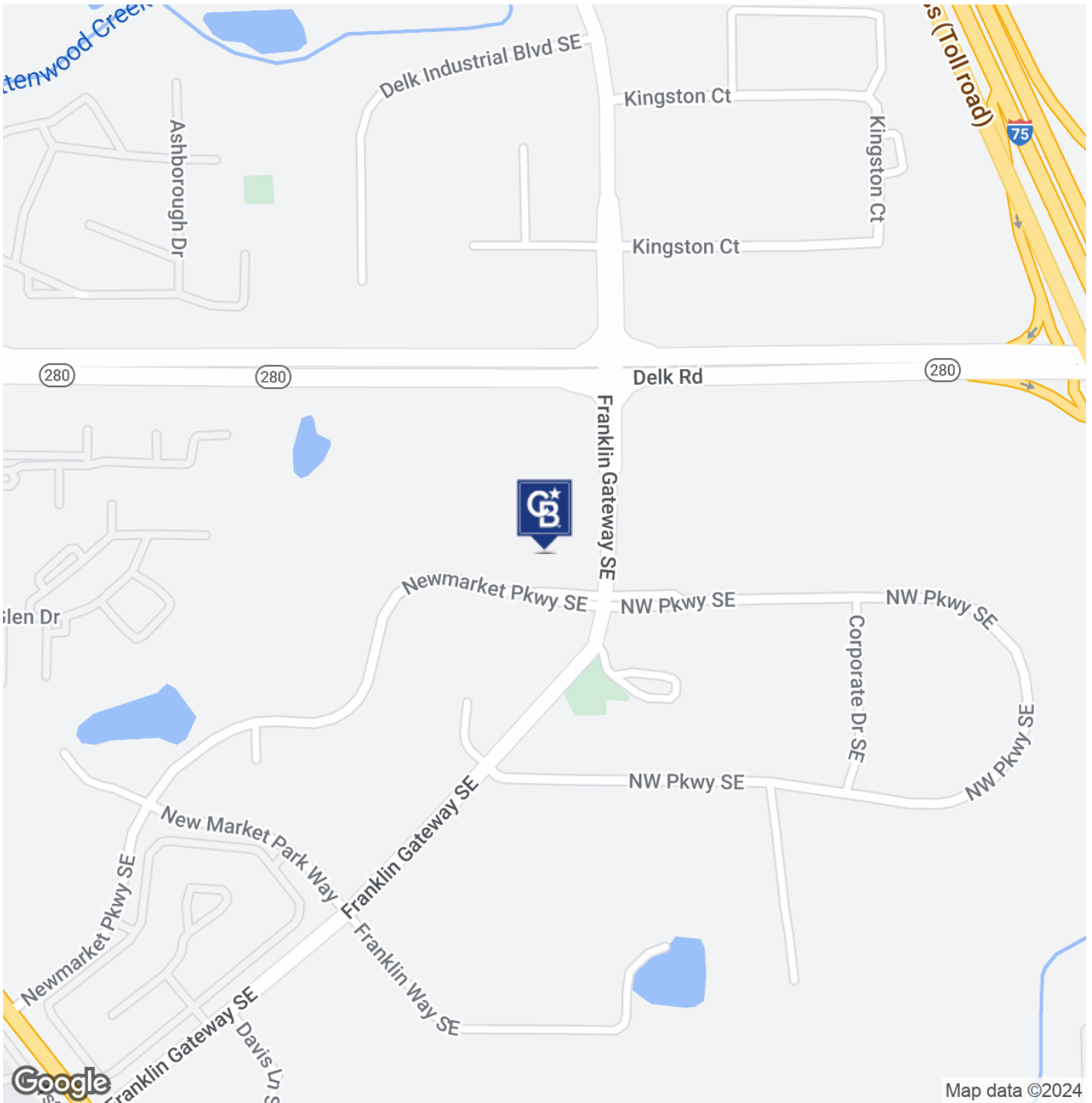


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# LOCAL MAP

## MