

OFFICE FOR LEASE

1800 Roswell Road, Marietta, GA 30062



PRICE PER UNIT:	-
AVAILABLE SF:	1,180 - 3,716 SF
LEASE RATE:	\$15.00 SF/Yr (Full Service)
LOT SIZE:	0 Acres
BUILDING SIZE:	21,500 SF
BUILDING CLASS:	B

PROPERTY OVERVIEW

Three-story brick office building in Marietta at the 120-Loop off Upper Roswell Road. Convenient to I-75, the Marietta Square, Cumberland/Galleria and Kennesaw.

Available space features multiple executive offices, reception, breakroom, conference room and open floorplan for cubicles. Natural light throughout.

PROPERTY FEATURES

- Up to apx 3716SF available.
- Ample parking.
- Secured building.
- Recently renovated main lobby.

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

ROCKY KAUFMANN
Associate Broker/ Director
0: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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1800 ROSWELL ROAD

1800 Roswell Road, Marietta, GA 30062



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SUITE 2000 - APX 2374SF

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OFFICE FOR LEASE

SUITE 3070 - APX 2051SF

1800 Roswell Road, Marietta, GA 30062



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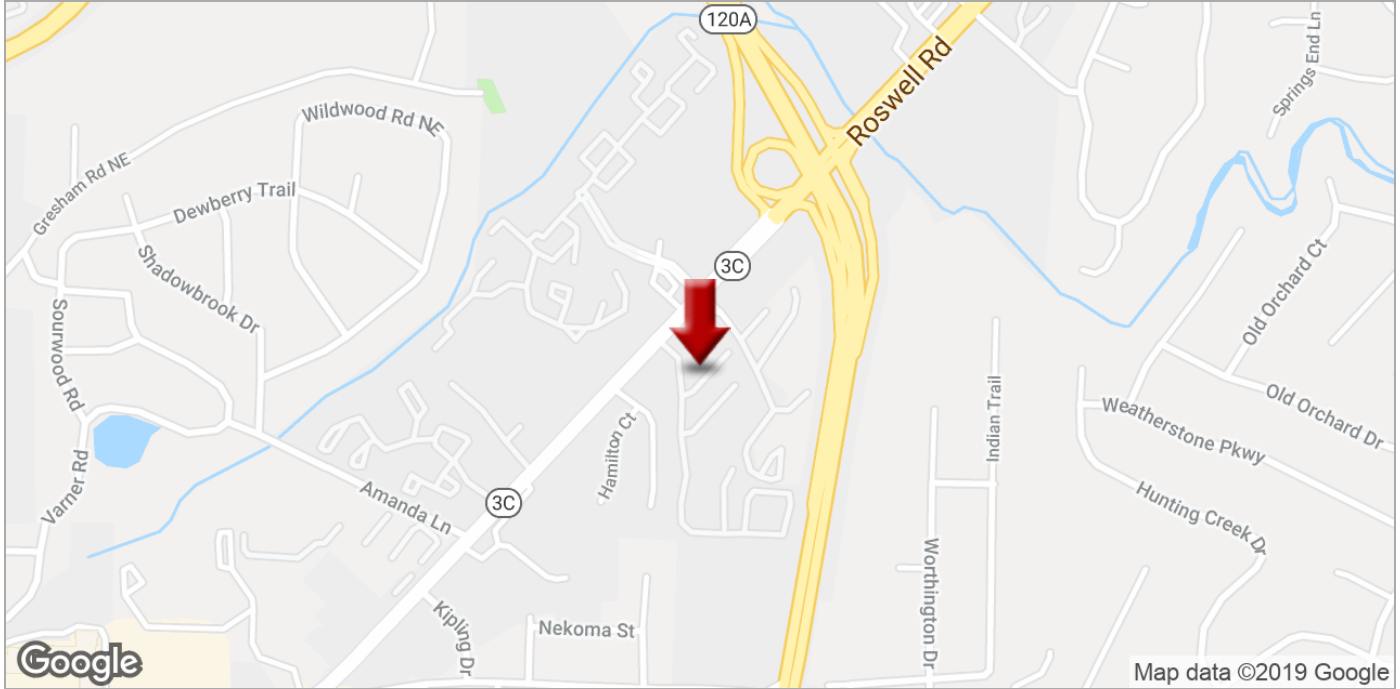
