

LEVEL

2130 Kingston Ct SE, Marietta, GA 30067

MARIETTA OFFICE CONDO - CUMBERLAND/GALLERIA SUBMARKET

Presented by:

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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

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PROPERTY INFORMATION

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	10,500 SF
Price / SF:	\$28.57
Year Built:	1982
Renovated:	2010
Zoning:	LI
Market:	Atlanta
Submarket:	Northwest Atlanta

PROPERTY OVERVIEW

LEVEL is pleased to present for your investment consideration the office condominium located at 2130 Kingston CT in Marietta GA. This ~ 2,178 square-foot office condo gives investors the rare opportunity to acquire a well-located, single or multi-tenant office condo in the heart of Marietta's booming Cumberland/Galleria submarket.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,313	37,468	90,231
Total Population	12,739	84,052	209,688
Average HH Income	\$46,877	\$62,361	\$77,025

Complete Highlights



LOCATION INFORMATION

Building Name	Marietta Office Condo - Cumberland/Galleria Submarket
Street Address	2130 Kingston Ct SE
City, State, Zip	Marietta, GA 30067
County	Cobb
Market	Atlanta
Sub-market	Northwest Atlanta
Cross-Streets	I-75 and Delk Rd
Signal Intersection	No

BUILDING INFORMATION

Building Class	B
Number of Floors	1
Year Built	1982
Year Last Renovated	2010
Free Standing	No

