

## OFFICE FOR LEASE

# EAST COBB OFFICE

4901 Olde Towne Parkway, Marietta, GA 30068



MARKET:	East Cobb
AVAILABLE SF:	385 - 14,000 SF
LEASE RATE:	\$16.50SF/Yr (MG)
BUILDING SIZE:	25,800 SF
BUILDING CLASS:	A
RENOVATED:	2018
CROSS STREETS:	Johnson Ferry Road

### PROPERTY OVERVIEW

Up to 14,000sf coming available in the heart of East Cobb. Directly across from the new Northside Hospital Medical Campus and close proximity to Wellstar Health East Cobb Center. Minutes to Sandy Springs and Perimeter. Elevator access to all three floors. Each space coming available has breakroom and conference rooms, executive suites and built-in cubicles.

### PROPERTY FEATURES

- Walk-up access on two floors.
- Private entrances/exits.
- Well-maintained and private setting.
- Secured building.
- [https://youtu.be/hUxu0SIG\\_8E](https://youtu.be/hUxu0SIG_8E)

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

**ROCKY KAUFMANN**  
Broker/ Director  
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[rockyk@kw.com](mailto:rockyk@kw.com)  
GA #248712

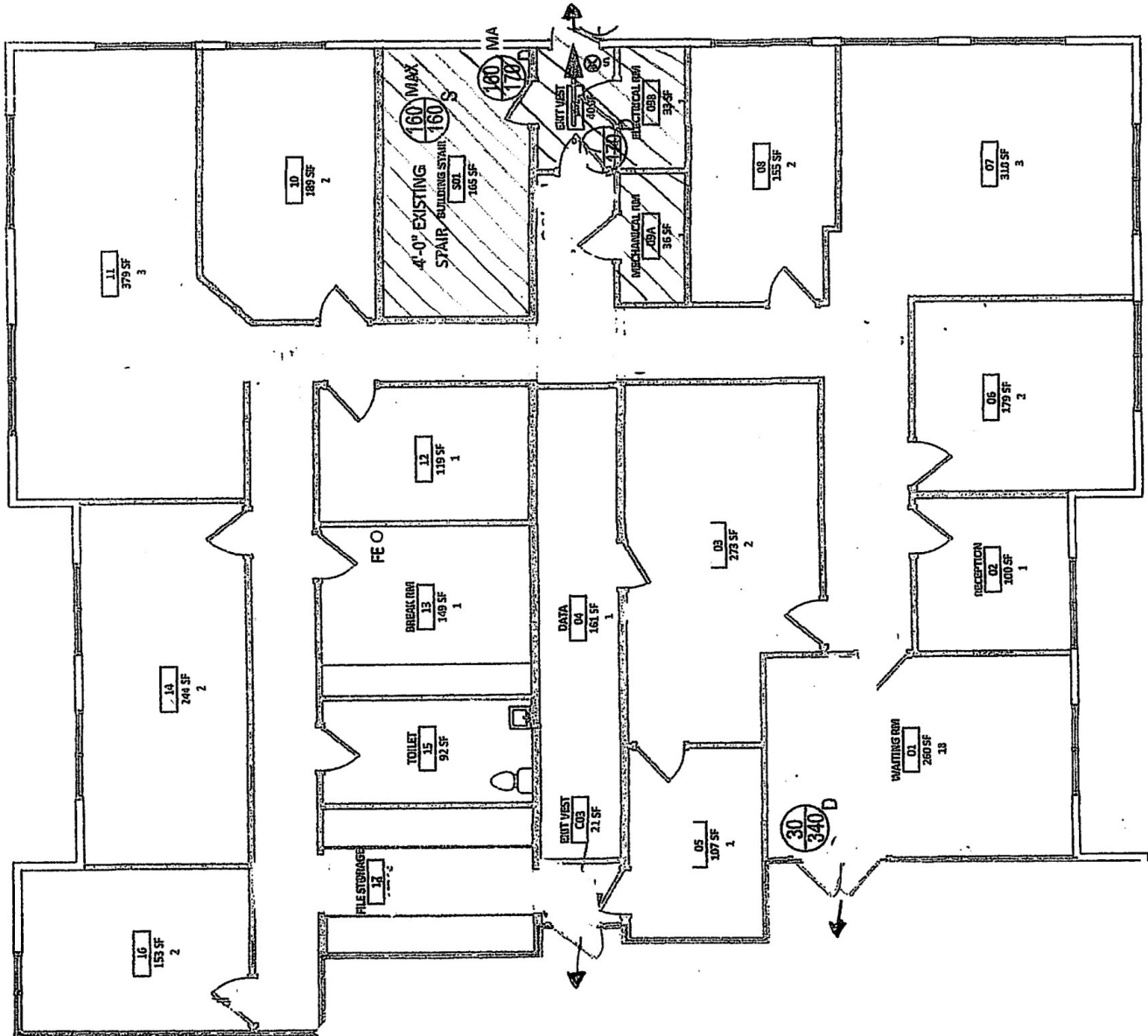
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# OFFICE FOR LEASE

