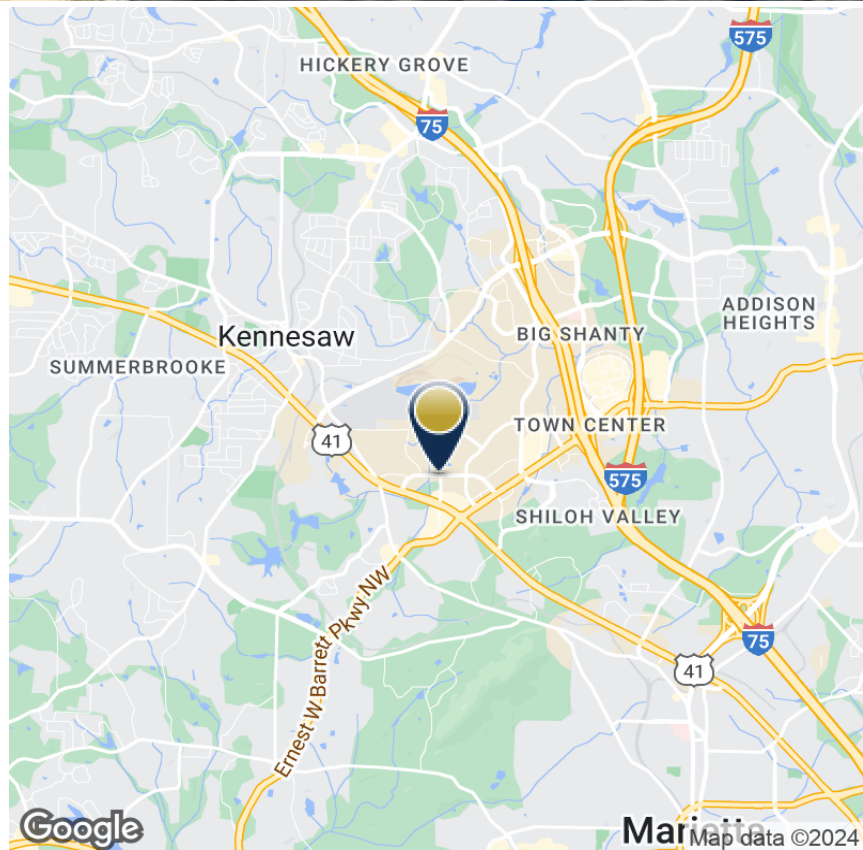




PROPERTY HIGHLIGHTS

- ±32,725 SF office building located in Kennesaw, GA
- Conveniently located near I-75 & I-575 Cobb Pkwy & Barrett Pkwy
- ±1,460-11,217 SF available for lease
- Suite 200 – 5,364 SF | Available Nov. 2024
- Suite 210 – 2,930 SF | Available Jan. 2025
- Suite 215 – 1,463 SF | Available immediately
- Suite 225 – 1,460 SF | Available Jan. 2025
- Up to +/-5,853 SF contiguous space available
- All suites have walk-up entrances and private restroom(s)
- Parking ratio: 5/1,000 SF surface parking
- Tenant has HVAC control
- Elevator & two staircases



LOCATION OVERVIEW

This property is conveniently located near I-75 & I-575, Cobb Pkwy & Barrett Pkwy with a plethora of retail and dining options including easy access to the new Kennesaw Marketplace development on Cobb Pkwy and minutes from Kennesaw State University. It is about 34 miles from Hartsfield-Jackson International Airport and 22 miles from Downtown Atlanta.

The city of Kennesaw is convenient to both I-75 and I-575 and has the perfect combination of small-town charm with big city amenities. Designated as a Preserve America Community, which recognizes communities that protect and celebrate their heritage, the local economy has grown significantly in recent years with establishment of retail centers and other businesses, making it a part of the Atlanta MSA.