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067



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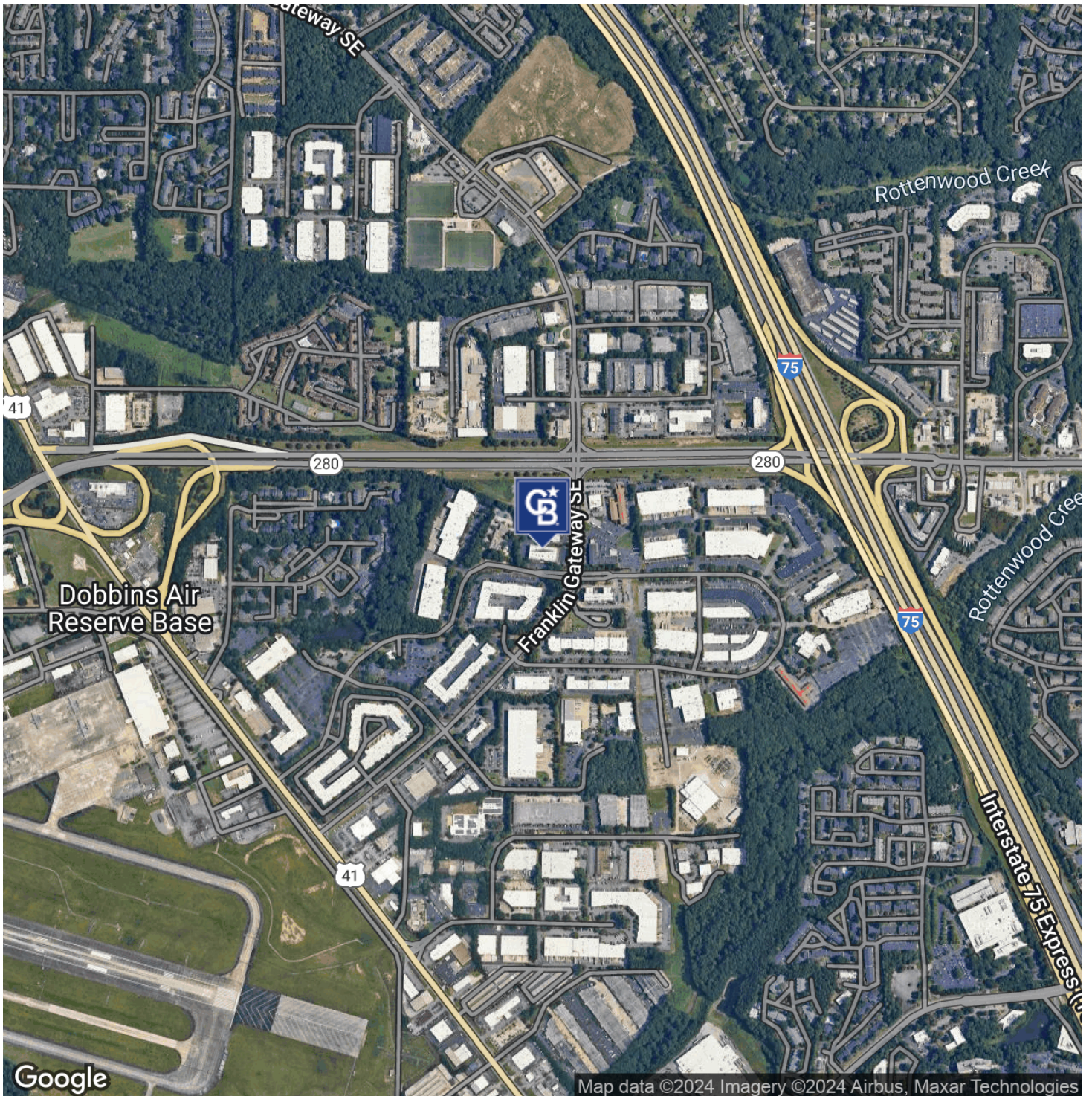


