

# MARIETTA OFFICE SUITES | ± 1,200

## 1180 FRANKLIN GATEWAY

### MARIETTA, GA 30067

FOR LEASE

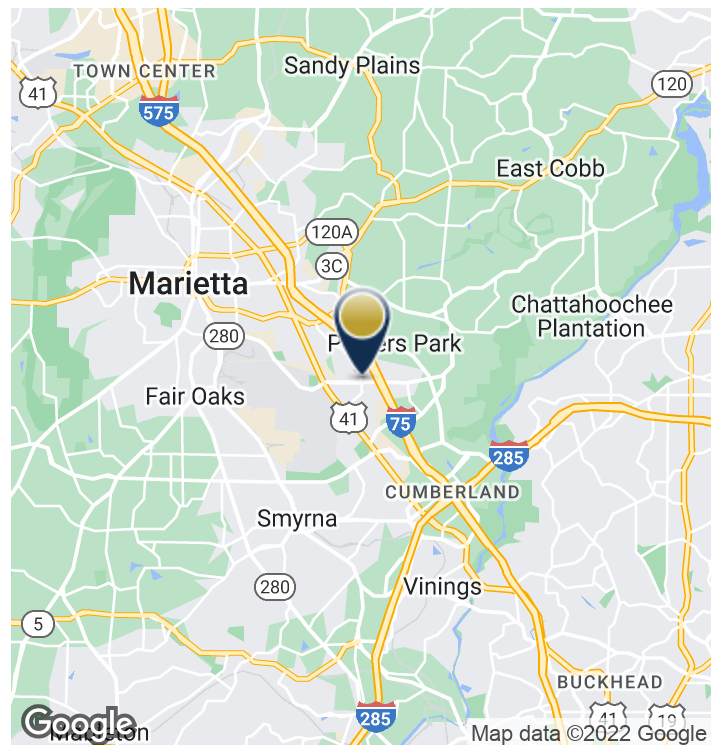


#### PROPERTY HIGHLIGHTS

- ± 9,800 SF office building
- Suite 100 (1,200 SF): for lease at \$1,950/month, full service excluding phone, internet and in-suite janitorial services
- Building is located in an opportunity zone in which tenants could qualify for tax credits

#### LOCATION OVERVIEW

Located in Marietta (Atlanta MSA) just off I-75 and convenient to Dobbins Air Force Base, Lockheed, Kennesaw State University and Life University. Downtown Atlanta is approximately 16 miles south of the property.



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MARIETTA OFFICE SUITES | ± 1,200 | Georgia | 1 of 3



