

4901 Olde Towne Parkway

MARIETTA, GA



EAST COBB OFFICE FOR SALE

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

PRESENTED BY:

ROCKY KAUFMANN
Associate Broker/ Director
O: 770.992.3356
rockyk@kw.com
GA #248712

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
NUMBER OF UNITS:	8
AVAILABLE SF:	385 - 8,871 SF
LOT SIZE:	0 Acres
BUILDING SIZE:	25,800 SF
RENOVATED:	2018
PRICE / SF:	\$155.04

PROPERTY OVERVIEW

Great 1031 exchange opportunity with assumable non-recourse debt. Owner/ Occupy or Invest in the heart of East Cobb. Up to 8871 SF coming available. Located directly across from the new Northside Hospital Medical Campus and close proximity to Wellstar Health East Cobb Center. Minutes to Sandy Springs and Perimeter.

PROPERTY HIGHLIGHTS

- Private setting with ample parking.
- Secured building.
- Easy access to Sandy Springs, Roswell, and Perimeter.
- Newly renovated lobby.
- Passenger elevator and terrace level walk-up with private entrances.
- Assumable non-recourse debt.

Property Details

SALE PRICE **\$4,000,000**

LOCATION INFORMATION

Street Address 4901 Olde Towne Parkway
 City, State, Zip Marietta, GA 30068
 County/Township Cobb
 Cross Streets Johnson Ferry Road

BUILDING INFORMATION

Building Size 25,800 SF
 Price / SF \$155.04
 Last Renovated 2018
 Building Class A
 Occupancy % 95%
 Tenancy Multiple
 Number Of Floors 3
 Average Floor Size 8,871 SF
 Load Factor Yes
 Construction Status Existing
 Condition Excellent

PROPERTY DETAILS

Property Type Office
 Property Subtype Office Building
 Lot Size 0 Acres

PARKING & TRANSPORTATION

Parking Type Surface

UTILITIES & AMENITIES

Handicap Access Yes
 Number Of Elevators 1
 Laundry Description NA
 Exterior Description 4-Sides Brick

