

## OFFICE FOR LEASE

# EAST COBB OFFICE

4901 Olde Towne Parkway, Marietta, GA 30068



<b>MARKET:</b>	East Cobb
<b>AVAILABLE SF:</b>	385 - 14,000 SF
<b>LEASE RATE:</b>	\$16.50 - 18.00 SF/Yr (MG; Full Service)
<b>BUILDING SIZE:</b>	25,800 SF
<b>BUILDING CLASS:</b>	A
<b>RENOVATED:</b>	2018
<b>CROSS STREETS:</b>	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

- One month of free rent for every year of term for deals signed by January 1st.
- Turn-key tenant improvements provided for credit tenants.
- Double-pro fees to brokers for any deals signed prior to Jan 1st.
- Private entrances/exits.
- Well-maintained and private setting.
- Secured building.

**KW COMMERCIAL**  
115 Perimeter Center Place,  
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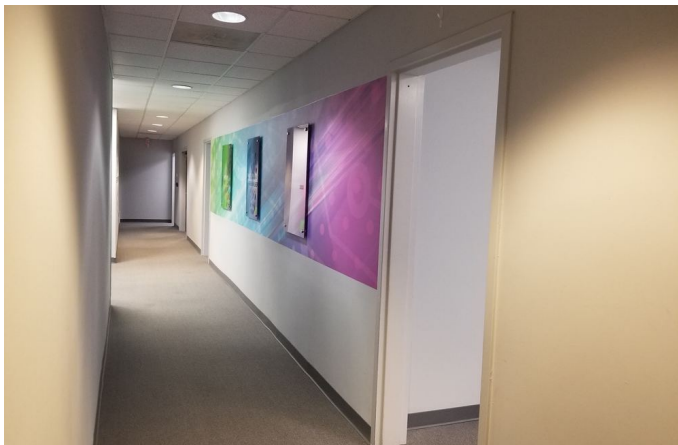
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## OFFICE FOR LEASE

