

**FOR LEASE
OR SALE**



OFFICE SPACE THE WALK AT MARS HILL

4900 Ivey Rd | Building 1600 | Acworth, GA 30101

SPACE AVAILABLE | 1,500 SF - 12,000 SF (divisible)

HIGHLIGHTS

- Brand new class A office building in The Walk at Mars Hill master-planned office and retail development
- Approximately 2 miles south of the new WellStar Health Campus
- Buildout to meet tenants specs
- Ample parking
- The Office Park is Condominium Ownership, so smaller office units can be leased or sold
- Easy access to Cobb Parkway, I-75 and I-575
- Strong demographics with a growing population of over 39,000 people with an average household income exceeding \$107,000

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AERIAL VIEW

THE WALK AT MARS HILL
4900 Ivey Rd, Acworth, GA

FUTURE
Piedmont
REALTY/RENTALS

31,600 AADT

Walmart
Save money. Live better.

STARBUCKS COFFEE
BURGER KING
PEPBOYS AUTO CARE

FIVE GUYS
BURGERS and FRIES

COBB COUNTY MARIETTA WATER AUTHORITY

HURBERT PARK

TARGET
AMERICA'S BEST CONTACTS & EYEGLASSES
HIBBETT SPORTS
MICHAEL'S
FAMOUS FOOTWEAR
PETCO
LONGHORN STEAKHOUSE
LAKESIDE MARKETPLACE

