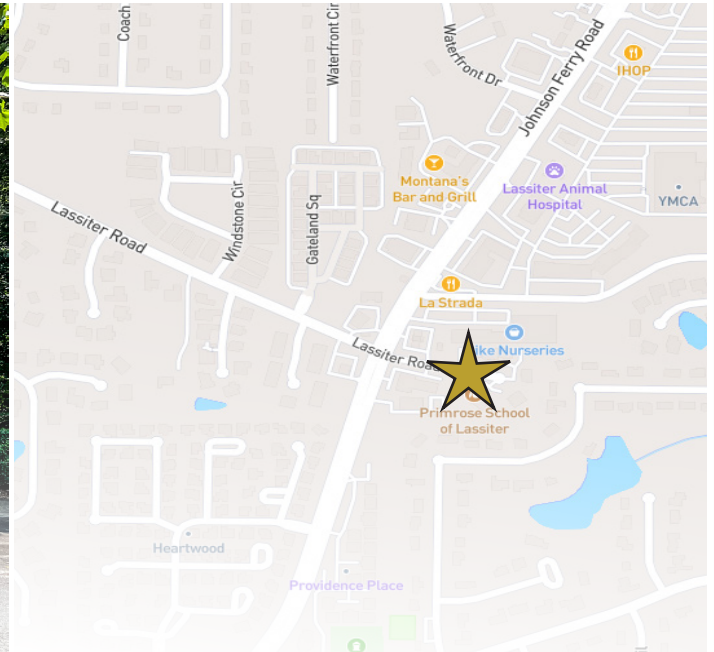


# OFFICE CONDO IN EAST COBB | ± 1,593 SF

2809 Lassiter Road, Suite 150 | Marietta, GA 30062



## LOCATION OVERVIEW:

This ± 1,593 SF office condo is located on the ground floor of a ± 6,200 SF two-story brick office building. It features an entryway, four offices, a conference room, a restroom and an eat-in kitchen/break room. The property is located just off busy Johnson Ferry Rd in Marietta, GA (Atlanta MSA) between its intersection with Shallowford Road and Post Oak Tritt Road. The office space is strategically located in the sense that coffee shops, fast food, restaurants serving a variety of cuisines, chain stores like Publix, Kroger, and other services like academies, gift shops, fitness establishments are all within walking distance. It is less than 3.5 miles from The Avenue at East Cobb, 5 miles west of Downtown Roswell and 10 miles east of Downtown Marietta.

## PROPERTY HIGHLIGHTS:

- ± 6,200 SF office building with ± 1,593 SF condo in Marietta, GA
- The condo features an entryway, four offices, a conference room, a restroom and a kitchenette
- Located less than 3.5 miles from The Avenue at East Cobb, 5 miles west from Downtown Roswell & 10 miles east from Downtown Marietta
- Ample surface parking available
- CAM, water and trash included
- Electricity, phone and internet are tenant responsibilities

## OFFERING SUMMARY:

|                             |   |
|-----------------------------|---|
| <b>PROPERTY ADDRESS:</b>    | 2809 Lassiter Road, Suite 150<br>Marietta, GA 30062 |
| <b>COUNTY:</b>              | Cobb  |
| <b>TOTAL BUILDING SIZE:</b> | ± 6,200 SF  |
| <b>AVAILABLE SF:</b>        | ± 1,593 SF  |
| <b>YEAR BUILT:</b>          | 1998  |
| <b>LEASE RATE:</b>          | \$17.50/SF/YR<br>Modified Gross                     |

CONTACT



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**BULL REALTY, INC.**  
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## DEMOGRAPHICS:



