

Assumable Loan / Int Rate 5.1%

MARIETTA, GA



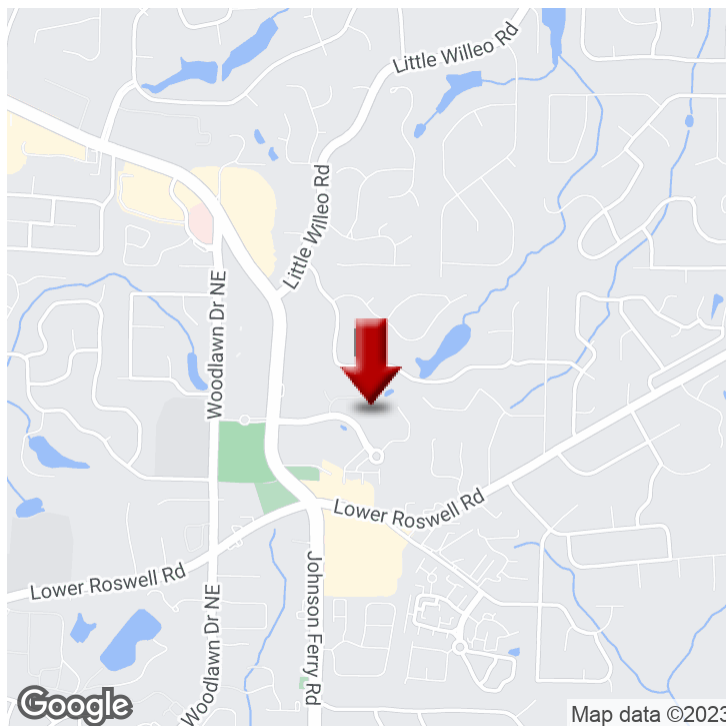
EAST COBB OFFICE FOR SALE

KW COMMERCIAL
200 Glenridge Point Pkwy NE,
Suite 100
Atlanta, GA 30342

PRESENTED BY:

ROCKY KAUFMANN
Broker/ Director
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GA #248712

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
NUMBER OF UNITS:	8
AVAILABLE SF:	2,645 - 8,871 SF
BUILDING SIZE:	25,800 SF
RENOVATED:	2018
PRICE / SF:	\$155.04

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

Great 1031 exchange opportunity with assumable debt. Owner/Occupy or Invest in the heart of East Cobb. Up to 8871 SF coming available. Located directly across from the new Northside Hospital Medical Campus and close proximity to Wellstar Health East Cobb Center. Minutes to Sandy Springs and Perimeter.

PROPERTY HIGHLIGHTS

- Private setting with ample parking.
- Secured building.
- Easy access to Sandy Springs, Roswell, and Perimeter.
- Passenger elevator and terrace level walk-up with private entrances.
- Assumable non-recourse debt.
- New roof.
- https://youtu.be/hUxu0SIG_8E

Property Details

SALE PRICE**\$4,000,000****LOCATION INFORMATION**

Street Address	4901 Olde Towne Parkway
City, State, Zip	Marietta, GA 30068
County/Township	Cobb
Cross Streets	Johnson Ferry Road

BUILDING INFORMATION

Building Size	25,800 SF
Price / SF	\$155.04
Last Renovated	2018
Building Class	A
Occupancy %	95%
Tenancy	Multiple
Number Of Floors	3
Average Floor Size	8,871 SF
Load Factor	Yes
Construction Status	Existing
Condition	Excellent
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes
Laundry Description	NA
Exterior Description	4-Sides Brick

