



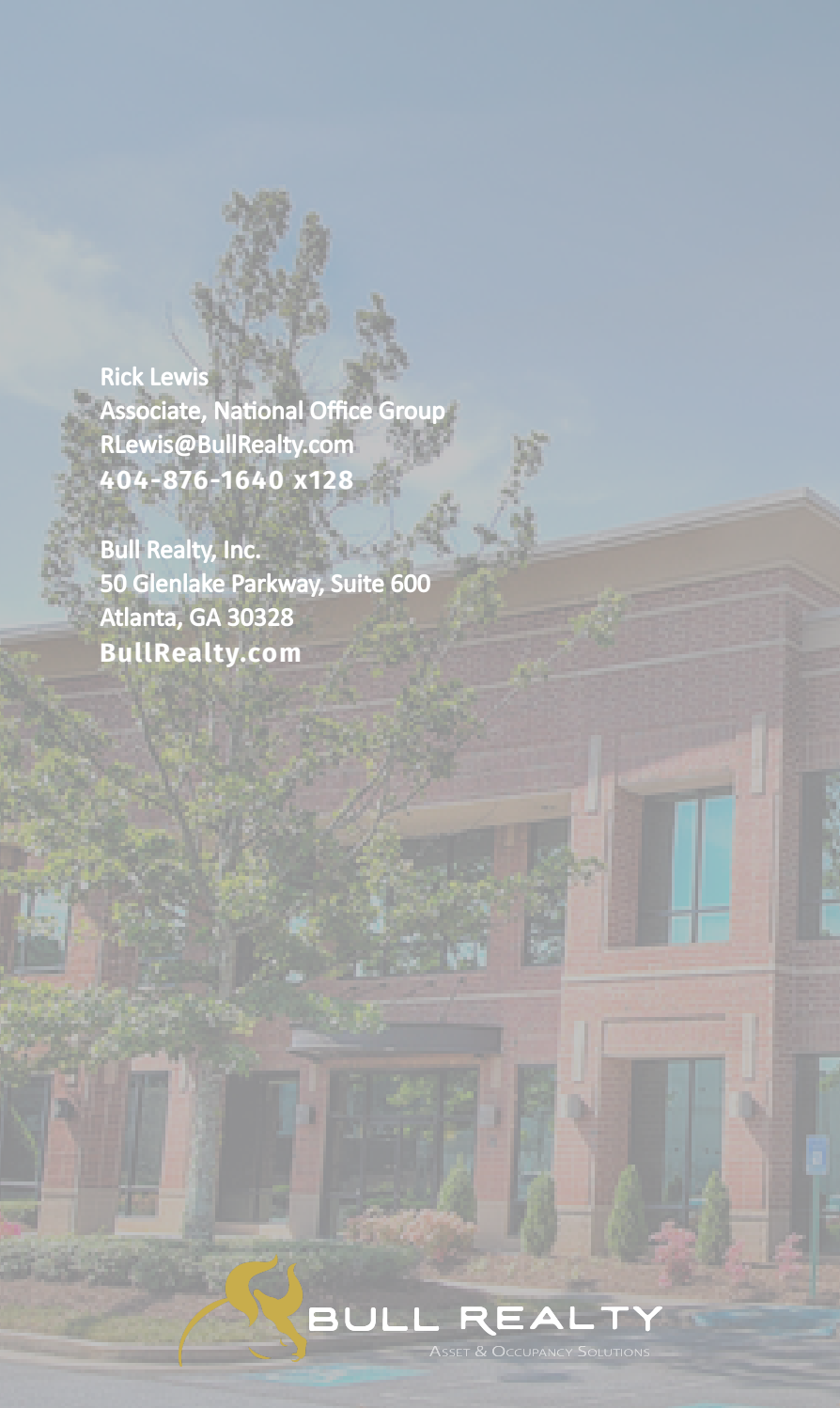
**1015 Cobb Place Blvd**

**25,576 SF TO 51,152 SF**



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS





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# EXECUTIVE SUMMARY

1015 COBB PLACE BLVD | 25,576 SF TO 51,152 SF



This impressive two-story office building is conveniently located in the popular Kennesaw market just off I-75, 10 miles north of Atlanta's I-285.

The building includes a beautiful entrance lobby with elevator access. The large windows provide an abundance of natural sunlight. The space is in move-in condition with flexible, open floor plans. The entire 51,152 SF building is available for lease or one floor of approximately 25,576 SF. Long term or short term leases available.