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# AERIAL MAP

## MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067



**Mark S. Bansavage, CCIM**

Associate Broker

O: 678 320 4800 | C: 404 713 5726

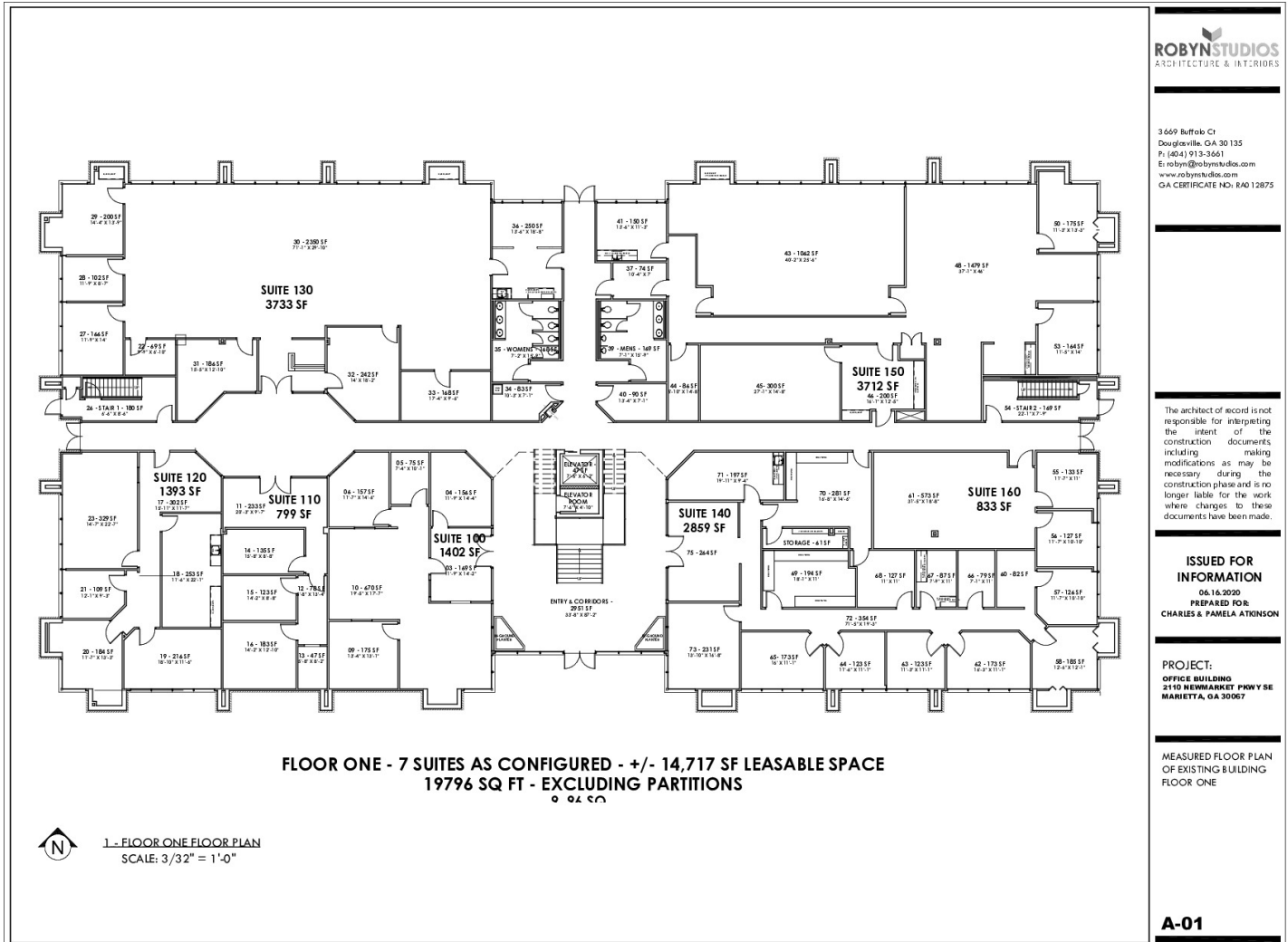
mark.bansavage@cbcmetrobrokers.com



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# FLOOR PLAN (1ST FLOOR) MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067



**ROBYNSTUDIOS**  
ARCHITECTURE & INTERIORS

3669 Buffalo Ct  
Douglasville, GA 30135  
P: (404) 913-3661  
E: robbyn@robystudios.com  
www.robystudios.com  
GA CERTIFICATE NO: P40 12875

The architect of record is not responsible for interpreting the intent of the construction documents including making modifications as may be necessary during the construction phase and is no longer liable for the work where changes to these documents have been made.