Additional Photos



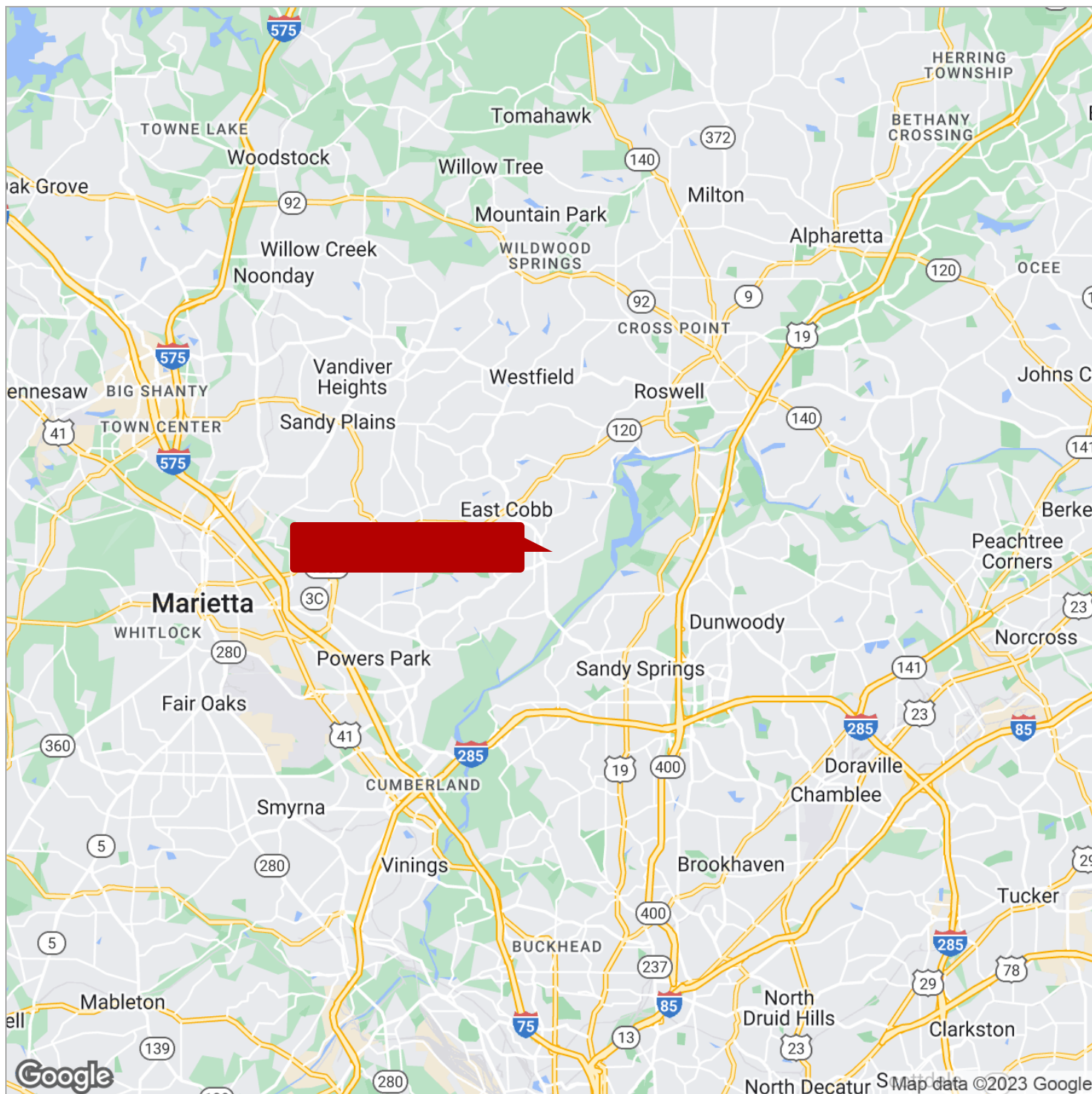
Additional Photos - Suite 200



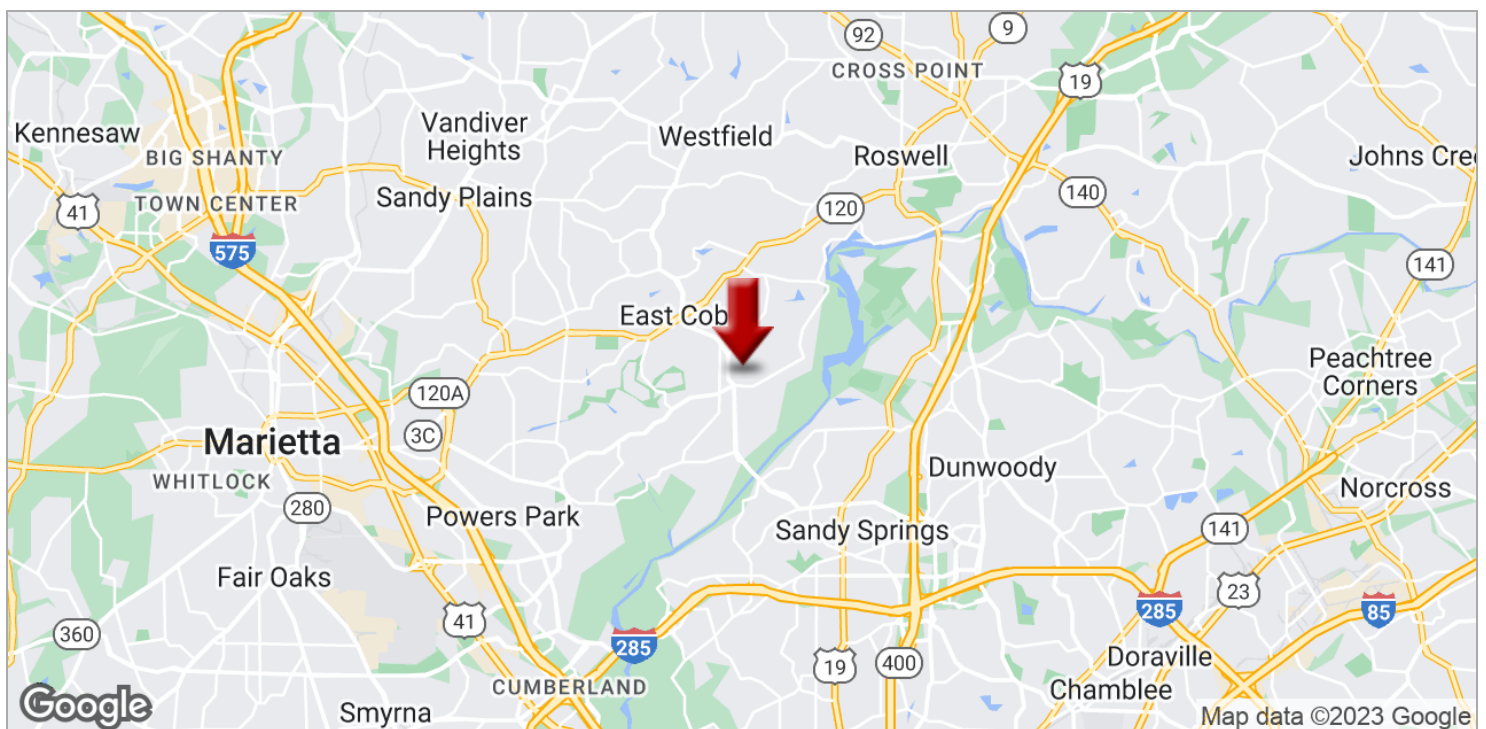
Floor Plans - Third Floor Available



Regional Map



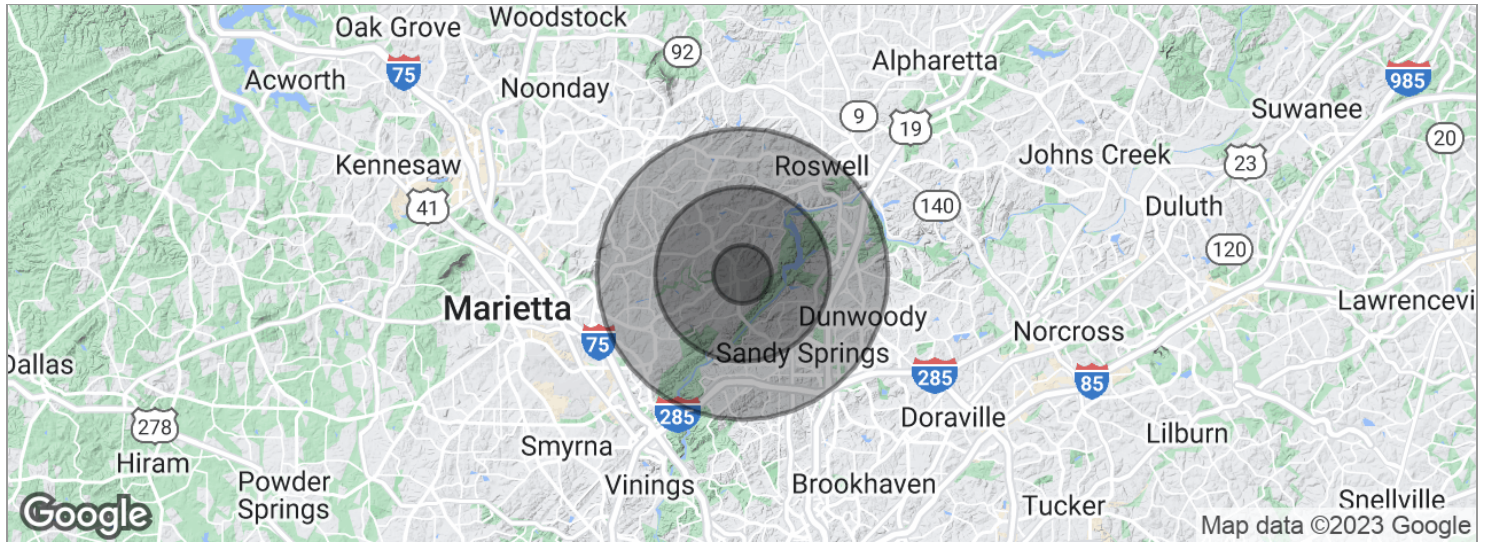
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,548	59,932	181,438
Median age	43.2	41.0	39.6
Median age (male)	42.8	40.5	39.0
Median age (Female)	44.0	41.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,356	22,661	72,761
# of persons per HH	2.8	2.6	2.5
Average HH income	\$147,371	\$134,778	\$118,931
Average house value	\$431,931	\$444,264	\$407,097

* Demographic data derived from 2020 ACS - US Census

Retailer Map

