

# ±1,150 - ±4,900 SF OFFICE SUITES

Kennesaw, Georgia



## LOCATION OVERVIEW:

Wade Green Commons is located on Wade Green Road just off Interstate 75 in Kennesaw. It is accessible at a signalized intersection across from Wade Green Crossing Shopping Center. The immediate area is heavily commercial with nearby national credit tenants including BP, Dollar Tree, LA Fitness, Big Lots, O'Reilly Auto Parts, Firehouse Subs, Primrose School, Arby's, McDonald's, Starbucks and Bank of America.

## OFFERING SUMMARY:

<b>PROPERTY ADDRESS:</b>	4255 Wade Green Road, Kennesaw, GA 30144
<b>COUNTY:</b>	Cobb
<b>TOTAL AVAILABLE SF:</b>	±4,900 SF
<b>NO. OF SUITES:</b>	4
<b>NO. OF FLOORS:</b>	1-2
<b>YEAR BUILT:</b>	2009
<b>PARKING TYPE:</b>	Off-Street, Surface
<b>SIGNAGE:</b>	Monument Signage

SUITE NO.	AVAILABLE SF	LEASE RATE	AVAILABILITY
120	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	5/1/2026
225	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	Spring 2026
425	±1,150 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	IMMEDIATE
615	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	IMMEDIATE

**\$18 SF/YR +  
1.50 SF/YR CAM  
LEASE RATE**



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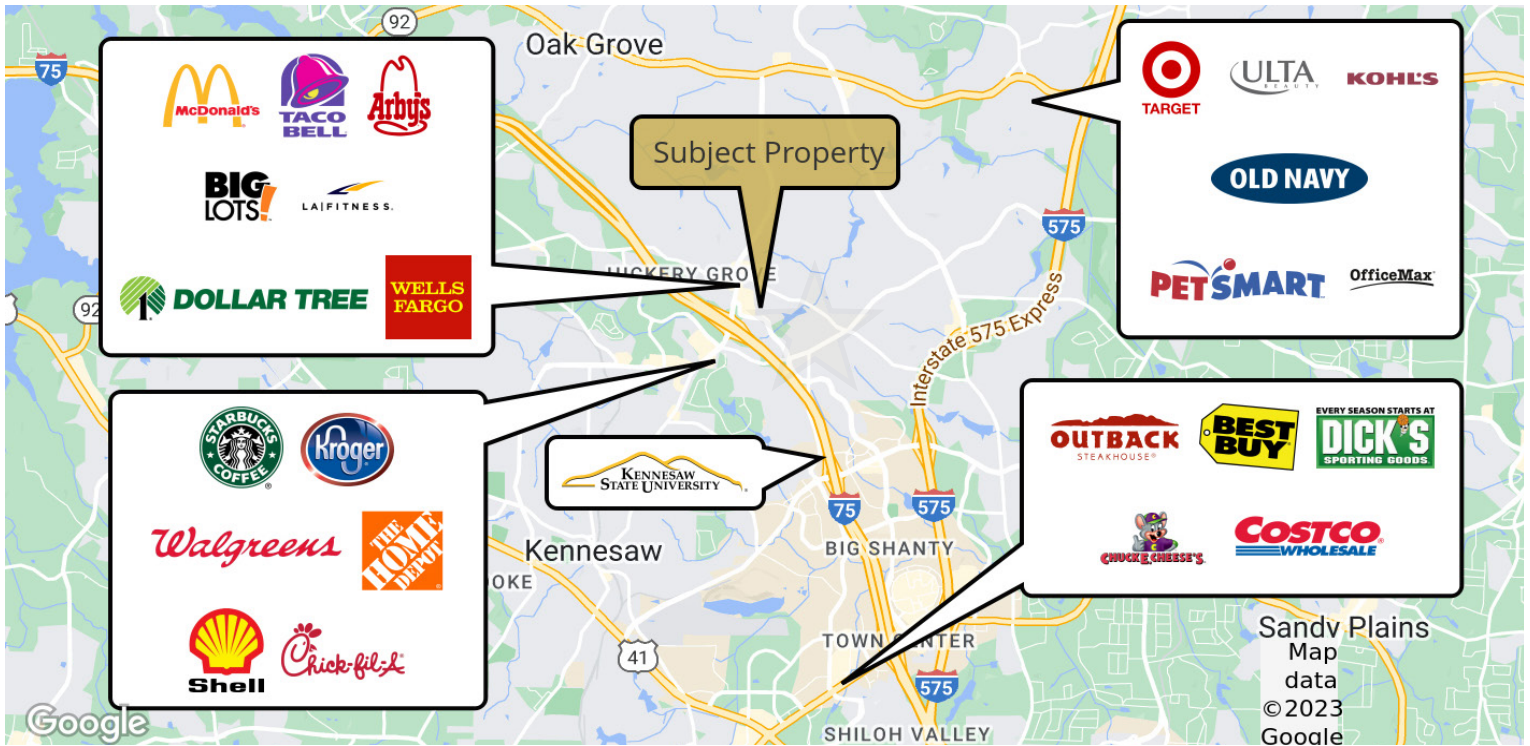
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**IN THE AREA MAP:**