# SUITE 200 - APX 8871SF

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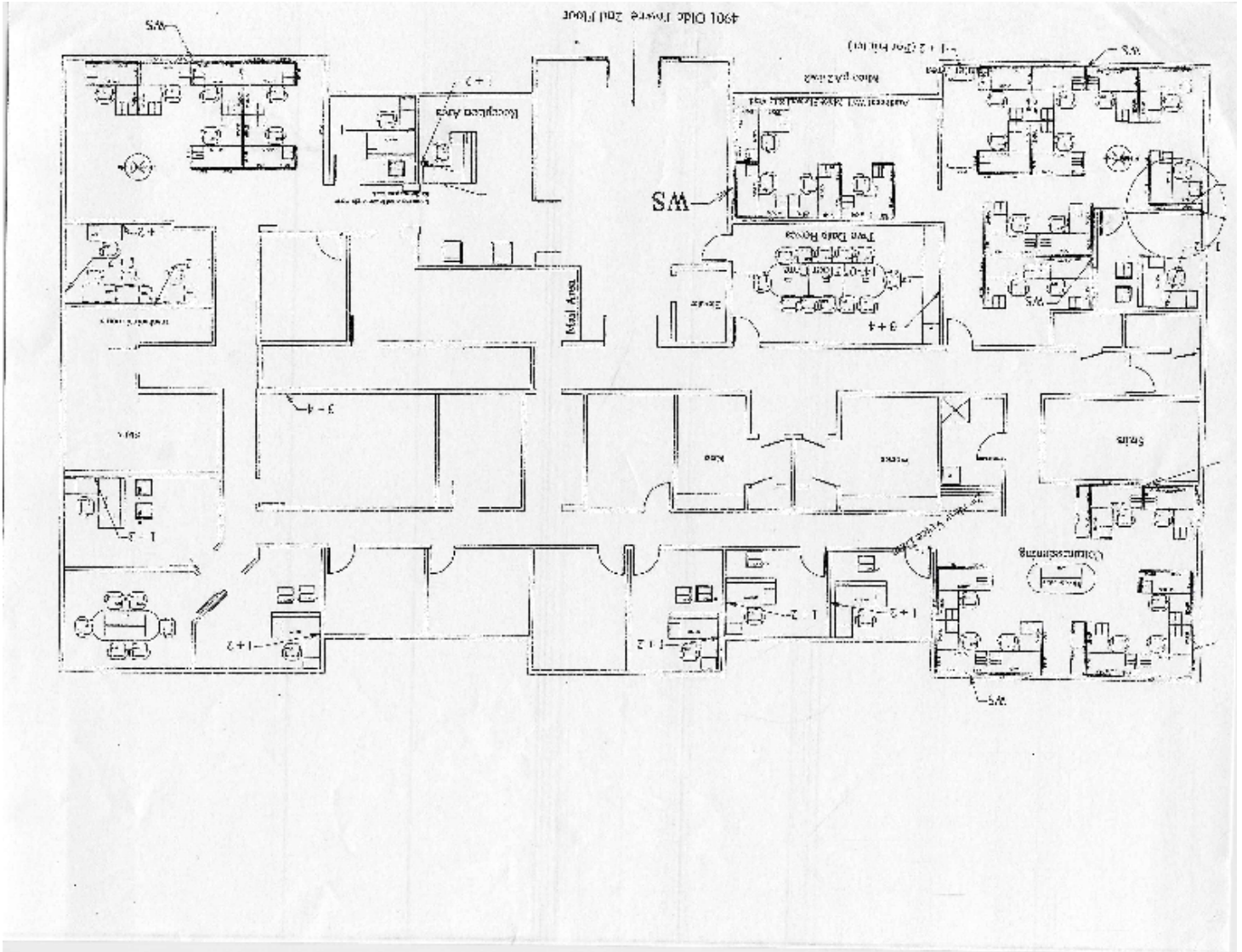
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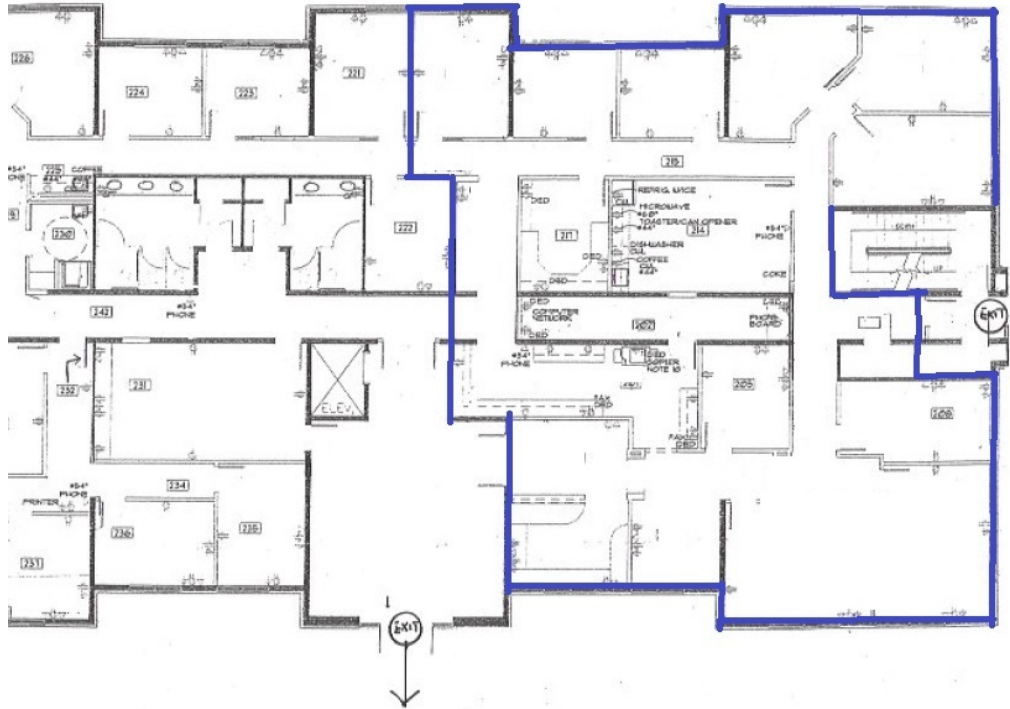
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# OFFICE FOR LEASE

## OPTION 201 - B

4901 Olde Towne Parkway, Marietta, GA 30068



4901 OLDE TOWNE PARKWAY

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Terrace Level	Office Building	\$16.50 SF/YR	Modified Gross	385 - 4,000 SF	VACANT
200	Office Building	\$18.00 SF/YR	Modified Gross	4000- 8,871 SF	VACANT
303	Office Building	\$18.00 SF/YR	Full Service	3,340 SF	VACANT

