

# FOR LEASE

American Business Center  
1395 S. Marietta Pkwy, Marietta, GA

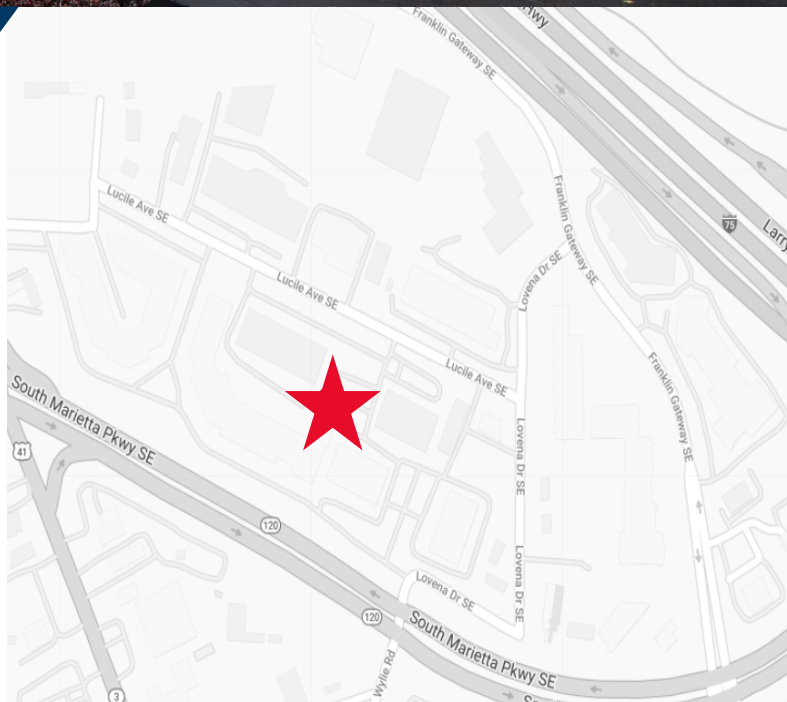


**Building 300 - Suite 214 – 2,407 SF**

## PROPERTY HIGHLIGHTS

AMERICAN BUSINESS CENTER is situated on 25 acres with 6 single-story and 3 two-story buildings. Conveniently located off I-75 and Cobb Parkway, with immediate access to the highway and the I-75 and I-285 interchange. The I-75 Express Lane Interchange is located just north of the property at Roswell Road. A multitude of restaurants, banking, retail, and services are in located near the property.

- On-site management and maintenance engineer
- Break area and fitness facility available to all tenants
- Conference center with Wi-Fi
- A variety of office suites and flex/warehouse spaces
- A mix of drive-in and dock-high bay suites



For more information, contact:

**Tara Healy**  
Director  
+1 404 682 3430  
[tara.healy@cushwake.com](mailto:tara.healy@cushwake.com)

**Andrew Thurman**  
Senior Associate  
+1 470 682 3429  
[andrew.thurman@cushwake.com](mailto:andrew.thurman@cushwake.com)

Owned & managed by:

**ARDEN** | LOGISTICS  
PARKS

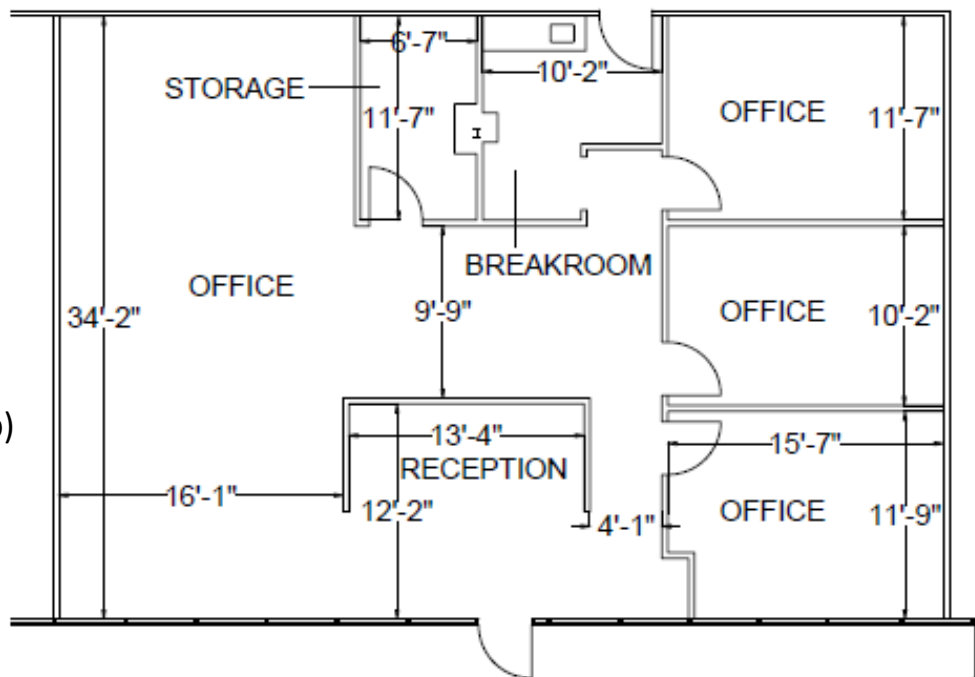
# FOR LEASE

American Business Center  
1395 S. Marietta Pkwy, Marietta, GA



## FLOOR PLAN Bldg. 300 Suite 214 – 2,407 SF

- 2-Story full-service office building
- 2<sup>nd</sup> floor with Elevator Access
- Open office
- 3 Private offices
- Breakroom
- Reception/Lobby
- Access to common areas at no fee:
  - Restrooms
  - break room
  - fitness room
  - conference rooms (breakouts and up to 50pp)
- 3.5:1000 parking ratio, surface, free



For more information, contact:

**Tara Healy**  
Director  
+1 404 682 3430  
[tara.healy@cushwake.com](mailto:tara.healy@cushwake.com)

**Andrew Thurman**  
Senior Associate  
+1 470 682 3429  
[andrew.thurman@cushwake.com](mailto:andrew.thurman@cushwake.com)

Owned & managed by:

**ARDEN** | LOGISTICS  
P A R K S