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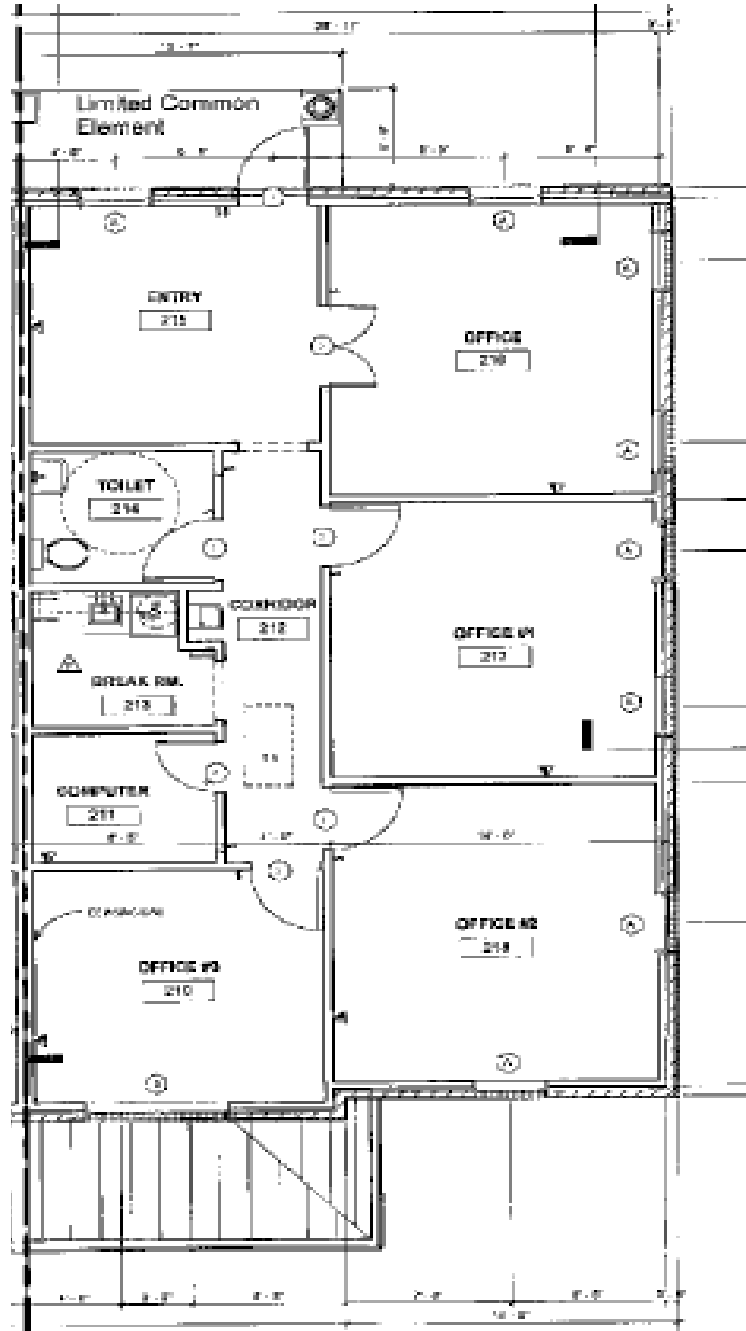


