

Professional Office Space Available

AVAILABLE FOR LEASE



Property Overview

Newly updated professional office space available featuring 1092 sf, five (5) individual offices / exam rooms and lobby. Perfect fit for a professional office, chiropractor and / or medical use.

Property Highlights

- Close to Hwy 41, I-75, Town Center Mall, & Barrett Parkway.
- Restaurants and services nearby.
- Landlord / property manager on site.
- Easy in & out for clients and employees.
- Five to six office spaces including lobby area.
- Set up for health care or professional office.

Property Details

Price:	\$ 1500 per month MG
Building SF:	4666
Price / SF:	17.35 MG
Occupancy:	vacant
Floors:	1
Available SF:	1092
Year Built:	2006
Building Class:	B
Parking Ratio:	2/1

David McGinnis - Commercial Realtor

(770) 548-6427

david.mcginis@kw.com

403722, Georgia

KW COMMERCIAL WEST COBB

3375 Dallas Hwy, Suite 100

Marietta, Ga 30064

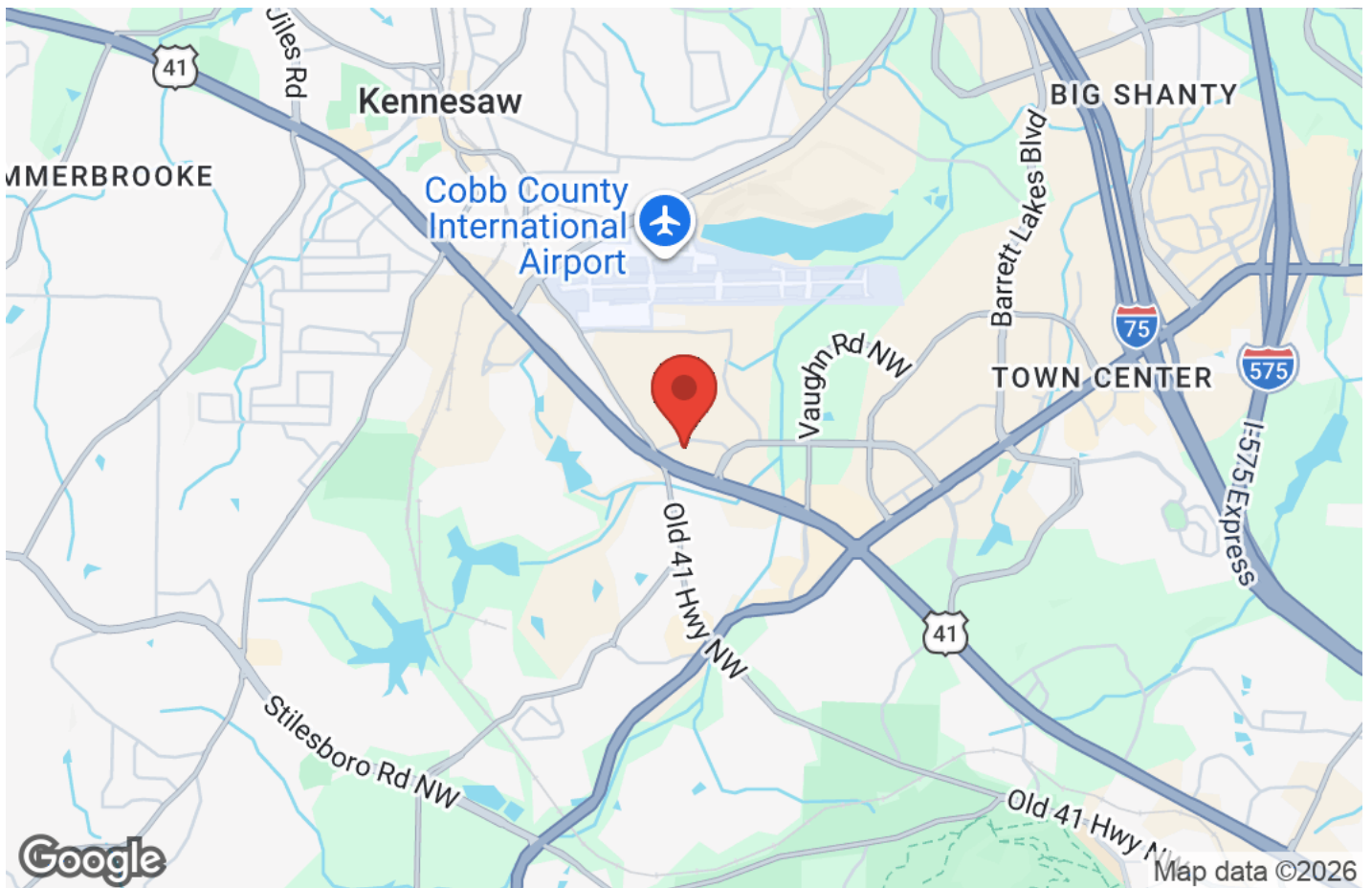
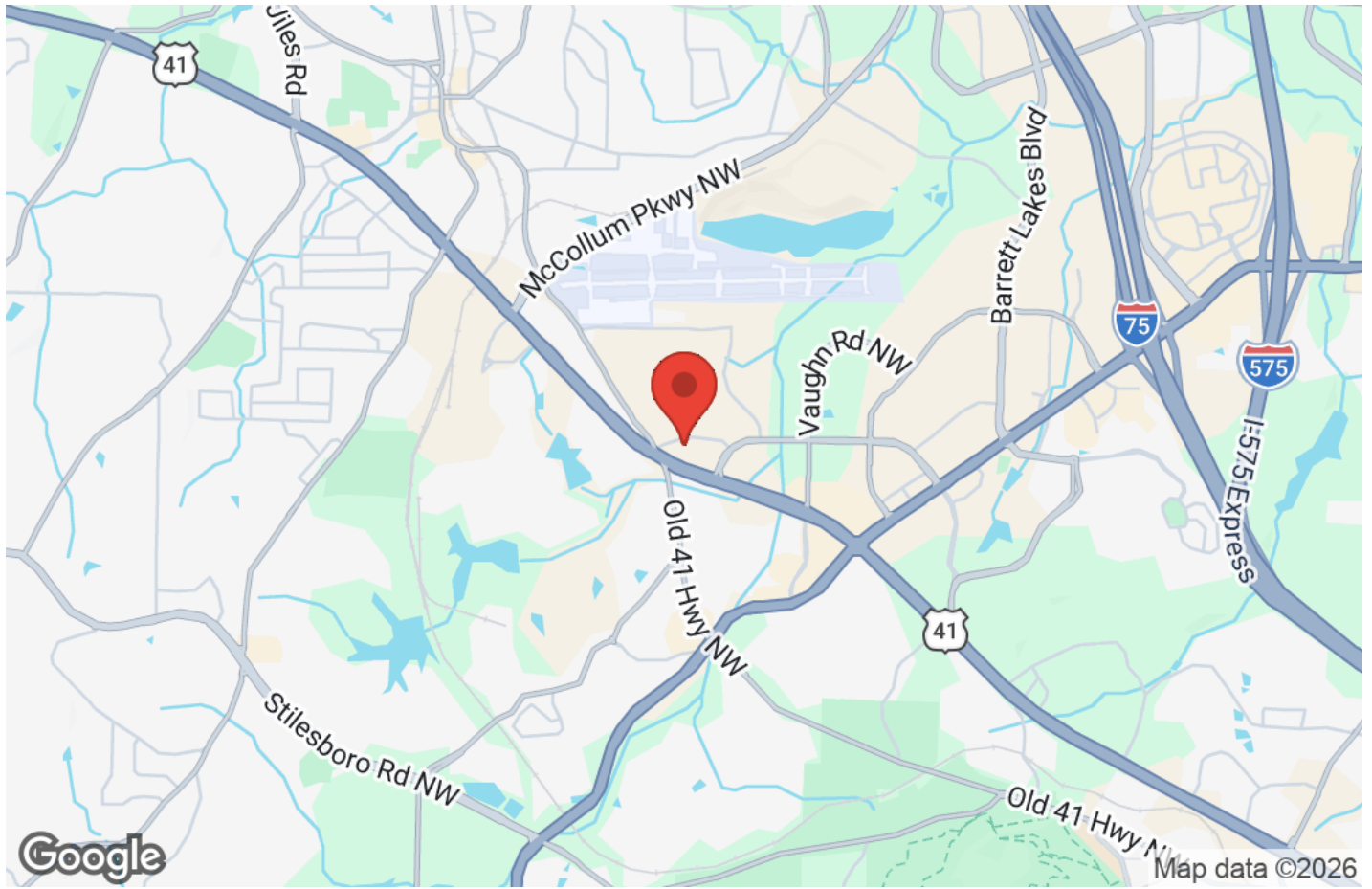
Each Office is Independently
Owned and Operated



