

TWO BARRETT LAKES CENTER

1825 Barrett Lakes Blvd, Suite 300, Kennesaw, GA 30144



OFFERING SUMMARY

AVAILABLE SF:	2,982 SF
LEASE RATE:	\$18.00 SF/yr (MG)
LOT SIZE:	1,990 Acres
BUILDING SIZE:	125,000 SF
ZONING:	OI
MARKET:	Metro Atlanta

PROPERTY OVERVIEW

Located on the 3rd floor with beautiful lake views and landscaped grounds. Located within walking distance to restaurants, shops and public transit. Easy access to Cobb Pkwy (Hwy 41), Barrett Pkwy, I75 and I575.

PROPERTY HIGHLIGHTS

- \$18.00/sqft
- Additional 8,250 sqft available
- Approved sublessee TI allowance
- Cubicles, Conference Room Tables & Chairs to remain
- Lake with 3/4 mile walking trail around it
- Walkable to restaurants and other local retailers
- Complimentary Fitness Center with showers and lockers
- Outdoor seating overlooking the lake
- Onsite management
- Free parking
- Convenient access to I75, I575, Cobb Pkwy and public transit

KW COMMERCIAL
115 Perimeter Center Place,
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Atlanta, GA 30346

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don@dbeproperties.com

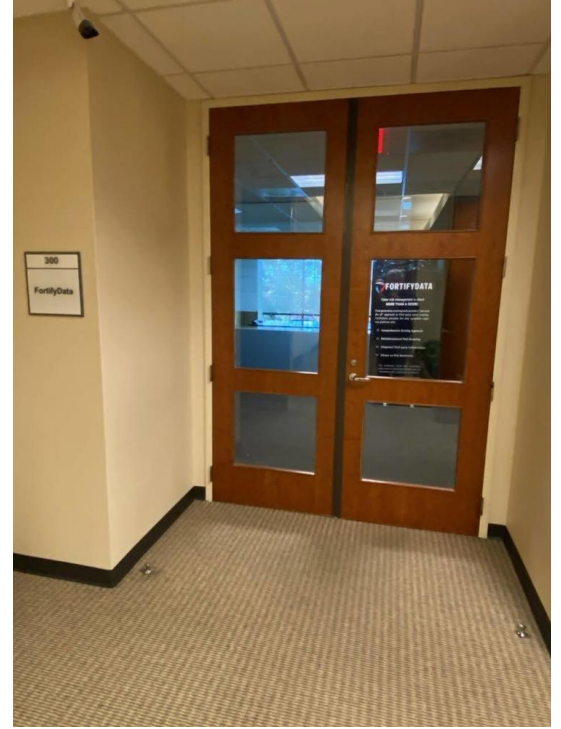
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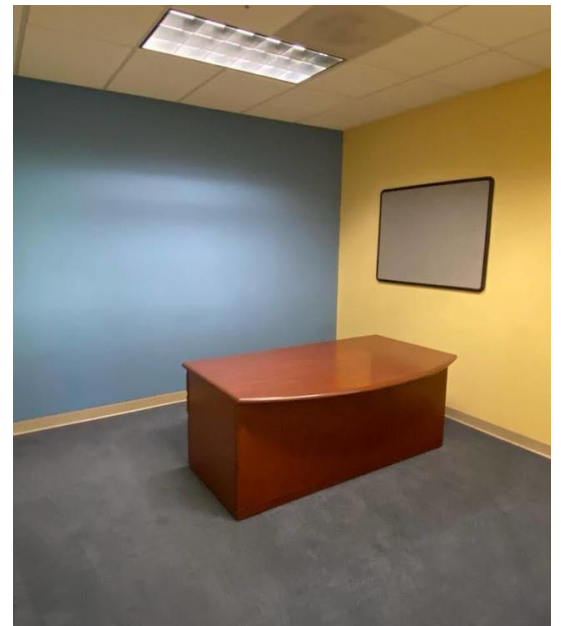
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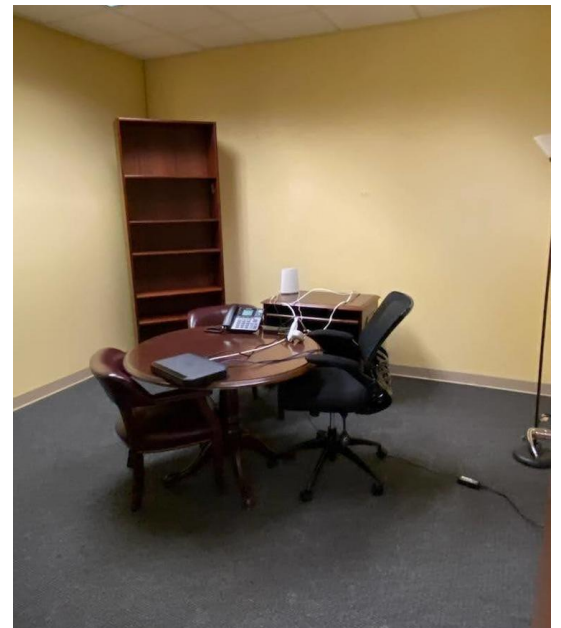
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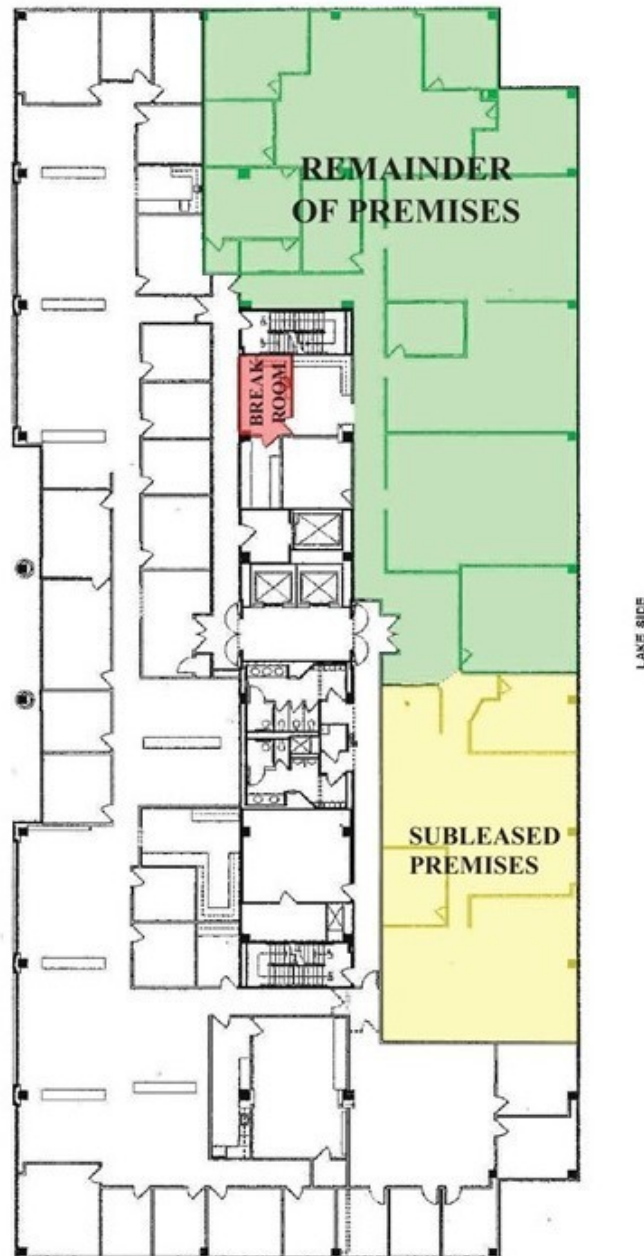