# MARIETTA OFFICE SUITES | ± 3,600 SF

## 1180 FRANKLIN GATEWAY

### MARIETTA, GA 30067

FOR LEASE

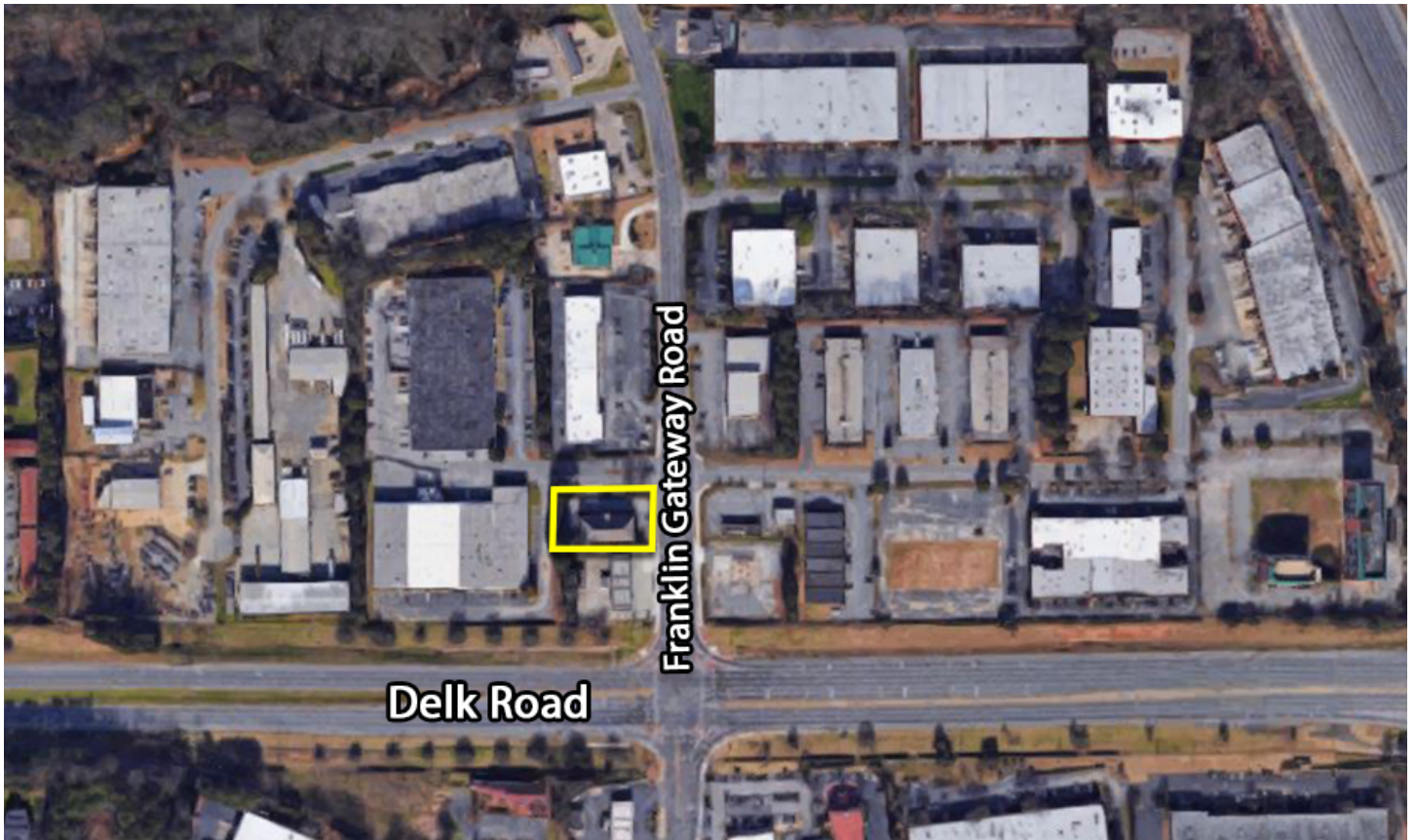
#### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	5,077	37,397	90,776
Total Population:	12,280	84,117	211,273
Average HH Income:	\$45,869	\$61,387	\$76,074

\*Data derived from ESRI



#### AERIAL



MARIETTA OFFICE SUITES | ± 3,600 SF | Georgia | 2 of 3



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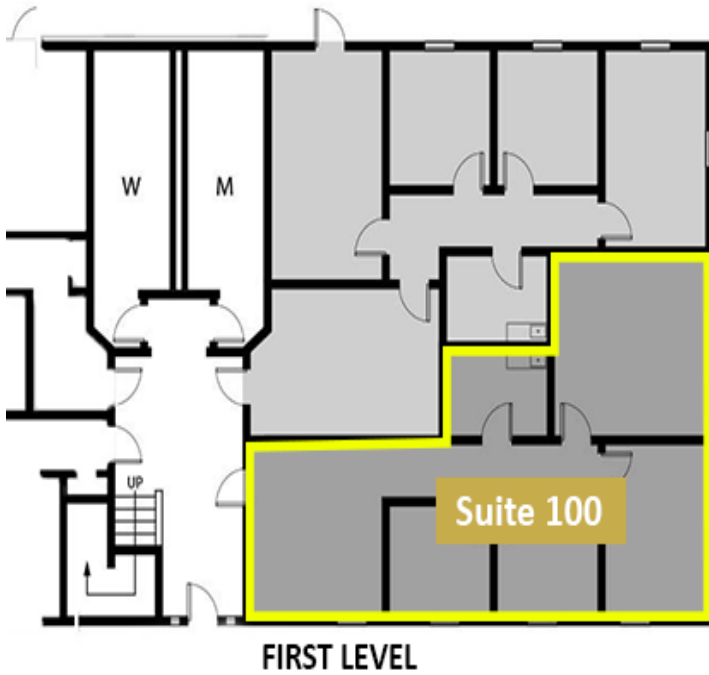
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MARIETTA OFFICE SUITES | ± 3,600 SF  
1180 FRANKLIN GATEWAY  
MARIETTA, GA 30067

FOR LEASE



MARIETTA OFFICE SUITES | ± 3,600 SF | Georgia | 3of3



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