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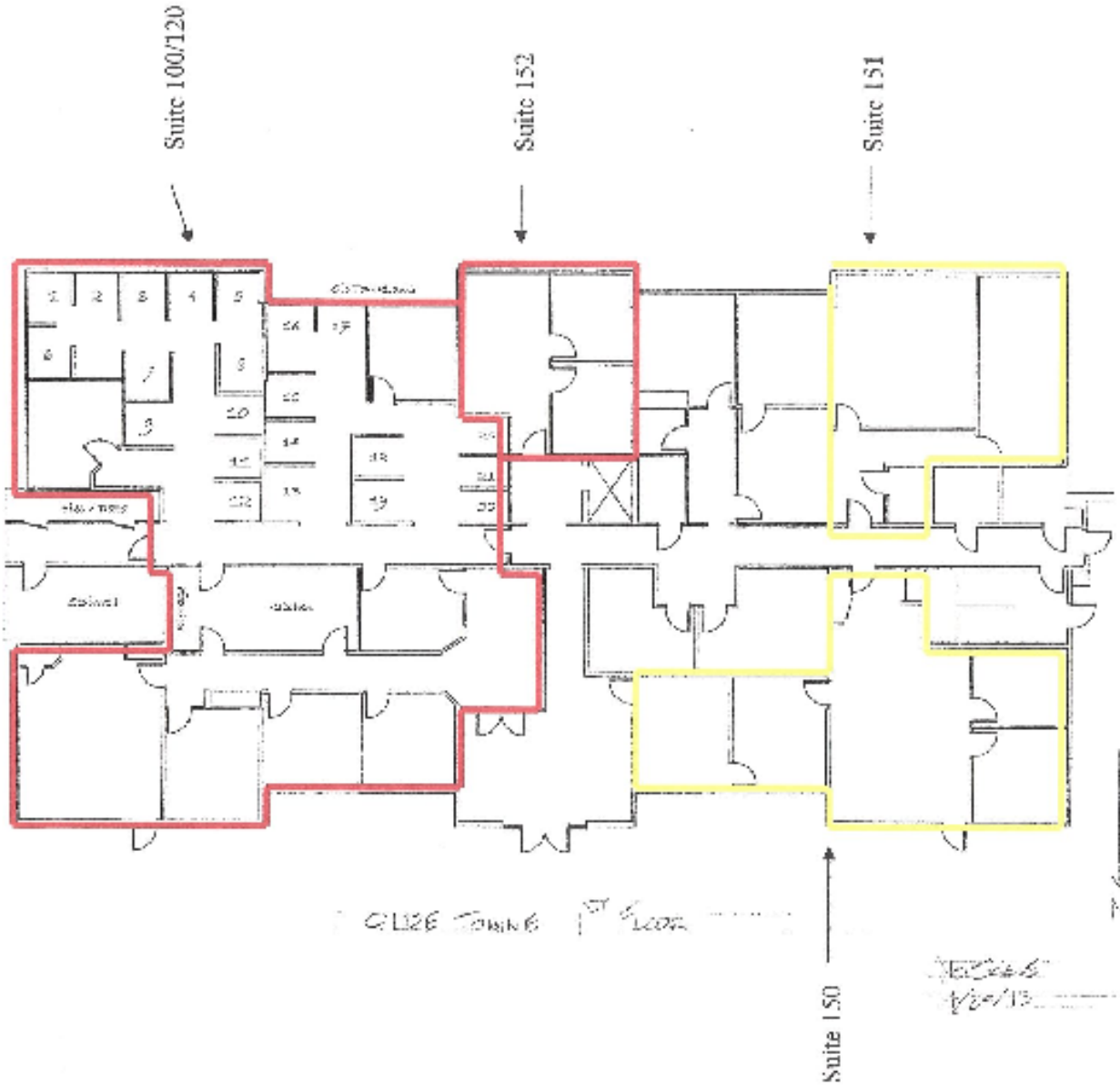
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# TERRACE LEVEL