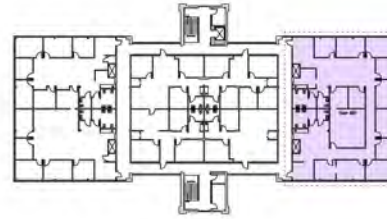
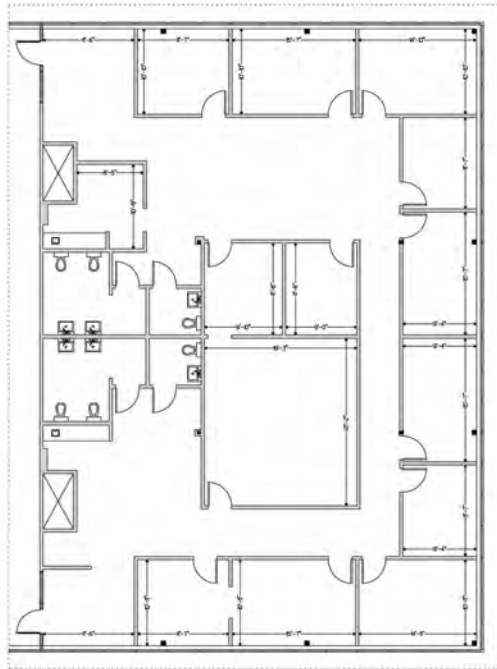
With the expansion of Cobb County International Airport and Kennesaw State University, the location has become an integral player in the trends and investments of the greater region. South Cobb County estimates from late 2019 revealed that only 12% of the county is undeveloped or underdeveloped. This means that relocating a business to this area will likely to be the result of seizing the opportunity to occupy or redevelop. The presence of public buildings, educational resources, a safe, central business district and well-maintained neighborhoods