KOHL'S

HOTWORX
DOLLAR TREE
BEST BUY
PETSMART

Arby's
Wendy's
Chick-fil-A
Charley's
Waffle House
AspenDental
at&t

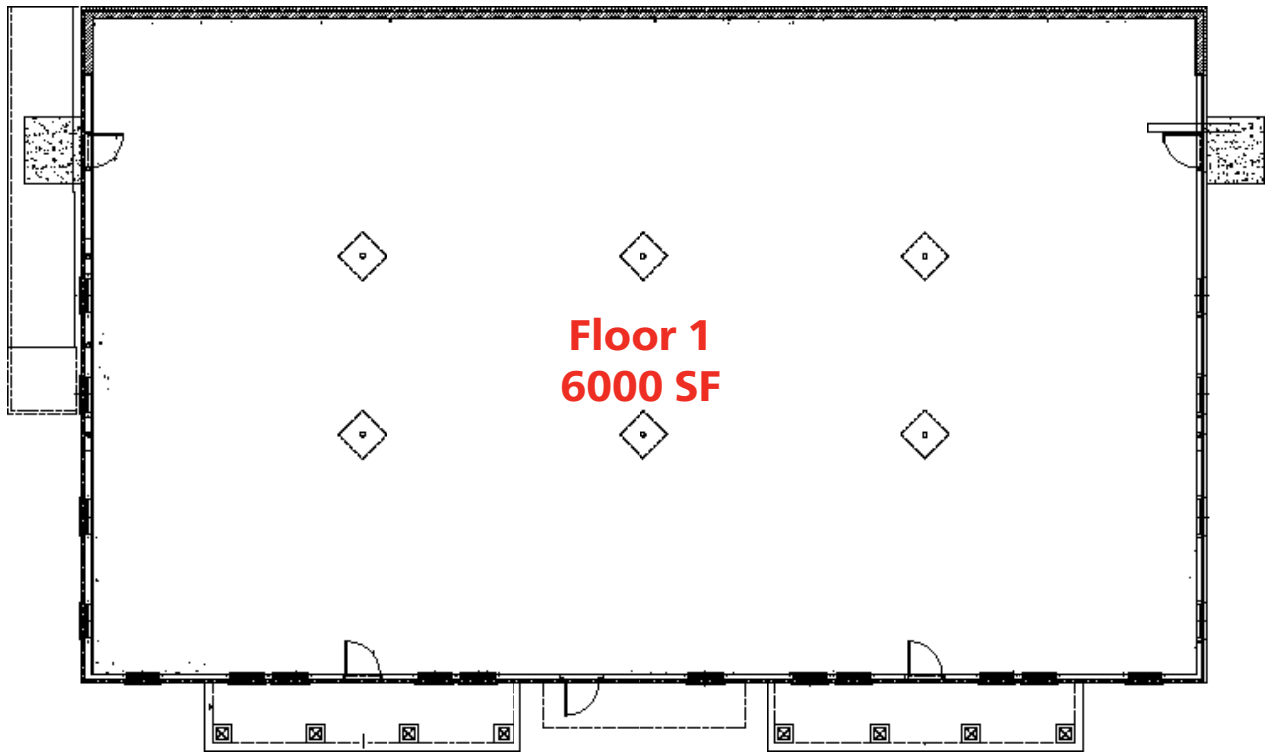
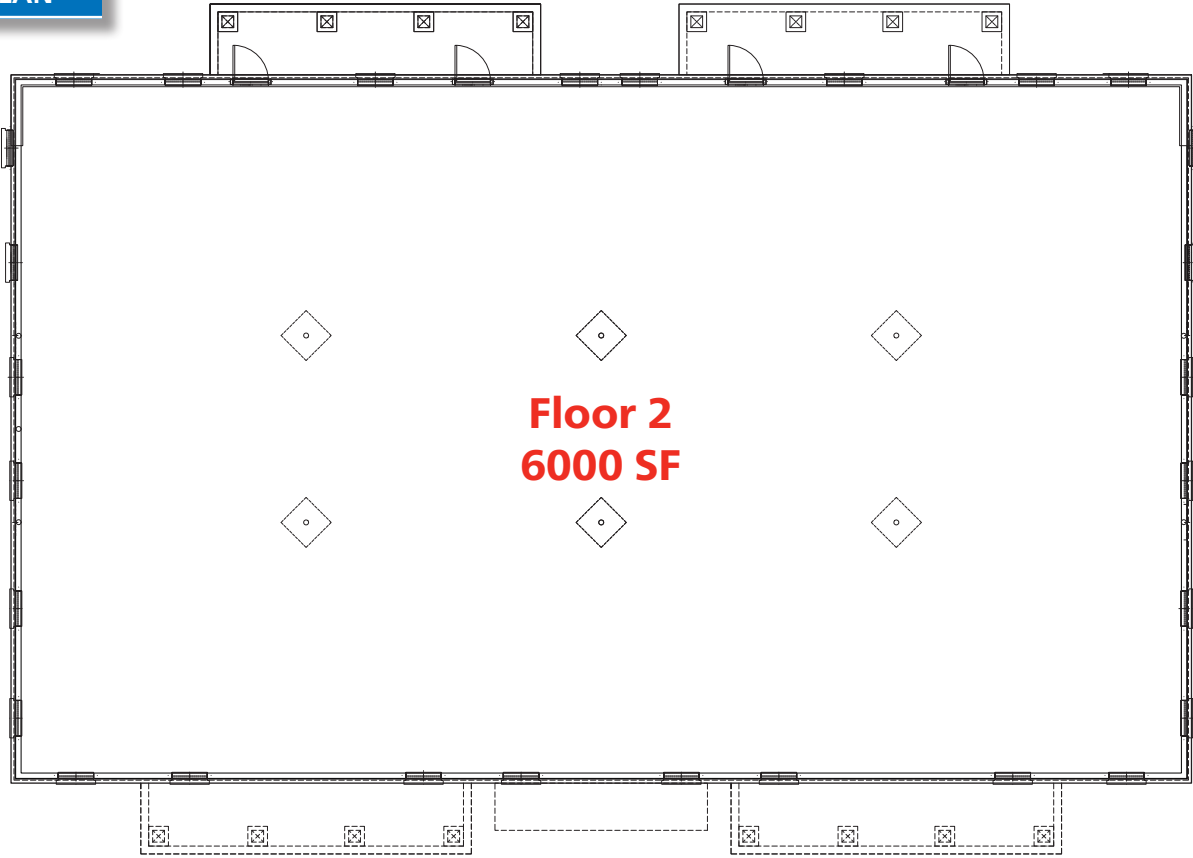
Kroger
McDonald's