Kennesaw is a premiere destination for businesses and families. This vibrant market area continues to grow in popularity, as it provides the perfect combination of affordable housing, high ranking schools, large city amenities and small town charm.

- 25,576 SF to 51,152 SF available
- Offered for lease from \$16.00/SF NNN
- Flexible short or long term leases possible
- Available for immediate occupancy
- Potential furniture/workstations
- Gorgeous lobby
- Convenient access to dining and shopping
- Each floor approximately 25,576 SF
- Open floor plans
- Emergency backup generator
- Elevator access

**Lease Rate | \$16.00/SF NNN**



## ADDITIONAL PHOTOS

1015 COBB PLACE BLVD | 25,576 SF TO 51,152 SF





# ADDITIONAL PHOTOS

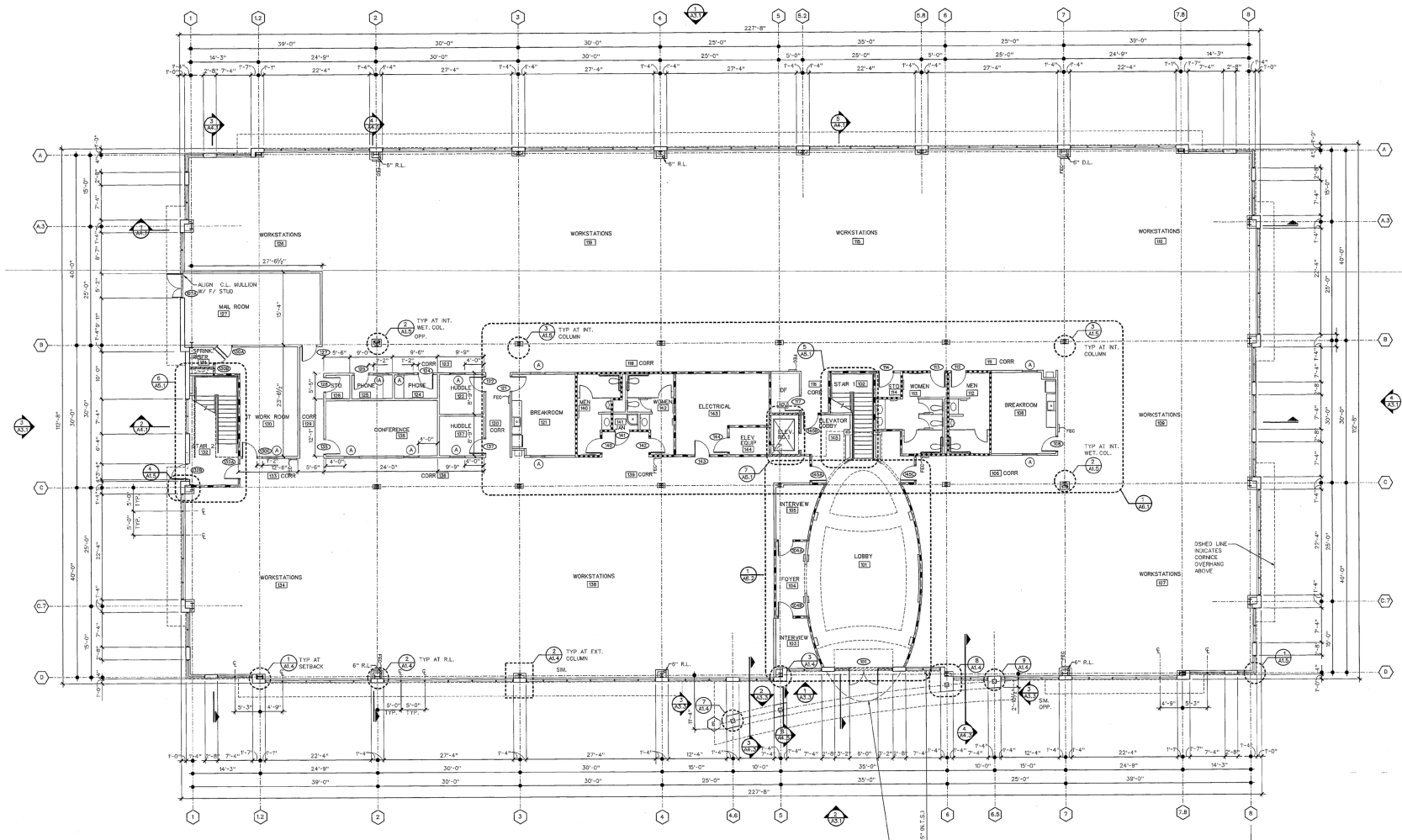
1015 COBB PLACE BLVD | 25,576 SF TO 51,152 SF