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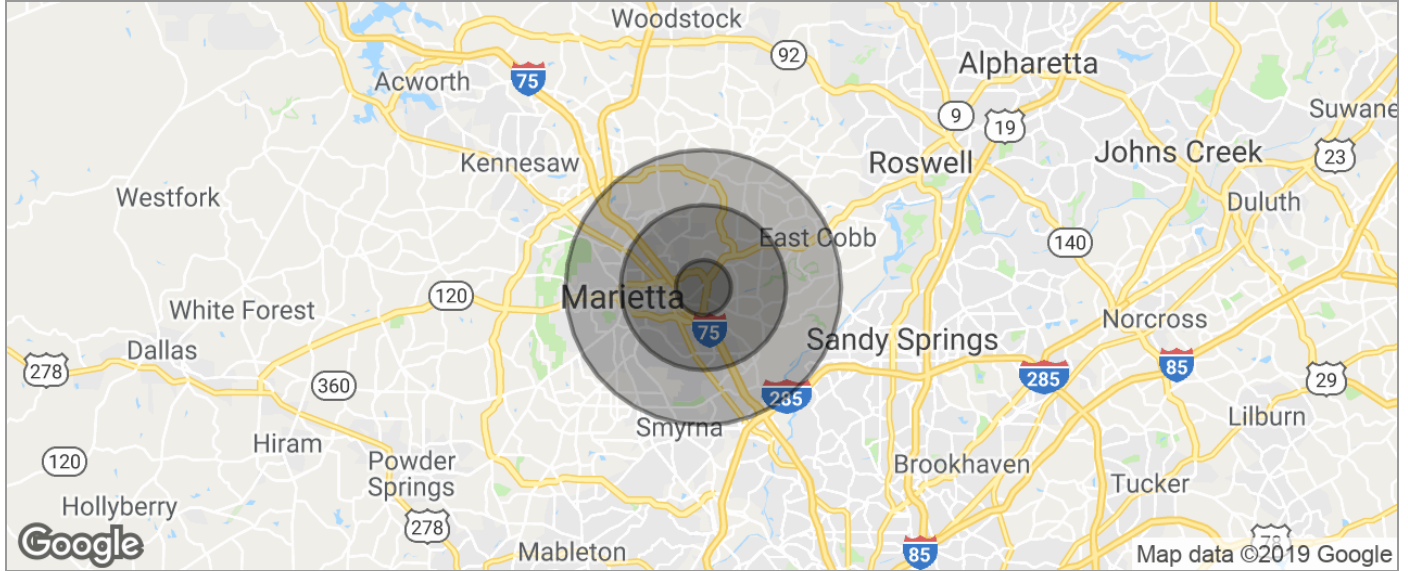
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,642	74,484	187,987
MEDIAN AGE	32.4	34.8	35.2
MEDIAN AGE (MALE)	30.6	34.0	34.6
MEDIAN AGE (FEMALE)	33.7	35.6	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,281	30,493	76,727
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$60,601	\$71,763	\$76,400
AVERAGE HOUSE VALUE	\$240,875	\$265,091	\$296,427
RACE	1 MILE	3 MILES	5 MILES
% WHITE	52.9%	56.3%	59.7%
% BLACK	26.7%	24.2%	21.7%
% ASIAN	4.1%	5.4%	6.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.3%	0.2%
% OTHER	14.1%	12.2%	10.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	16.3%	17.5%	16.0%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 3070	Office Building	\$15.00 SF/YR	Full Service	2,051 SF	VACANT
Suite 1080	Office Building	\$15.00 SF/YR	Full Service	673 SF	Leased
Suite 2100	Office Building	\$15.00 SF/YR	Full Service	1,180 SF	VACANT
2500	Office Building	\$15.00 SF/YR	Full Service	3,716 SF	VACANT
2000	Office Building	\$15.00 SF/YR	Full Service	2,374 SF	VACANT

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