POPULATION (1-MILE)  
7,033



HOUSEHOLDS (1-MILE)  
2,566



AVERAGE HOUSEHOLD INCOME (1-MILE)  
\$198,327



## RETAIL MAP:



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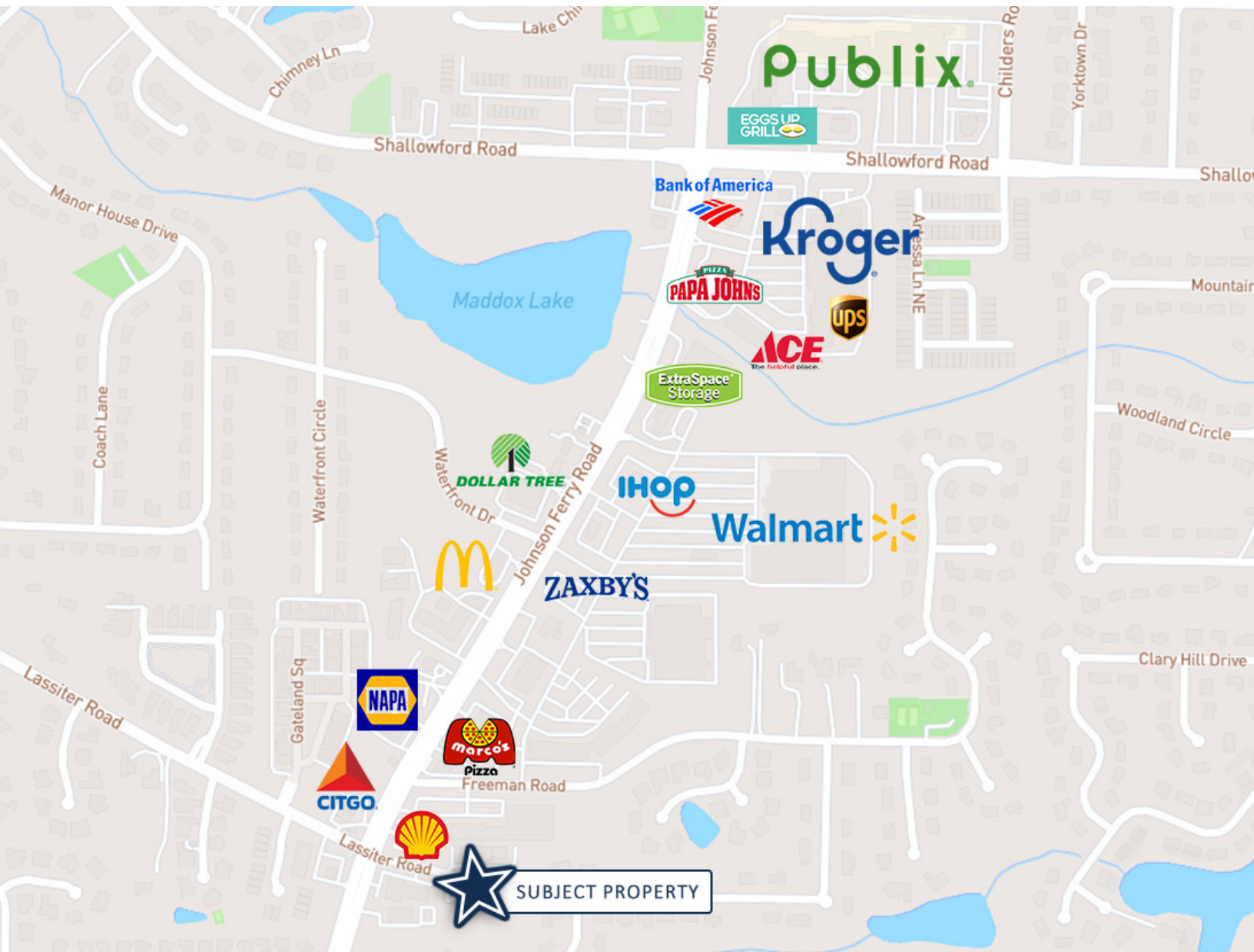
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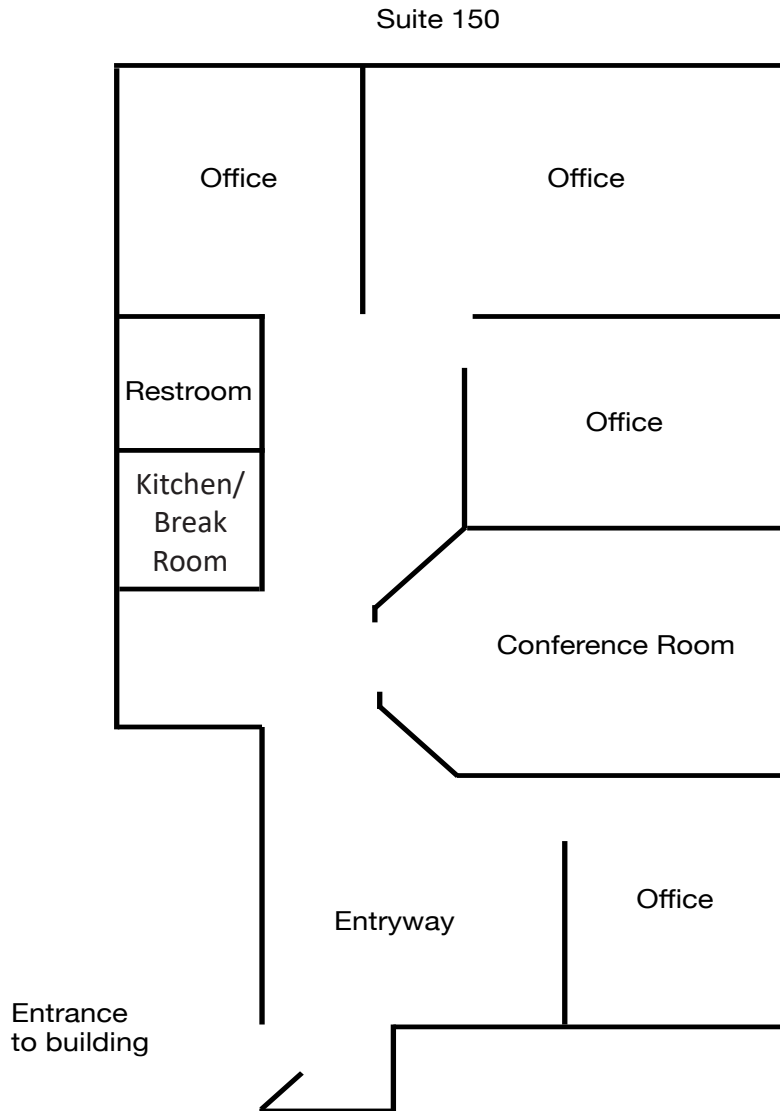


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