



4180 PROVIDENCE RD, MARIETTA, GA 30062-6186

\$499,999

4180 PROVIDENCE RD MARIETTA GA 30062-6186-Suite 310

Prime East Cobb Office Space FOR SALE - 2250 Sq Ft.

Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$499,999	Property Type	Office
Sub Type	Executive Office, Medical Office, Creative Office	Class	B
Tenancy	Vacant	Square Footage	2,250
Net Rentable (SqFt)	2,250	Units	90
Year Built	1999	Buildings	1
Zoning	Office	Lot Size (SqFt)	8,276
APN	16089801060		

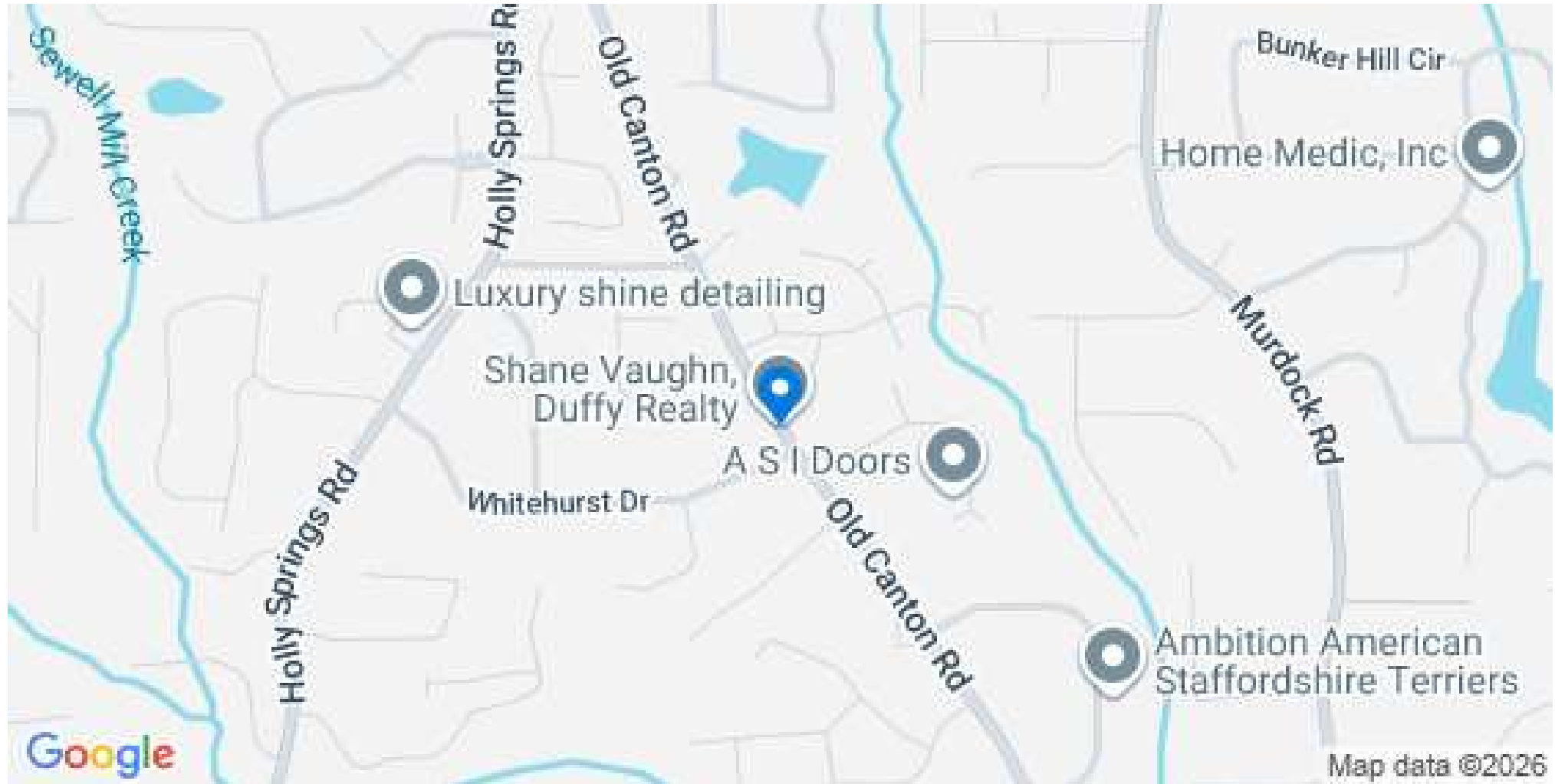
Marketing Description

Positioned in the heart of East Cobb, this 2,250 SF office suite at 4180 Providence Road, Suite 310 offers an exceptional opportunity to secure one of the larger spaces within this highly desirable professional office complex. Featuring soaring ceilings, abundant natural light, and an efficient layout ideal for a variety of professional or medical users, the suite provides the perfect canvas for an owner-user or tenant looking to customize the space to their exact needs. Pricing has been aggressively reduced to account for cosmetic updates including flooring and paint, creating an outstanding value-add opportunity in a premier East Cobb location with strong surrounding demographics, convenient access, and an established professional environment.

Investment Highlights

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Location (1 Location)



A photograph of a two-story brick house with a dark red brick facade. The house features a large, multi-paned arched window on the upper floor and a large, multi-paned rectangular window with white blinds on the lower floor. A small black plaque with the number '300' is mounted on the brick wall between the two windows. To the right, a covered front porch with white columns and a dark roof is visible. A well-manicured green hedge runs along the base of the house, and a silver car is partially visible in the foreground on the right. The sky is clear and blue.