PROPERTY HIGHLIGHTS

Additional Photos





LOCATION INFORMATION

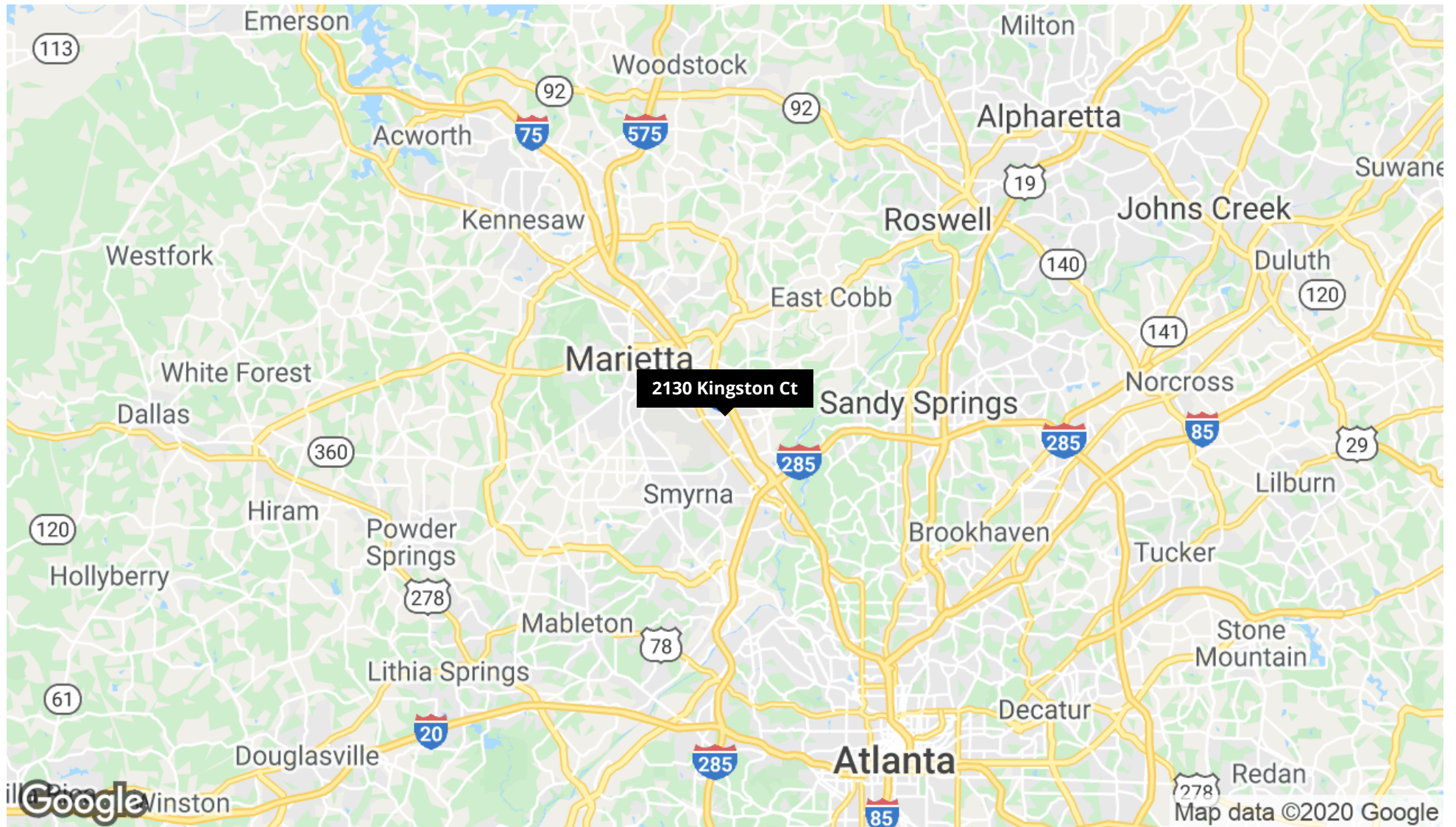
2130 Kingston Ct SE, Marietta, GA 30067

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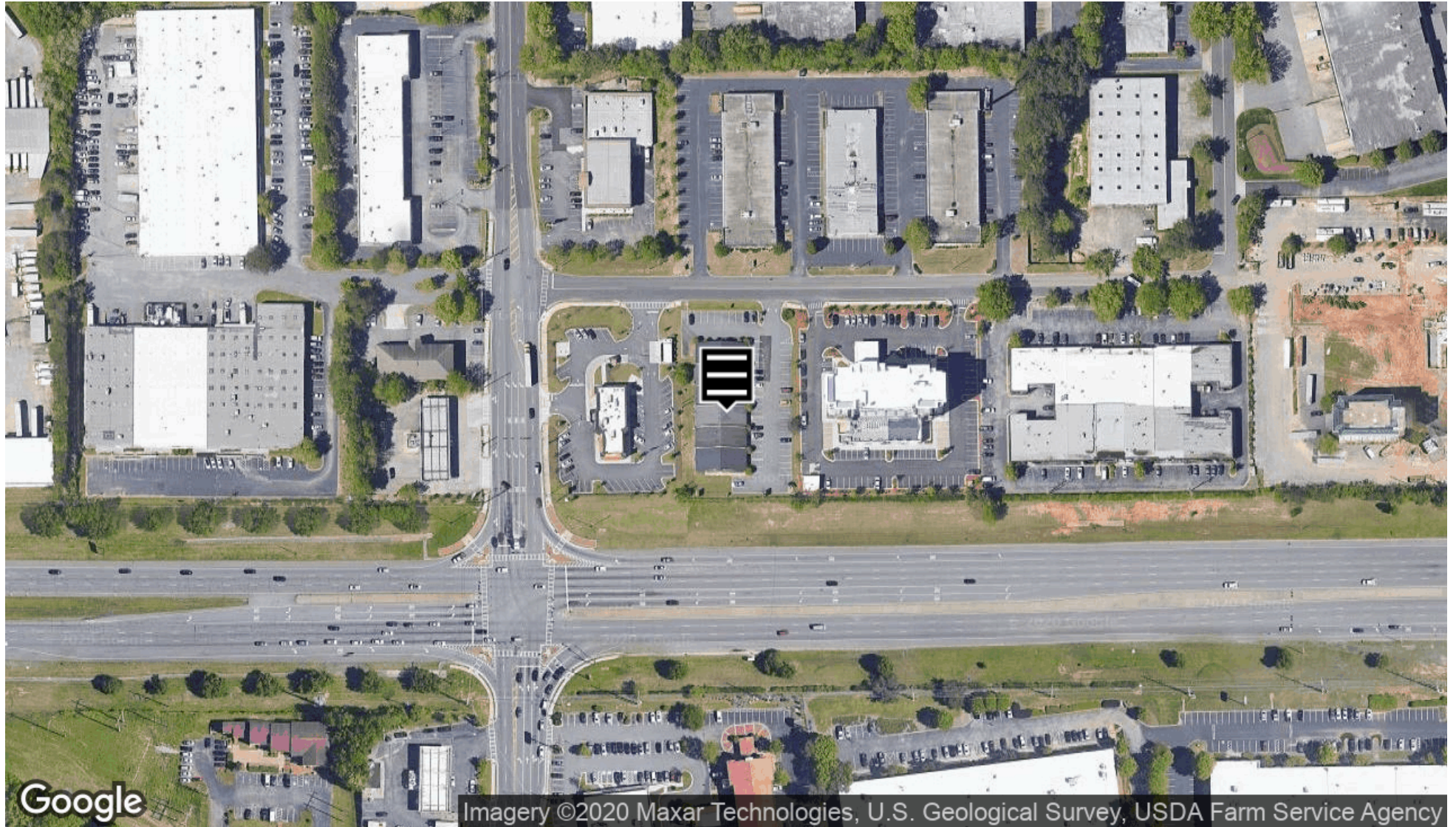
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Regional Map