**ISSUED FOR INFORMATION**  
06.16.2020  
PREPARED FOR:  
CHARLES & PAMELA ATKINSON

**PROJECT:**  
OFFICE BUILDING  
2110 NEWMARKET PKWY SE  
MARIETTA, GA 30067

MEASURED FLOOR PLAN  
OF EXISTING BUILDING  
FLOOR ONE

**A-01**

**Mark S. Bansavage, CCIM**

Associate Broker

O: 678 320 4800 | C: 404 713 5726

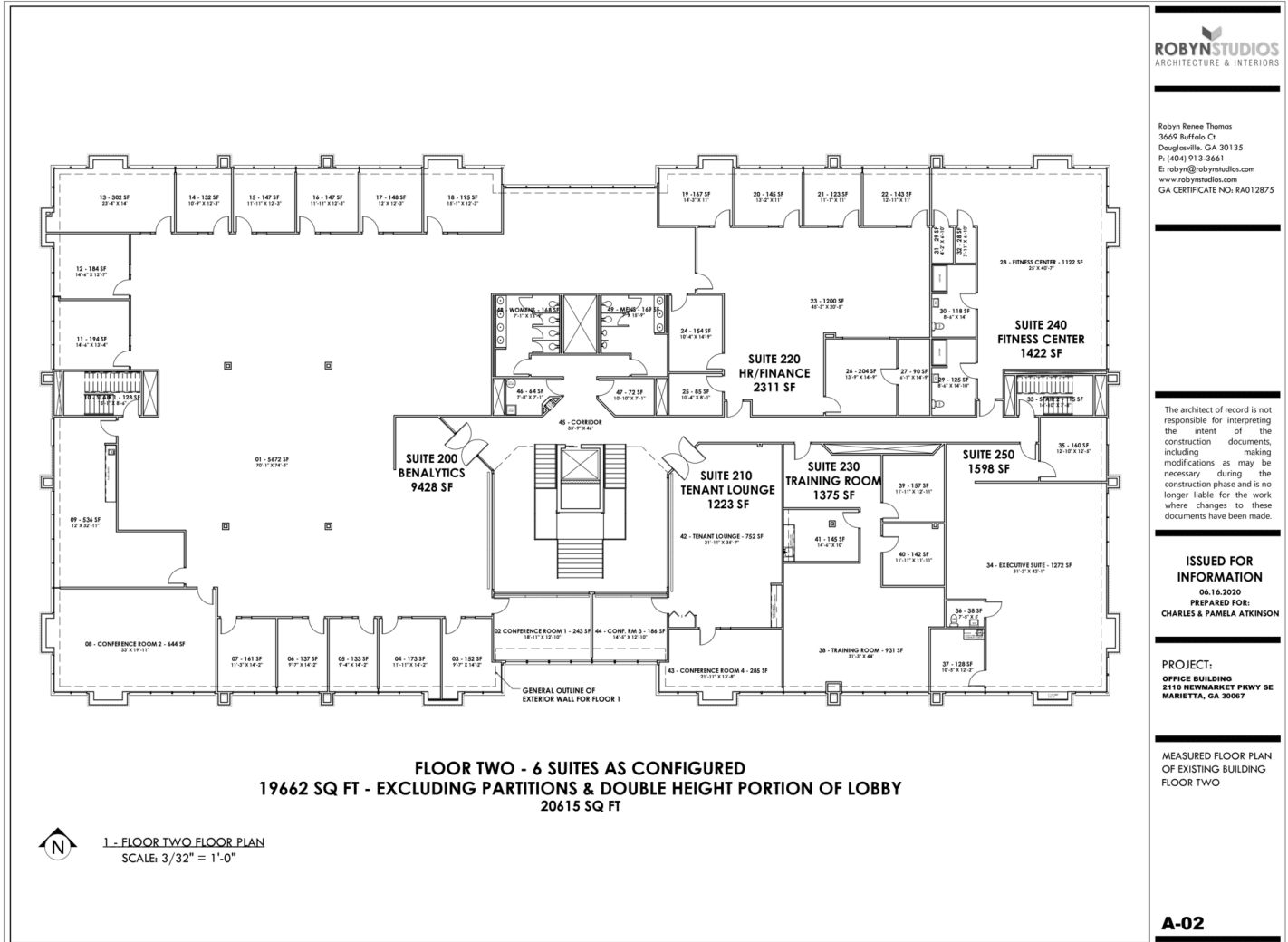
mark.bansavage@cbcmetrobrokers.com



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# FLOOR PLAN (2ND FLOOR) MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067



**ROBYNSTUDIOS**  
 ARCHITECTURE & INTERIORS

Robyn Renee Thomas  
 3669 Buffalo Ct  
 Douglasville, GA 30135  
 P: (404) 913-3661  
 E: robyn@robystudios.com  
 www.robystudios.com  
 GA CERTIFICATE NO: RAO12875

The architect of record is not responsible for interpreting the intent of the construction documents, including making modifications as may be necessary during the construction phase and is no longer liable for the work where changes to these documents have been made.