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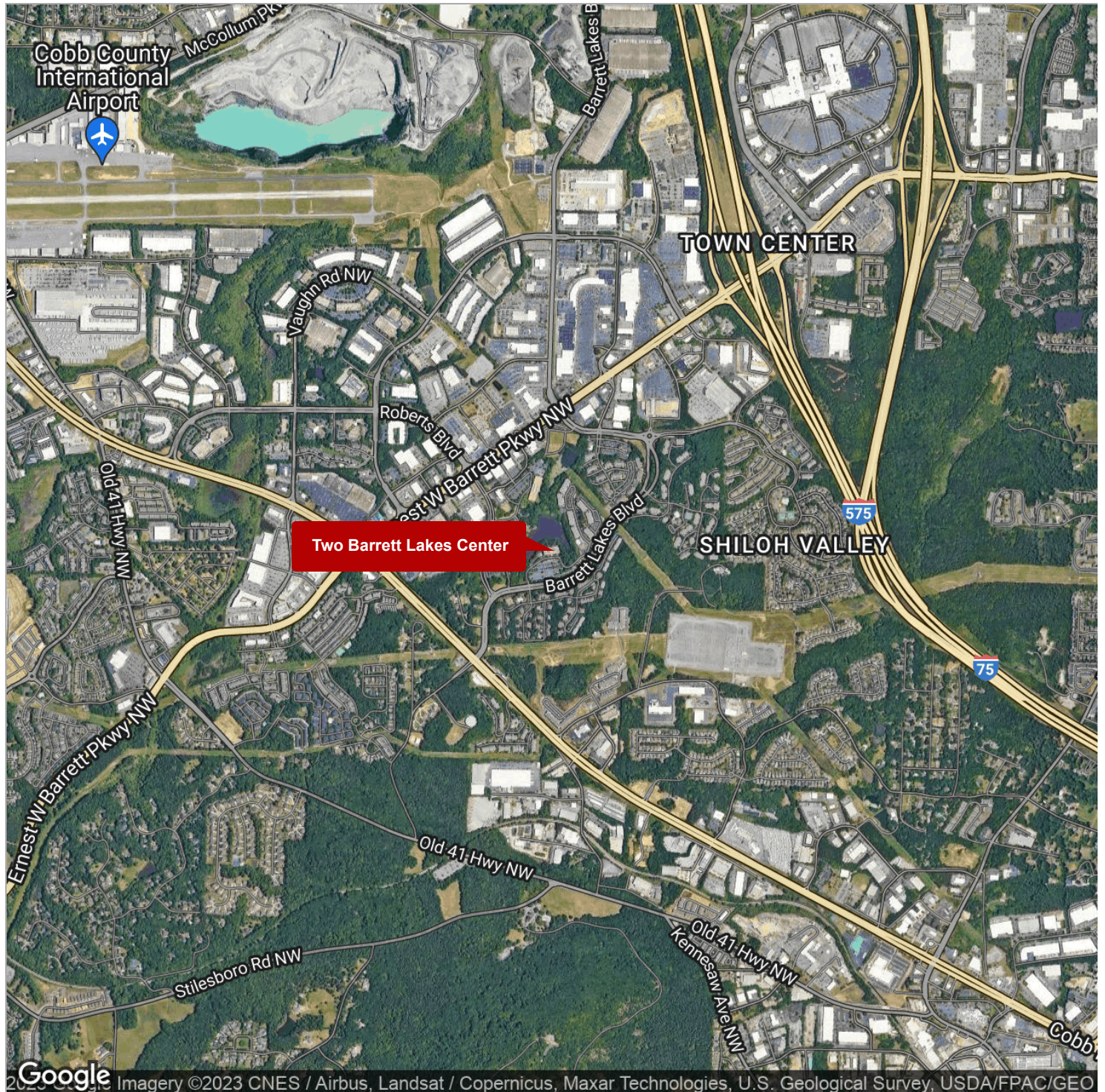
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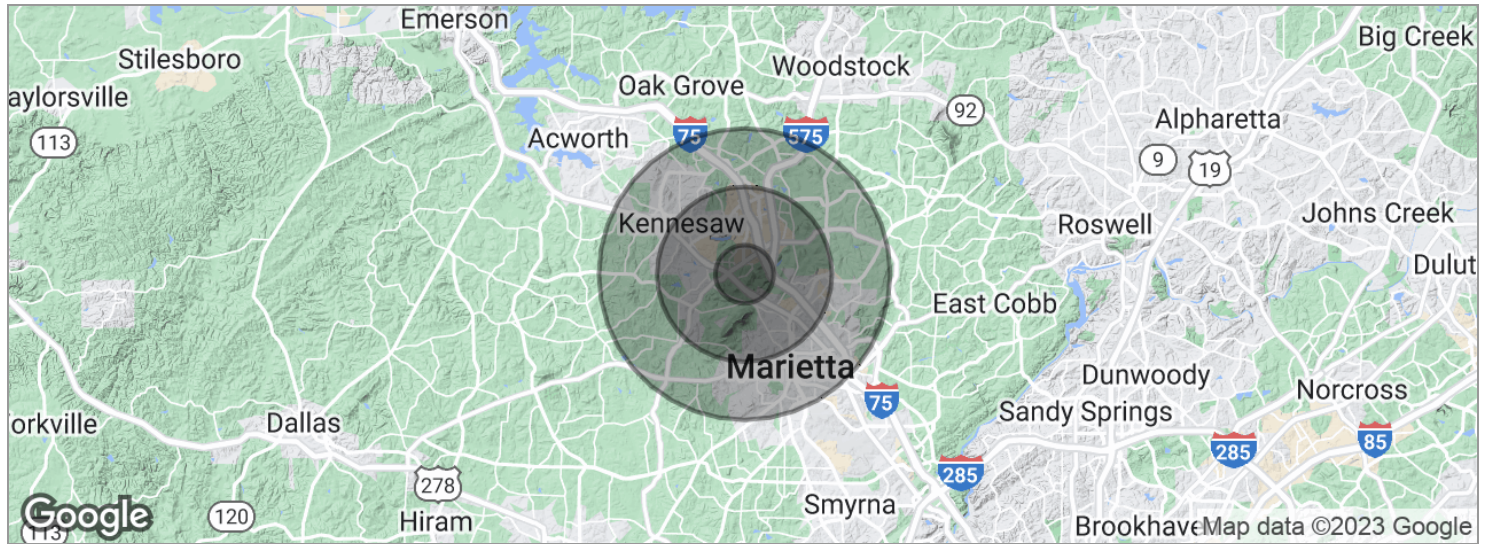
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,696	44,656	151,065
Median age	28.2	32.1	35.0
Median age (male)	28.9	30.9	34.0
Median age (Female)	28.8	33.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,494	18,675	58,897
# of persons per HH	2.3	2.4	2.6
Average HH income	\$66,344	\$74,568	\$78,590
Average house value	\$367,721	\$341,079	\$274,272

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work

MEMBERSHIPS

Atlanta Commercial Board of Realtors

AGREE - Association of Georgia Real Estate Exchangers

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