IN THE AREA MAP

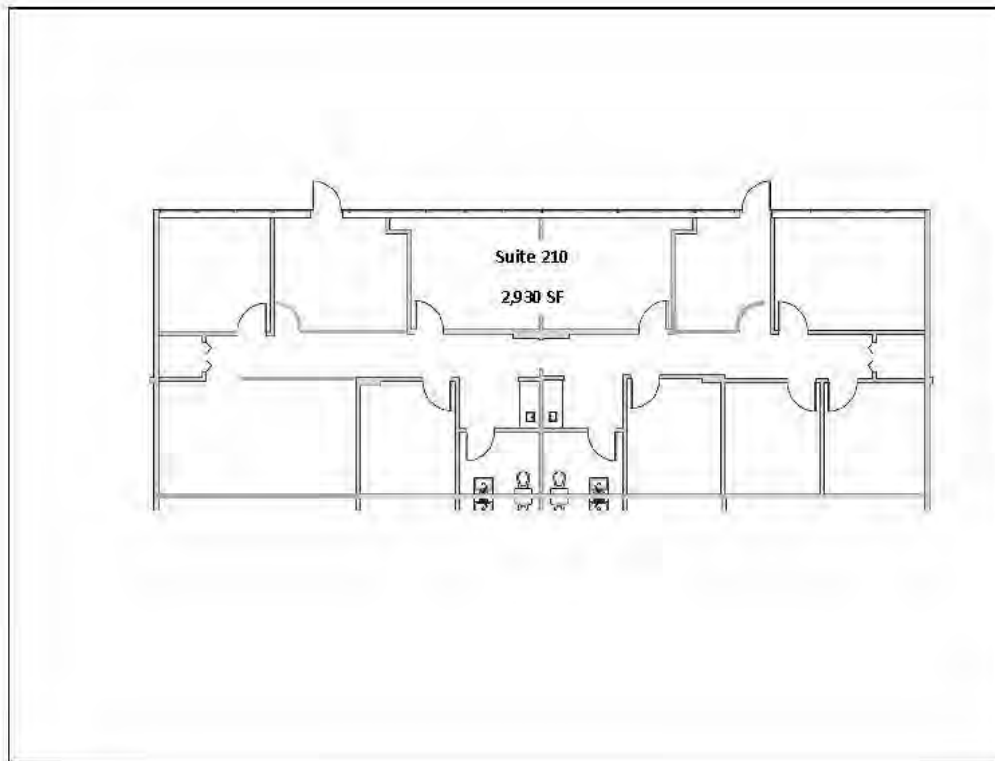






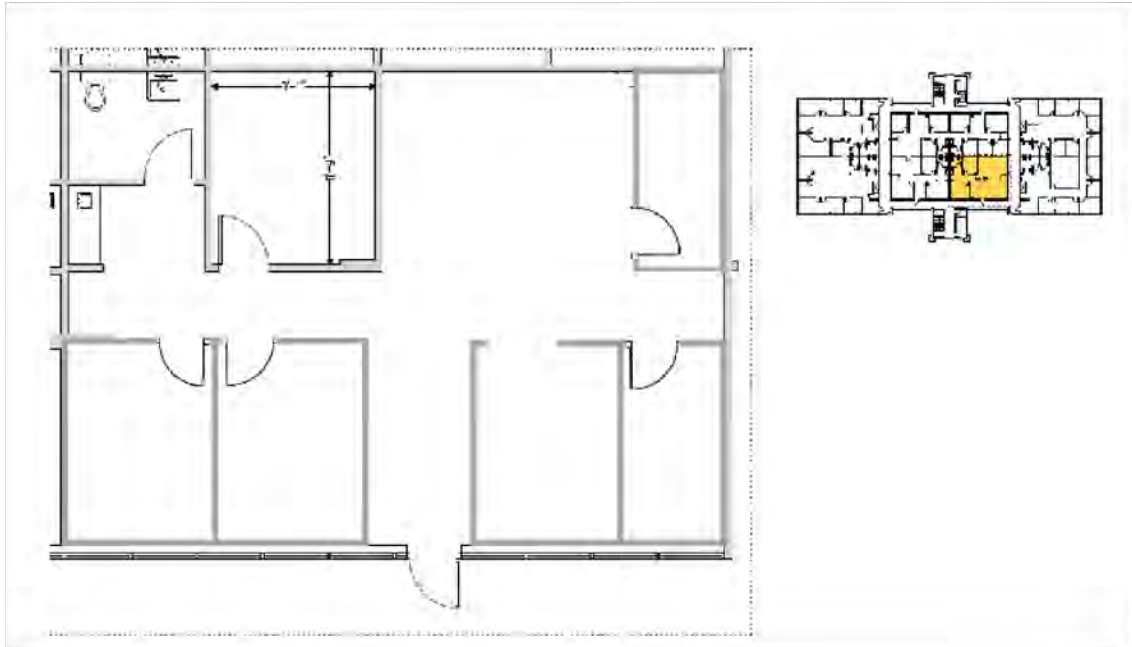
Suite 200 - 5,364 SF

DATE MEASURED: October 2011	ADDRESS: Barrett Court 1925 Vaughn Road Suite 200 Kennesaw, Georgia	 <small>ATLANTA ORLANDO TAMPA (770) 441-1442 (407) 441-8888 (813) 444-9888 www.measureDYNAMICS.com</small>
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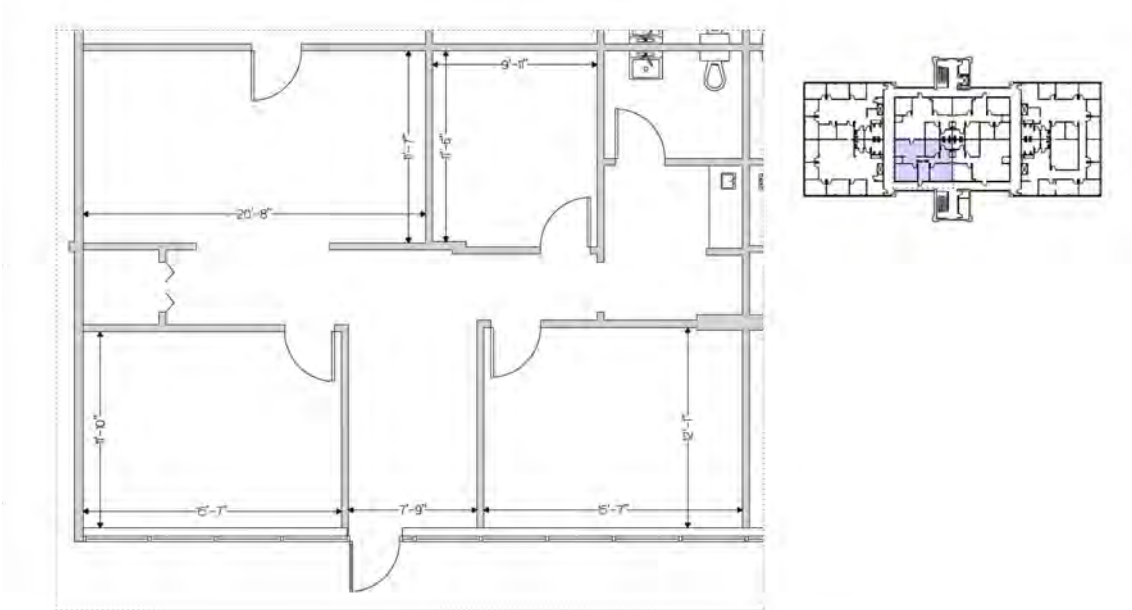


Suite 210
2,930 SF





Suite 215 — 1,463 SF



Suite 225 — 1,460 SF

	DATE MEASURED: October 2011	ADDRESS: Barrett Court 1925 Vaughn Road Suite 225 Kennesaw, Georgia	 <small>ATLANTA OKLAHOMA TAMPA MEMPHIS LOS ANGELES MIAMI</small> www.measureDYNAMICS.com
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