Aerial Map



Retailer Map



Location Maps



Site Plan





DEMOGRAPHICS

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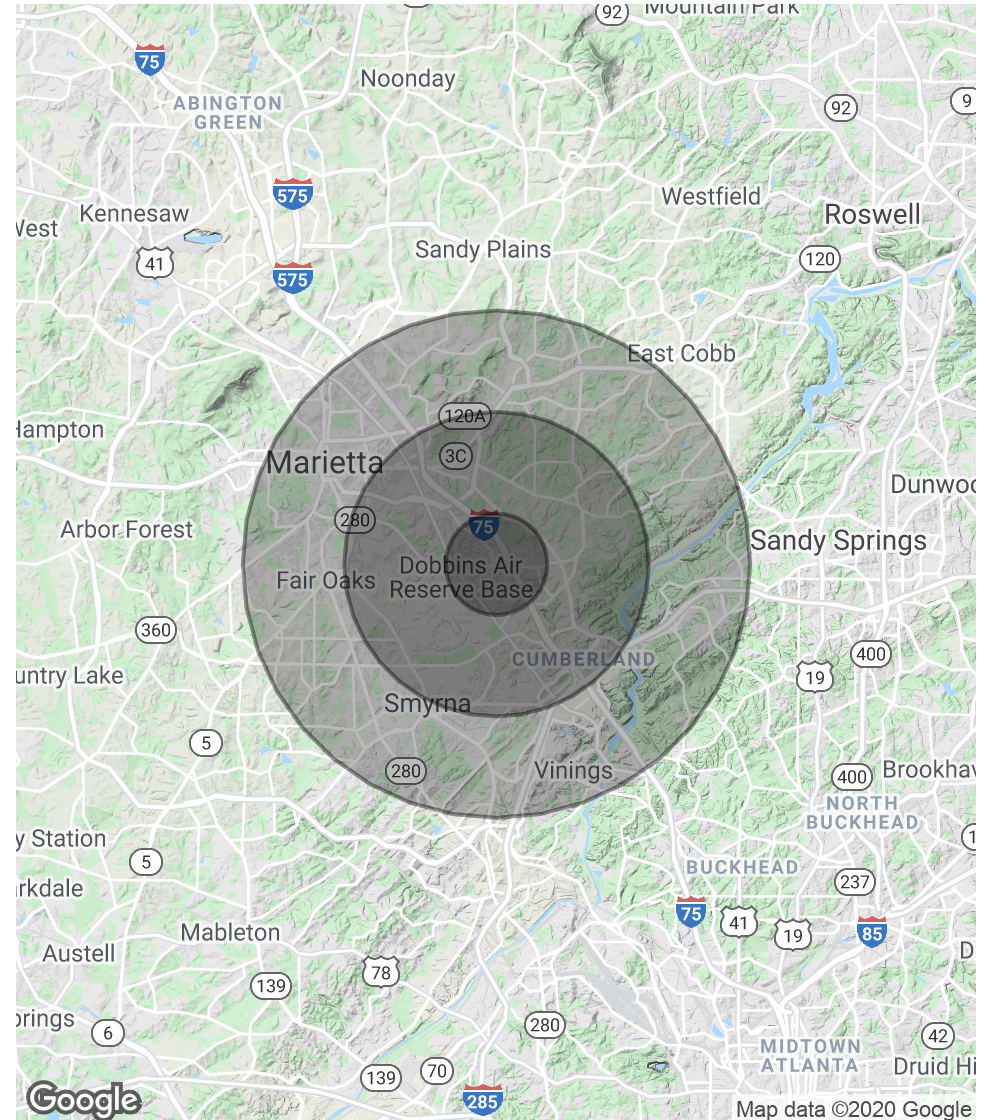
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,739	84,052	209,688
Average age	28.8	31.6	33.7
Average age (Male)	28.3	31.5	33.3
Average age (Female)	29.3	31.7	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,313	37,468	90,231
# of persons per HH	2.4	2.2	2.3
Average HH income	\$46,877	\$62,361	\$77,025
Average house value	\$202,235	\$250,830	\$323,682

* Demographic data derived from 2010 US Census



4 ADVISOR BIOS

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Advisor

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PROFESSIONAL BACKGROUND

Adrian Provost is an award-winning real estate investment sales advisor and is currently the Executive Managing Director at LEVEL. Mr. Provost is an expert in the subtleties that define elaborate real estate investment sales transactions; leveraging specialized market knowledge, superior technology, proprietary systems, exclusive data, and industry relationships to help achieve their clients' most opportunistic objectives.

Mr. Provost offers a wide range of advisory and transactional services for private and institutional real estate investors including; Acquisitions, Analysis, Branding, Critical Asset Review, Development Guidance, Dispositions, Feasibility Studies, Lease-Up Assistance, Marketing, Projections, Refurbishment, Renovation, Repositioning, Transactional Sales, and more.

EDUCATION

Georgia Southern University.

Cornell University - SC Johnson School of Business.

MEMBERSHIPS

Adrian is a member of the prestigious Forbes Real Estate Council, a contributor for Inman News, a member of National Multifamily Housing Council, a member of the Commercial Council of the Empire Board of Realtists, a founding member of Russell Center for Innovation and Entrepreneurship, a top-producing member of the Atlanta Commercial Board of Realtors, a licensed appraiser, a member of International Real Estate Federation, a member of National Apartment Association, a member of Georgia Apartment Association, a member of Atlanta Apartment Association, and a Certified Commercial Investment Member amongst other awards, designations, and board memberships.