



WePartner

Leasing Department

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7094 Peachtree Industrial Blvd Ste 275 | Peachtree Corners, GA 30071

1165 Northchase Parkway SE
Marietta, GA 30067



Office Building For Lease

Beautiful Landscape | Professional Setting | Easy Access





PROPERTY DESCRIPTION

Built in 1986, 1165 Northchase Parkway SE in Marietta, GA is an 85,046 SF office property. The property features convenient access to Interstate 75, making it well suited for any commute and providing easy access to nearby dining/retail amenities. The building also features attractive on-site landscaping with a pond and numerous trails. On-site security and 24-hour key card access make this a safe and productive place to work.

PROPERTY HIGHLIGHTS

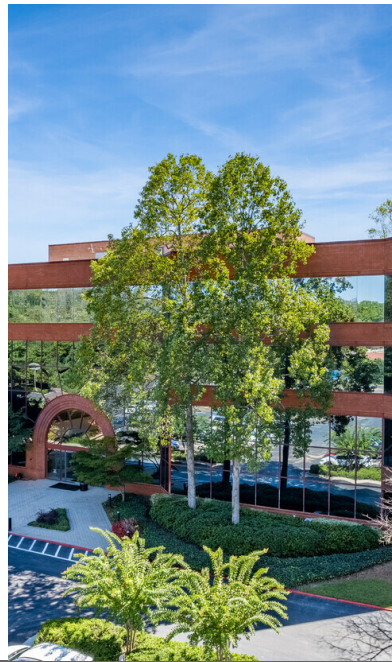
- Only three miles away from Truist Park, Cobb Energy Performing Arts Center, Cobb Galleria Centre, and Atlanta Galleria.
- Easy Access Transportation Access, Only .5 Miles from I-75 and 3 miles from I-285.
- Close proximity to major shopping centers, Sope Creek Crossing and the Micro Center.
- Major Corporate Offices Located Nearby Including: Coca Cola Bottling Company, Home Depot Marietta Technology Center, and GE Power Atlanta.
- Kennesaw State University and Life University positioned within a five minute drive.

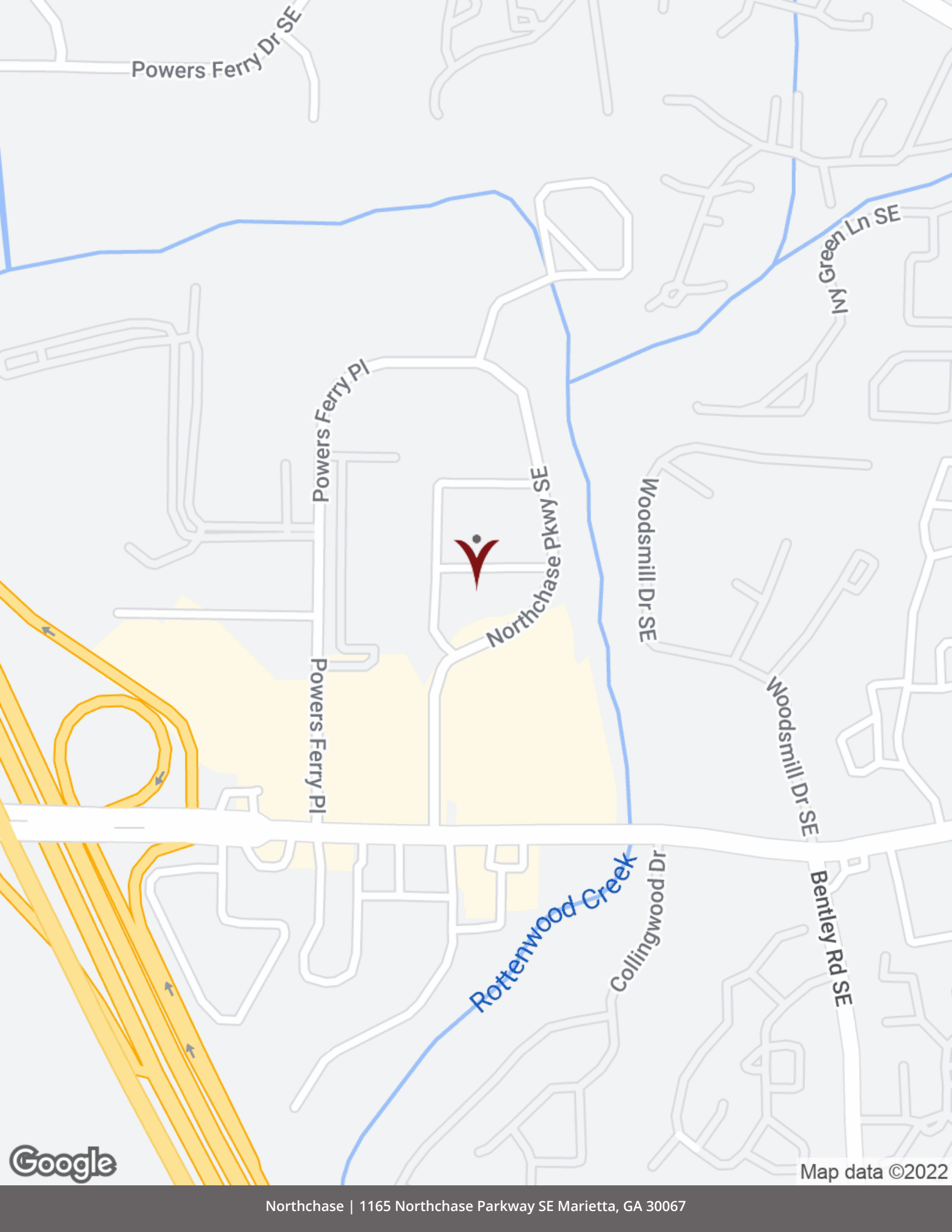
OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Available SF:	1,959 - 20,002 SF
Lot Size:	5.31 Acres
Building Size:	85,046 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,875	32,721	87,385
Total Population	13,486	69,273	186,137
Average HH Income	\$59,690	\$78,759	\$95,614