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## SUITE 120



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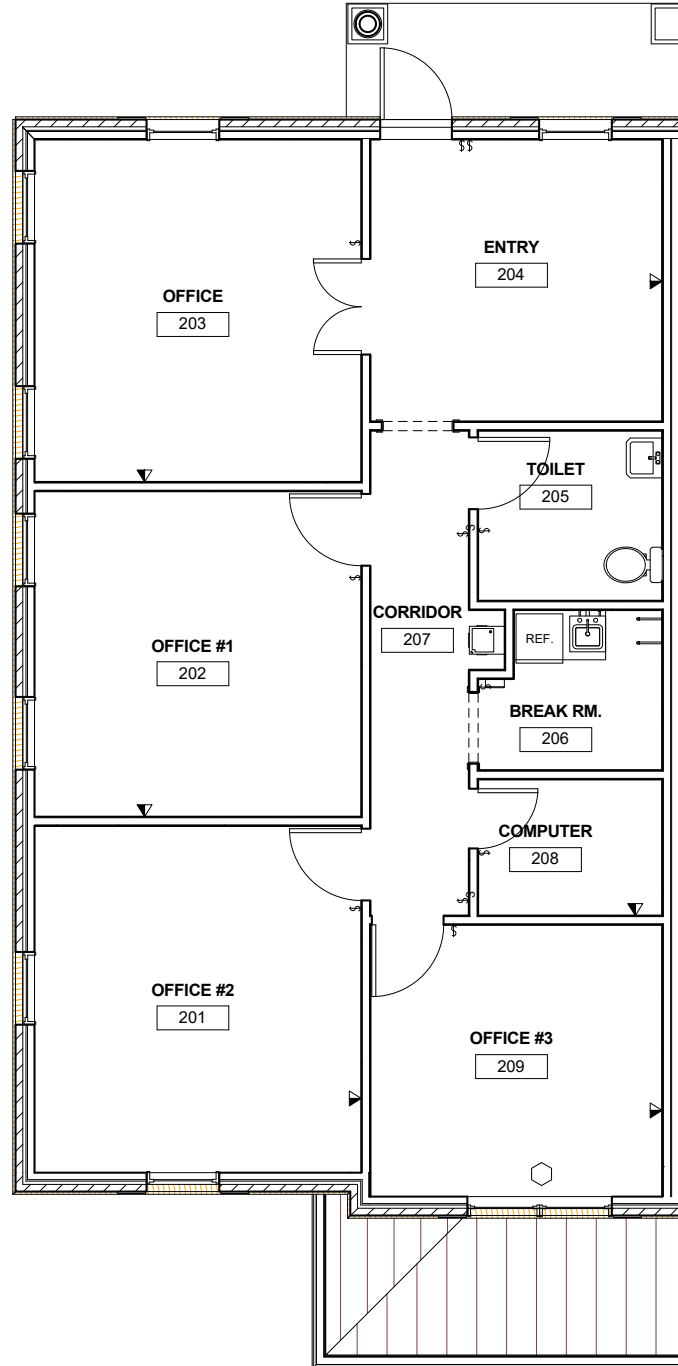


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## SUITE 225



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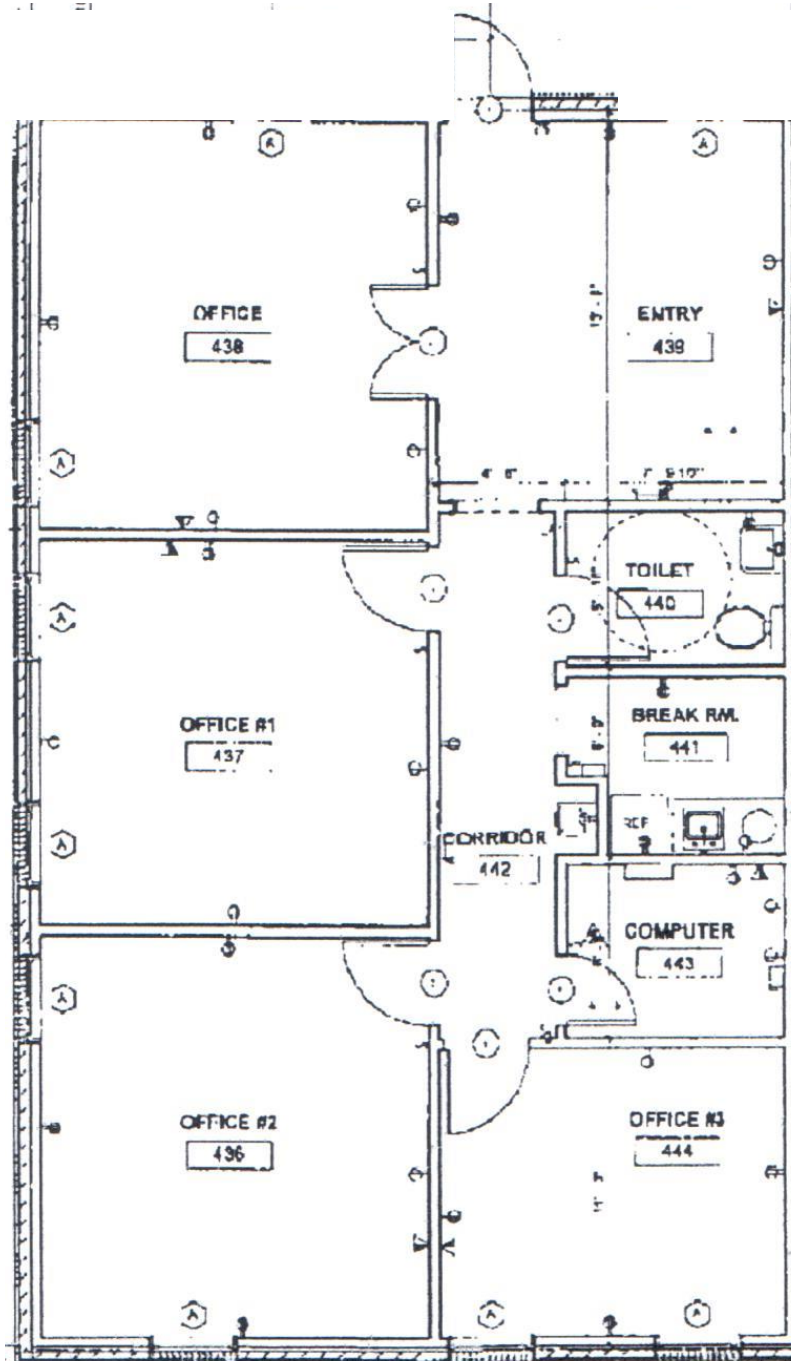