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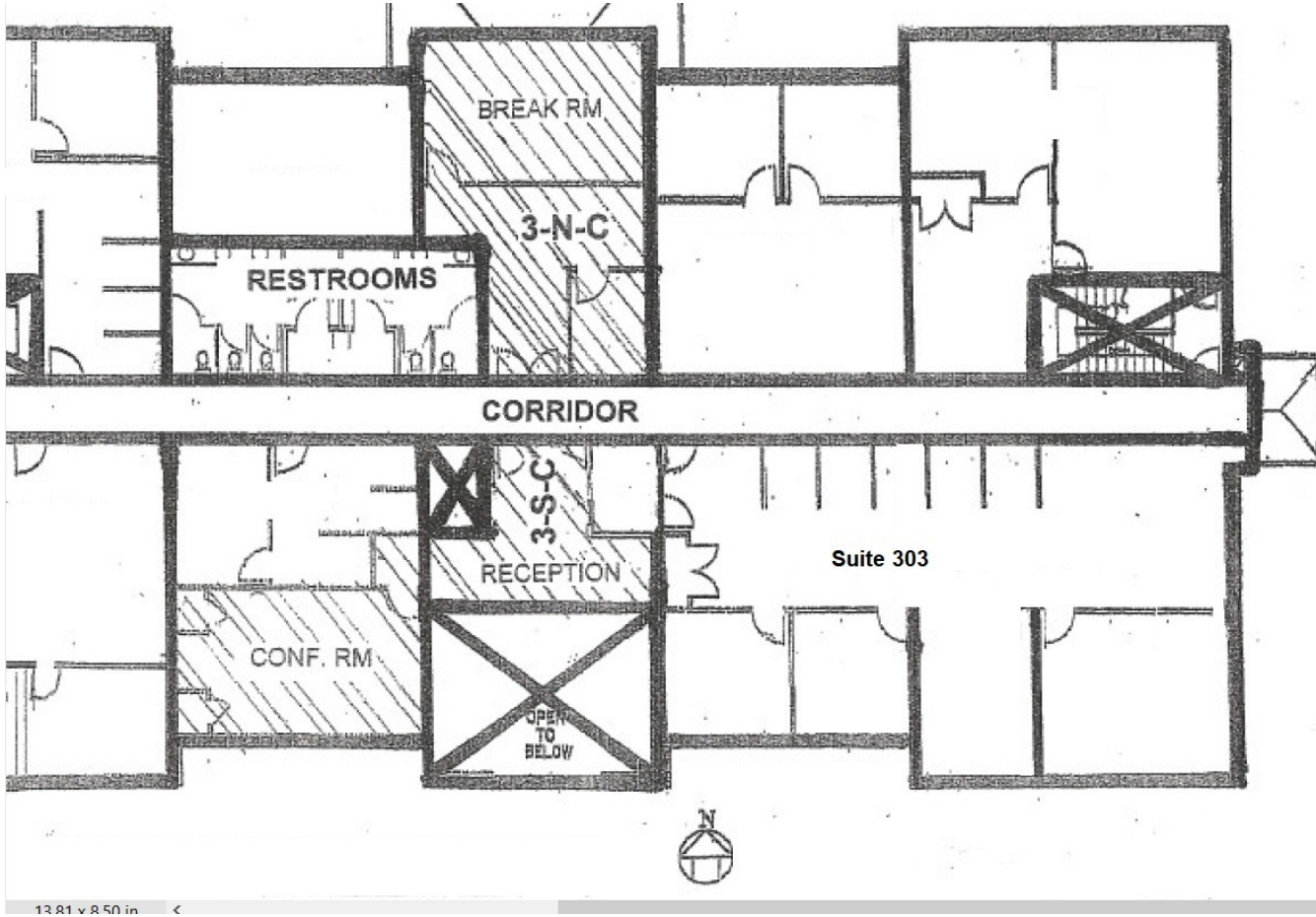
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# OFFICE FOR LEASE

## SUITE 303

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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	\$18.00 SF/YR	Modified Gross	8,871 SF
303	Office Building	\$18.00 SF/YR	Full Service	3,340 SF