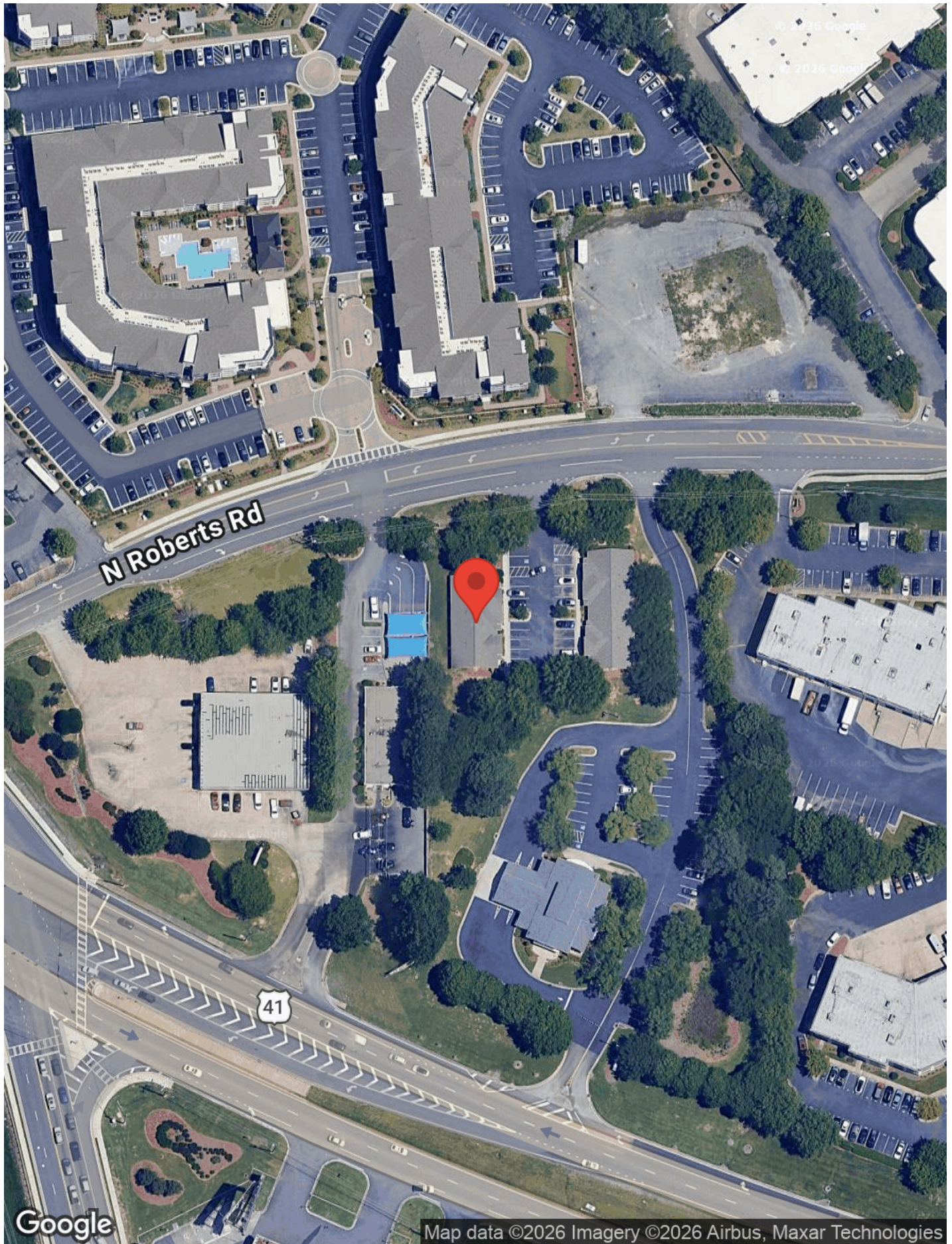
Property Photos



Location Maps



Aerial Map



Business Map






Professional Bio



David McGinnis

Commercial Realtor

-  (770) 548-6427
-  david.mcginnis@kw.com
-  403722, Georgia

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

David McGinnis - Commercial Realtor

☎ (770) 548-6427

✉ david.mcginnis@kw.com

📍 403722, Georgia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before