## SUITE 201

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# SUITE 301

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**MARIETTA - 3RD FLOOR**



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# AVAILABLE SPACE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Terrace Level	Office Building	\$16.50 SF/YR	Modified Gross	385 - 4,000 SF
200	Office Building	\$21.00 SF/YR	Modified Gross	4702 SF
301	Office Building	\$21.00 SF/YR	Modified Gross	2,645 SF
303	Office Building	\$18.00 SF/YR	Full Service	3,340 SF

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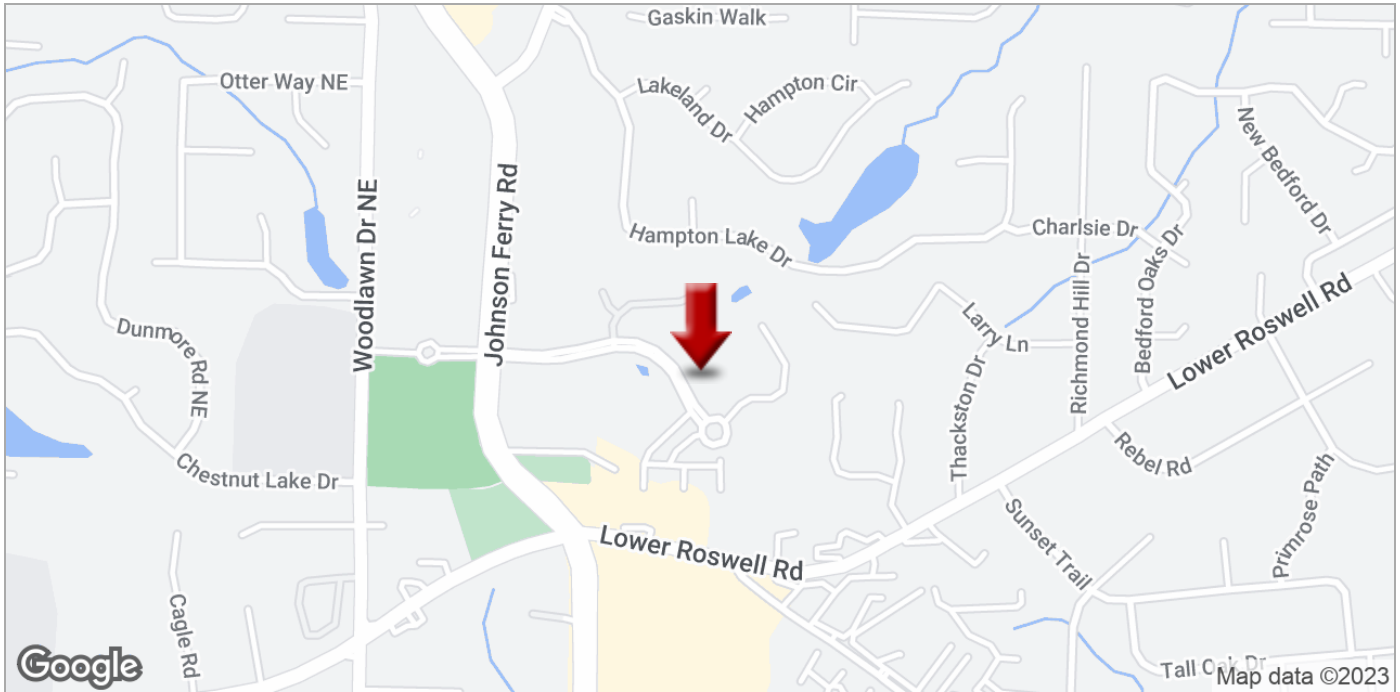
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## LOCATION