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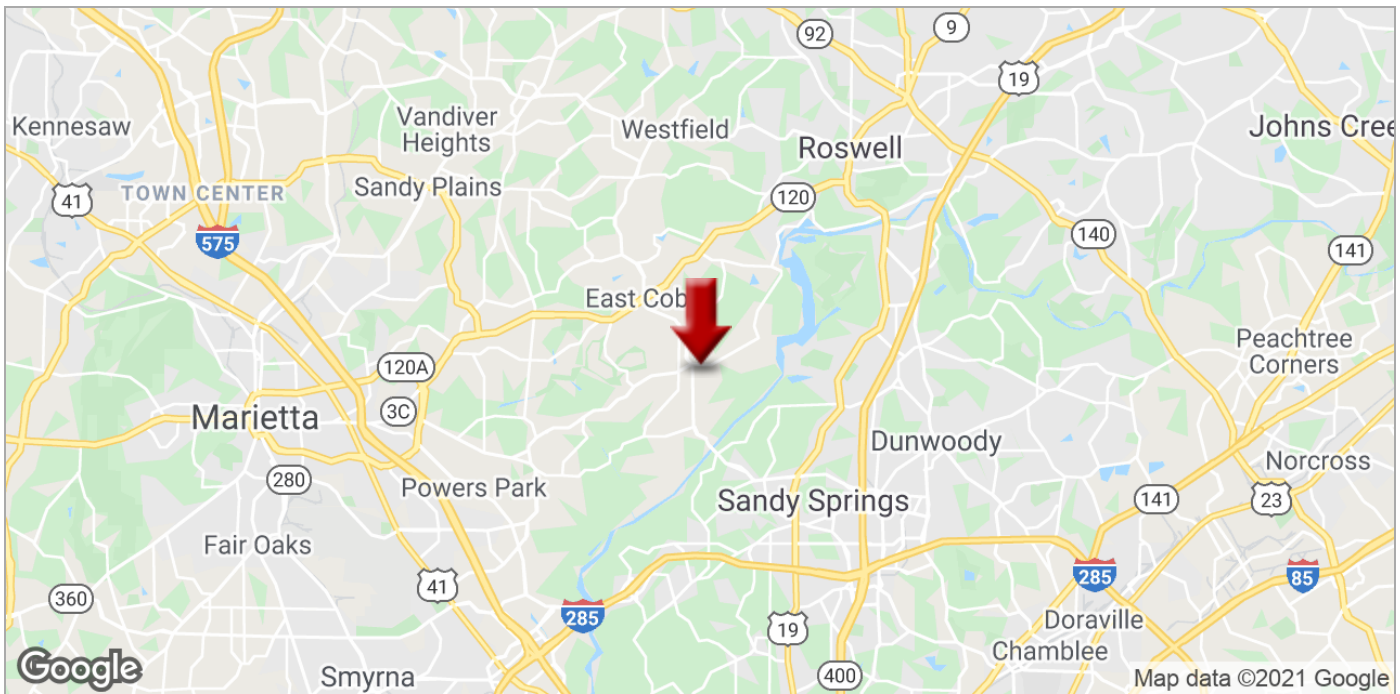
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# LOCATION

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# RETAILER MAP

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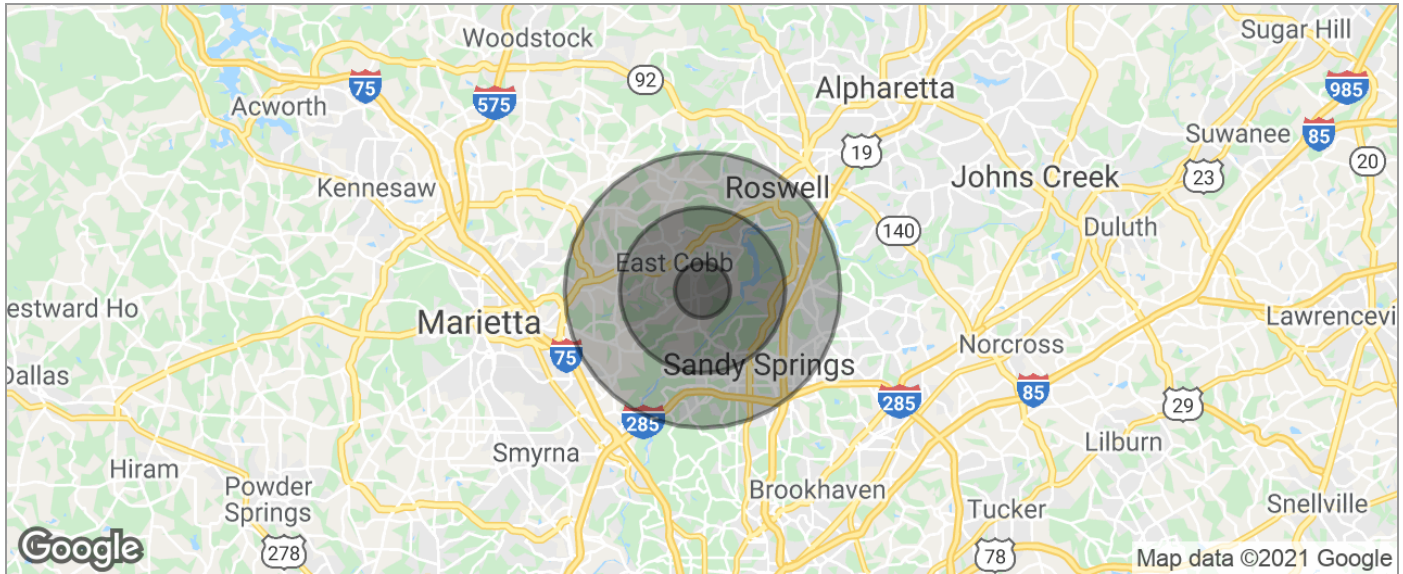
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,548	59,932	181,438
MEDIAN AGE	43.2	41.0	39.6
MEDIAN AGE (MALE)	42.8	40.5	39.0
MEDIAN AGE (FEMALE)	44.0	41.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,356	22,661	72,761
# 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 2010 US Census

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