Powers Ferry Dr SE

Ivy Green Ln SE

Powers Ferry Pl

Northchase Pkwy SE

Woodsmill Dr SE

Powers Ferry Pl

Woodsmill Dr SE

Rottenwood Creek

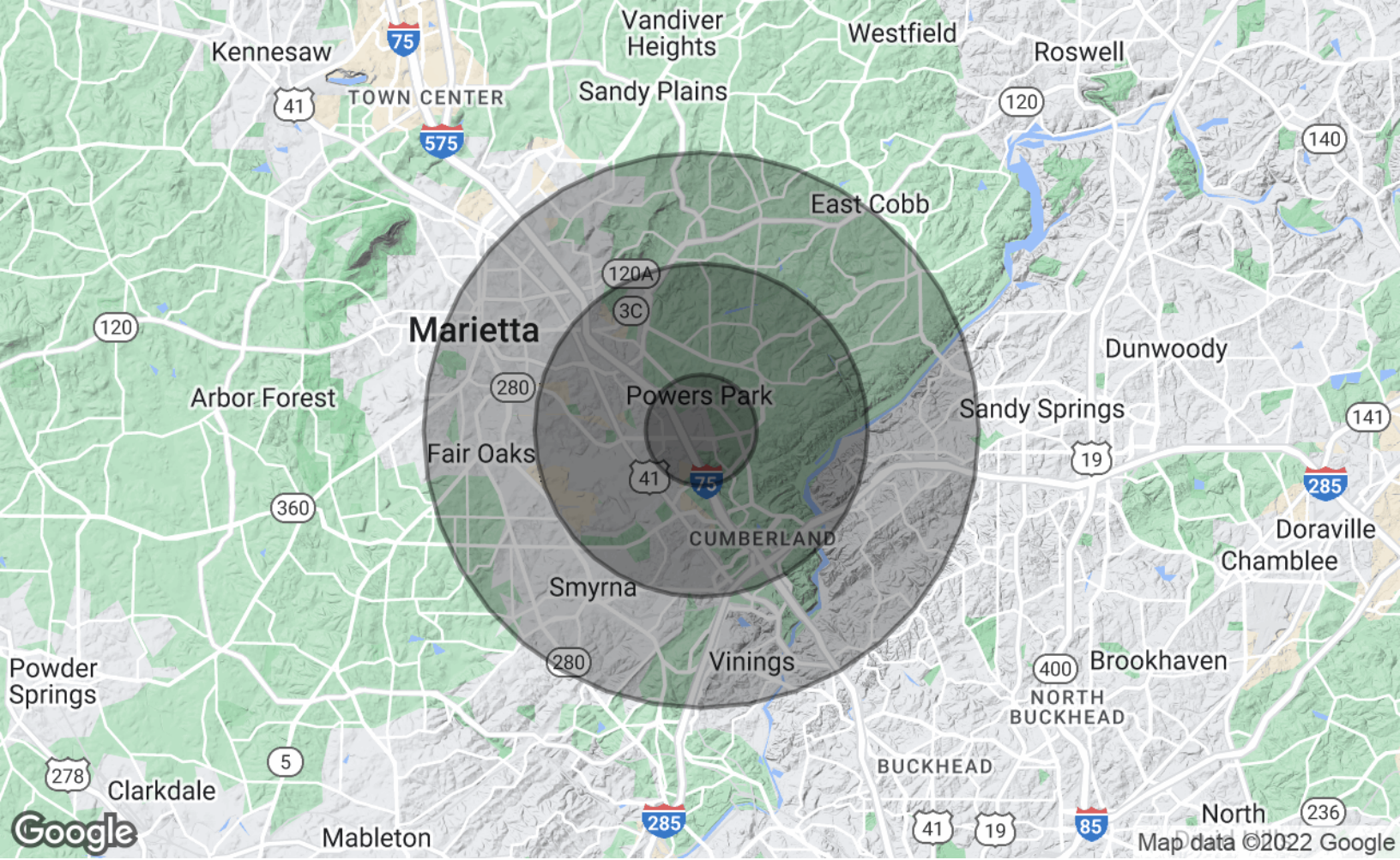
Collingwood Dr

Bentley Rd SE

Google

Map data ©2022

Northchase | 1165 Northchase Parkway SE Marietta, GA 30067



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,486	69,273	186,137
Average Age	32.3	34.2	37.0
Average Age (Male)	30.1	32.7	35.6
Average Age (Female)	35.9	36.7	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,875	32,721	87,385
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$59,690	\$78,759	\$95,614
Average House Value	\$249,113	\$323,500	\$368,684

* Demographic data derived from 2020 ACS - US Census