# FLOOR PLANS

1015 COBB PLACE BLVD | 25,576 SF TO 51,152 SF



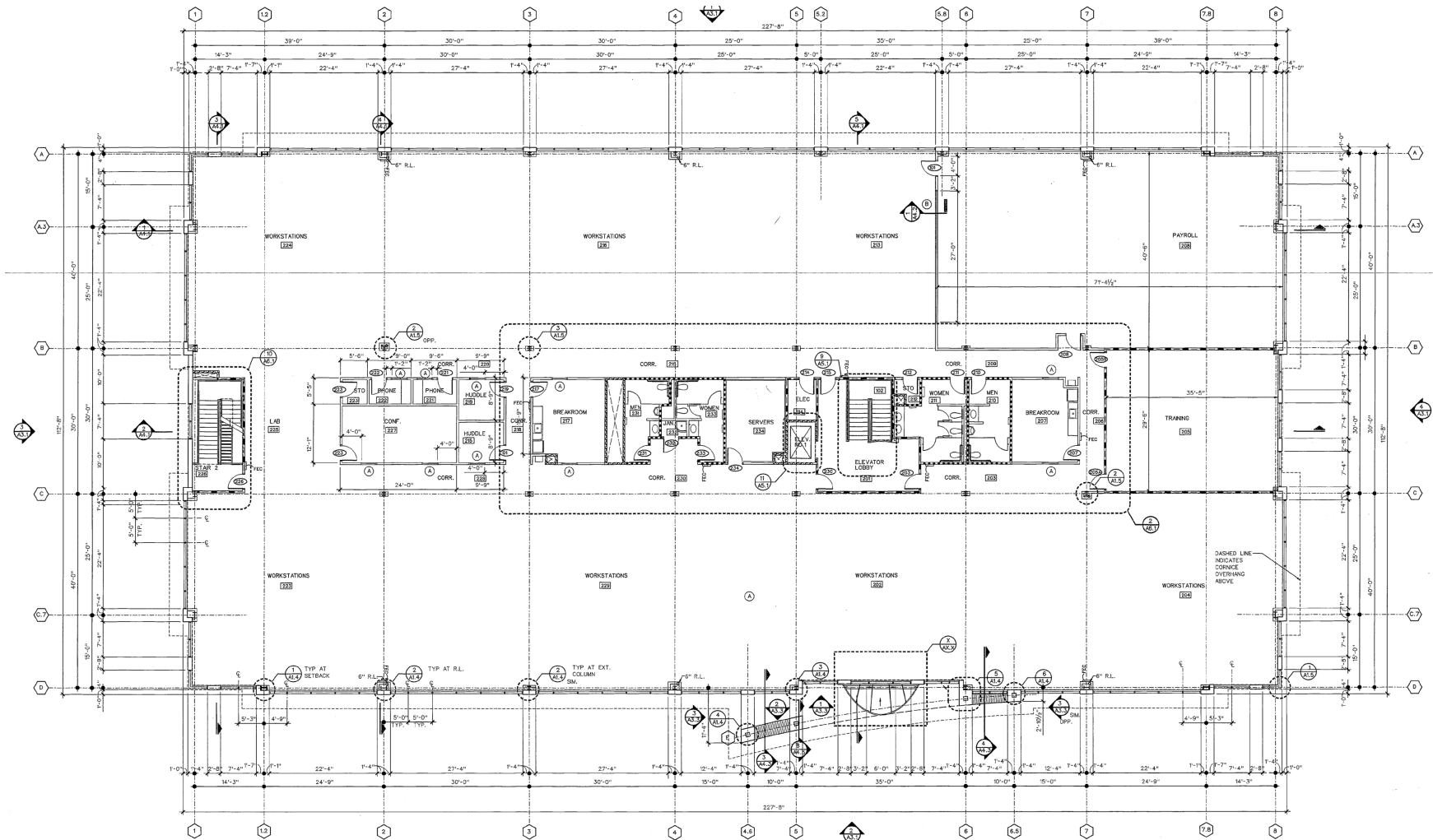
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FIRST FLOOR