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# RETAILER MAP

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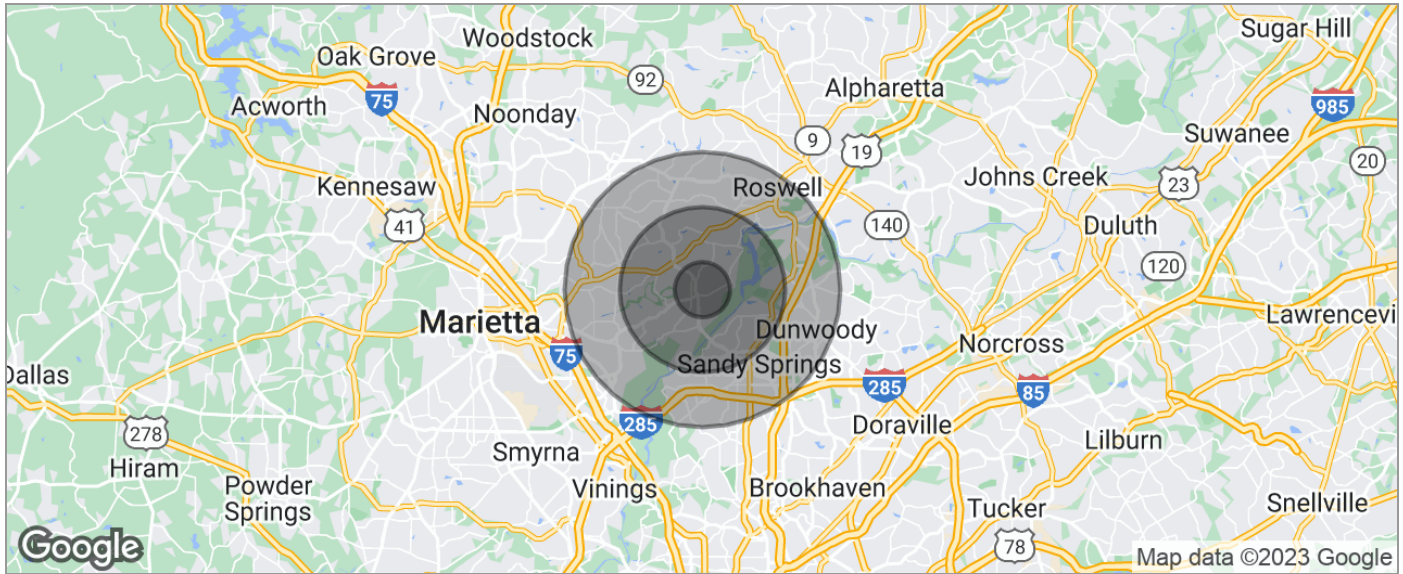
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,548	59,932	181,438
MEDIAN AGE	43.2	41.0	39.6
MEDIAN AGE (MALE)	42.8	40.5	39.0
MEDIAN AGE (FEMALE)	44.0	41.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,356	22,661	72,761
# 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
RACE	1 MILE	3 MILES	5 MILES
% WHITE	88.3%	85.6%	79.4%
% BLACK	2.6%	6.4%	11.0%
% ASIAN	7.2%	6.0%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.4%	1.0%	2.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.3%	3.4%	6.6%

\* Demographic data derived from 2020 ACS - US Census

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