28,800 AADT

LOWE'S



FLOOR PLAN

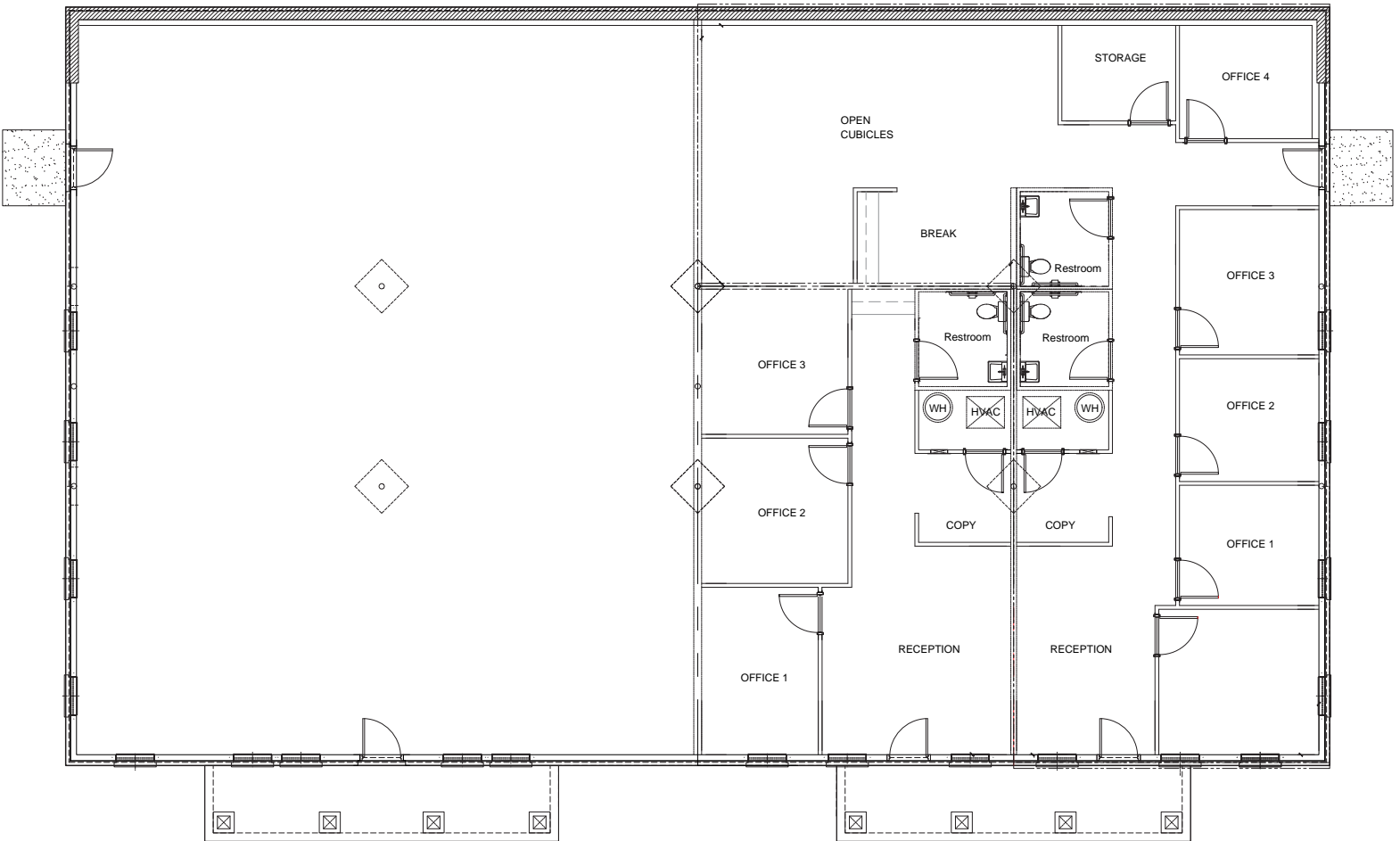


*Drive up parking and access both floors

Floor 1

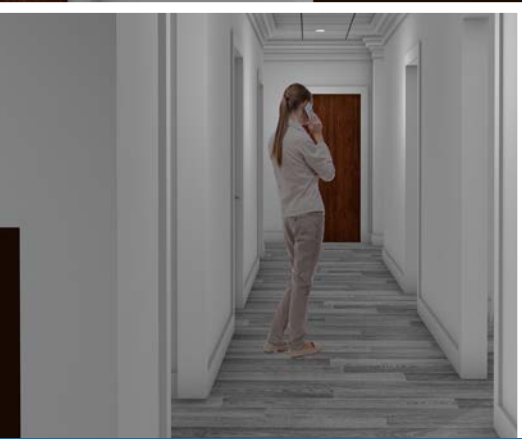
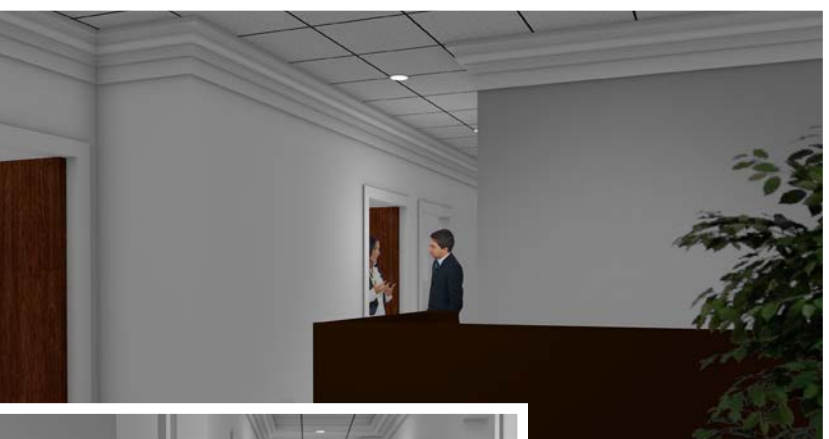
Demising Option "B"

3000 SF



*Drive up parking and access both floors

PROPERTY RENDERINGS



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