# FLOOR PLANS

1015 COBB PLACE BLVD | 25,576 SF TO 51,152 SF



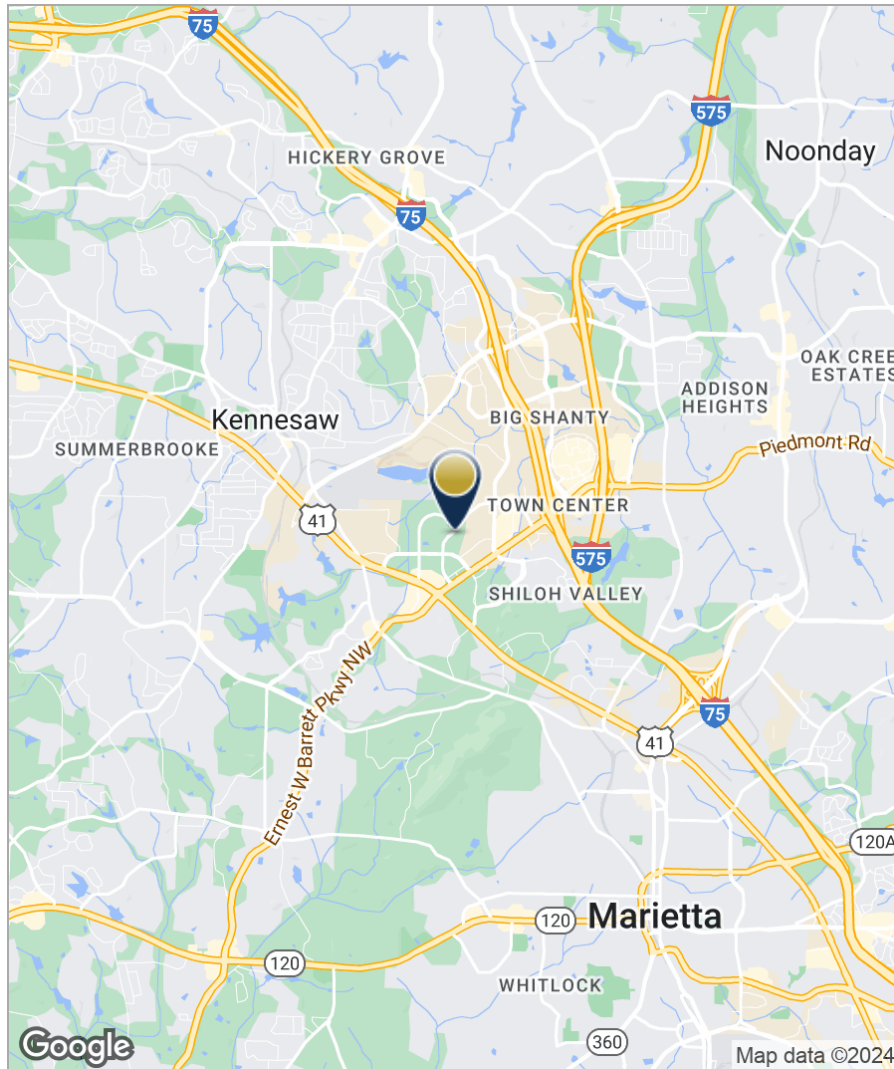
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SECOND FLOOR



# LOCATION MAP

1015 COBB PLACE BLVD | 25,576 SF TO 51,152 SF



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,457	154,854	596,623
MEDIAN AGE	29.0	34.8	35.2
MEDIAN AGE (MALE)	27.9	33.8	34.2
MEDIAN AGE (FEMALE)	32.9	36.0	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,379	59,363	218,583
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$72,454	\$80,808	\$81,625
AVERAGE HOUSE VALUE	\$365,907	\$276,460	\$271,257

Source: ESRI

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## RICK LEWIS

Associate, National Office Group

### Professional Background

Rick Lewis and his team specialize in the acquisition and disposition of investment grade office properties.

Mr. Lewis joined Bull Realty in 2015 as a member of the business development team where he trained under CEO Michael Bull. This extensive training program included over 1,000 hours of formal instruction, deal generation, and proper closing techniques. During his time on the business development team, Rick learned and successfully implemented strategies and plans to assist office building owners in maximizing the value of their asset.

Prior to joining Bull Realty, Rick was a Student Athlete at The Ohio State University as a member of the varsity Men's Lacrosse Team. He was a 3-time scholar athlete and voted team captain in his senior season.

### Bull Realty Inc.

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Bull Realty is a commercial real estate sales, leasing, management and advisory firm headquartered in Atlanta licensed in nine Southeast states. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show.



# TEAM PROFILE

1015 COBB PLACE BLVD | 25,576 SF TO 51,152 SF



**Michael Bull**  
Broker



**Aubri Franklin**  
Marketing

**Rick Lewis**

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**Scott Jackson**  
Analyst