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## SUITE 425



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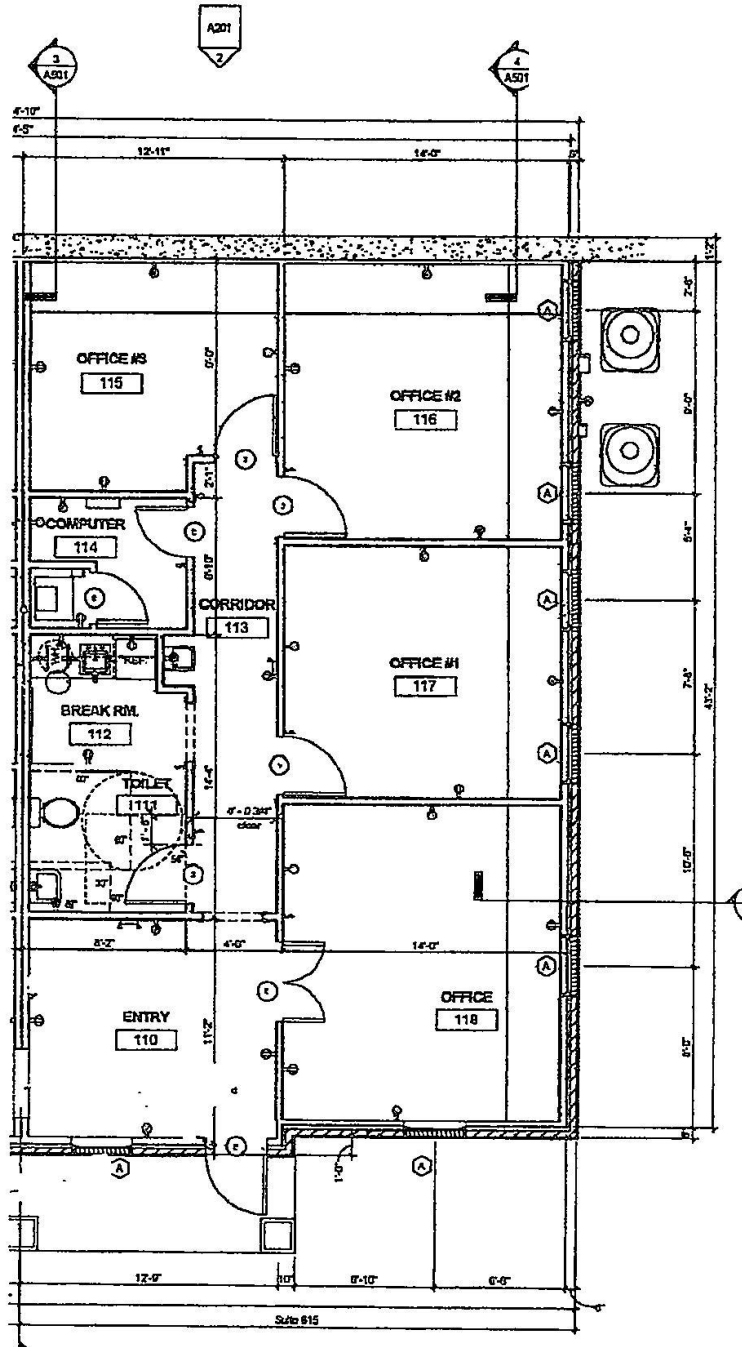


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## SUITE 615



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