**ISSUED FOR INFORMATION**  
 06.16.2020  
 PREPARED FOR:  
 CHARLES & PAMELA ATKINSON

**PROJECT:**  
 OFFICE BUILDING  
 2110 NEWMARKET PKWY SE  
 MARIETTA, GA 30067

MEASURED FLOOR PLAN  
 OF EXISTING BUILDING  
 FLOOR TWO

**A-02**

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 Associate Broker  
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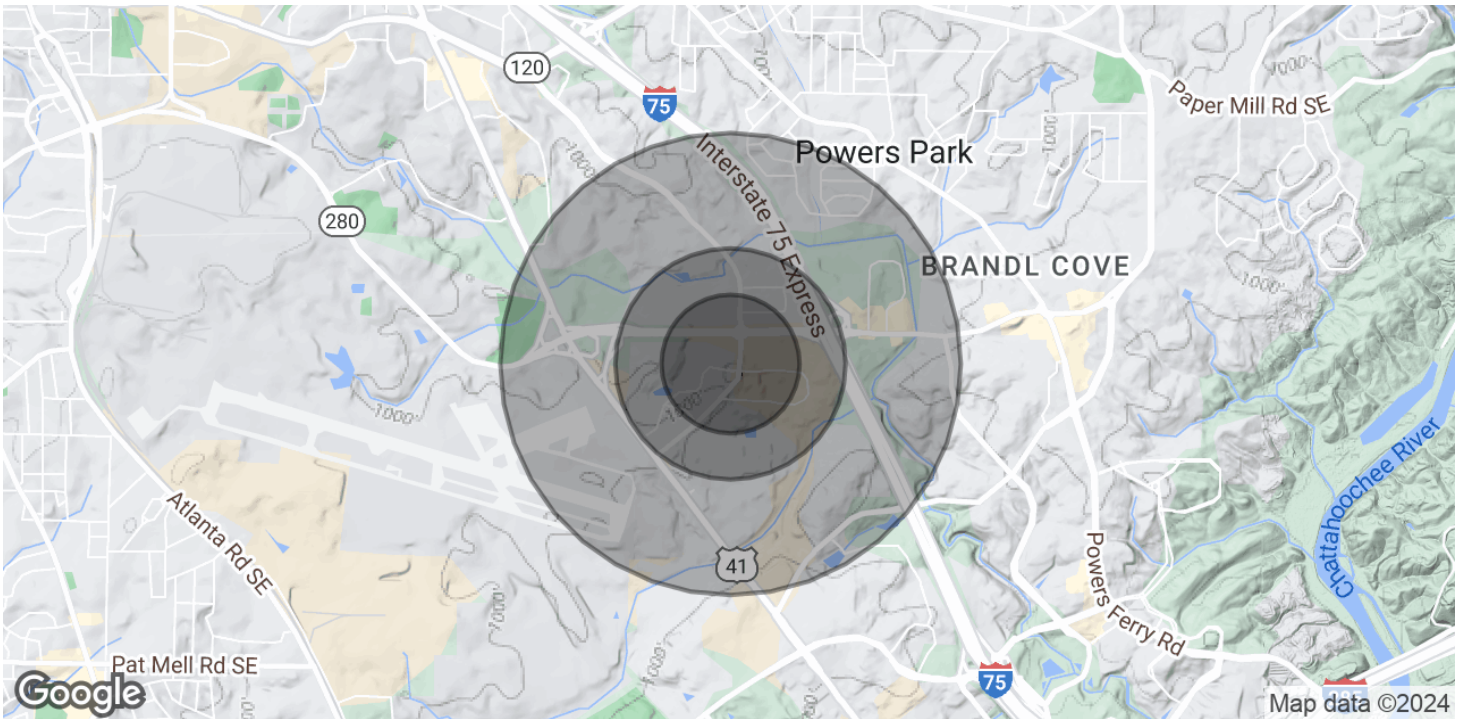
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# DEMOGRAPHICS

## MARIETTA TECHNOLOGY CENTER

2110 Newmarket Pkwy SE Marietta, GA 30067



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	743	2,221	14,271
Average Age	31	31	33
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	311	950	6,463
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$58,306	\$58,588	\$62,323
Average House Value	\$180,967	\$170,666	\$231,157

Demographics data derived from AlphaMap

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## MARK S. BANSAVAGE, CCIM

Associate Broker

mark.bansavage@cbcmetrobrokers.com

Direct: **678.320.4800** | Cell: **404.713.5726**

GA #289900

### PROFESSIONAL BACKGROUND

Mark Bansavage has been an agent with Coldwell Banker Commercial since 2012. He is a proven generalist, having completed freehold & leasehold transactions of nearly every type of real estate. His considerable deal portfolio is mainly attributed to providing as many resources as possible to clients and having a broad understanding of the product being leased, purchased or sold.

### EDUCATION

Bachelor of Science, University of Florida

Designee, Certified Commercial Investment Member (CCIM) Institute

### MEMBERSHIPS

Atlanta Commercial Board of Realtors

Georgia Association of Business Brokers (GABB)

International Council of Shopping Centers (ICSC)

#### Metro Brokers

5775 Glenridge Drive Building D, Suite 200

Atlanta, GA 30328

678.320.4800

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