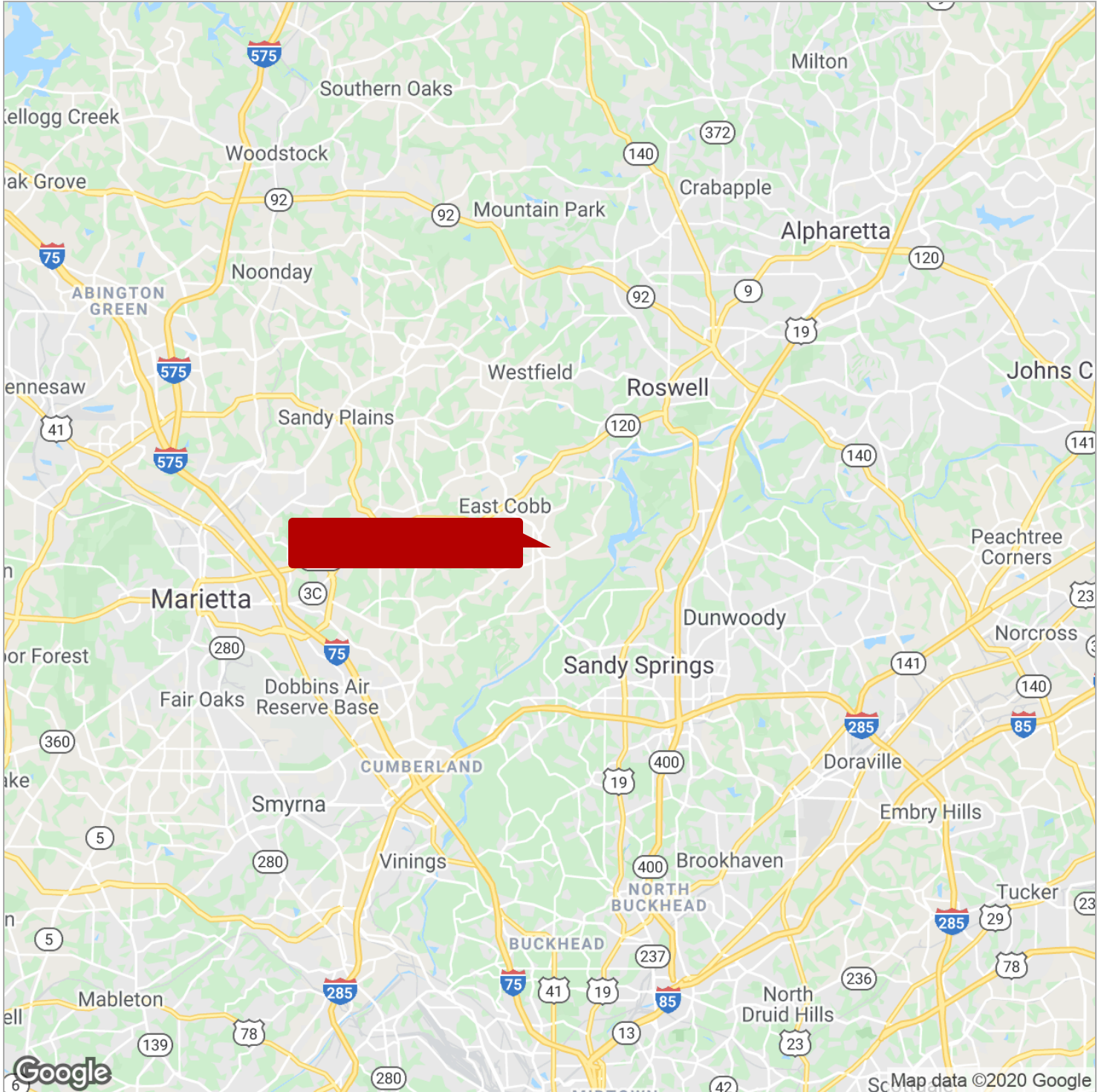
Additional Photos



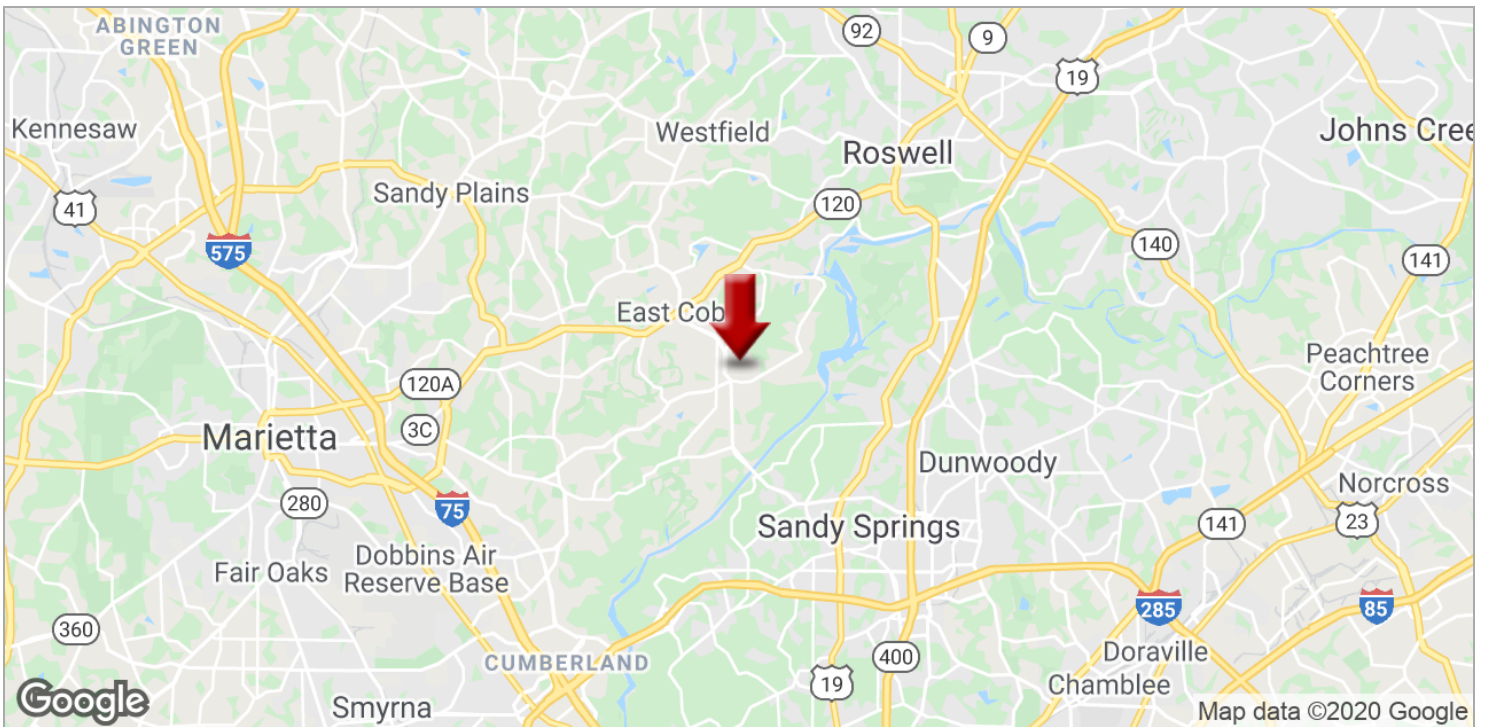
Additional Photos - Suite 200



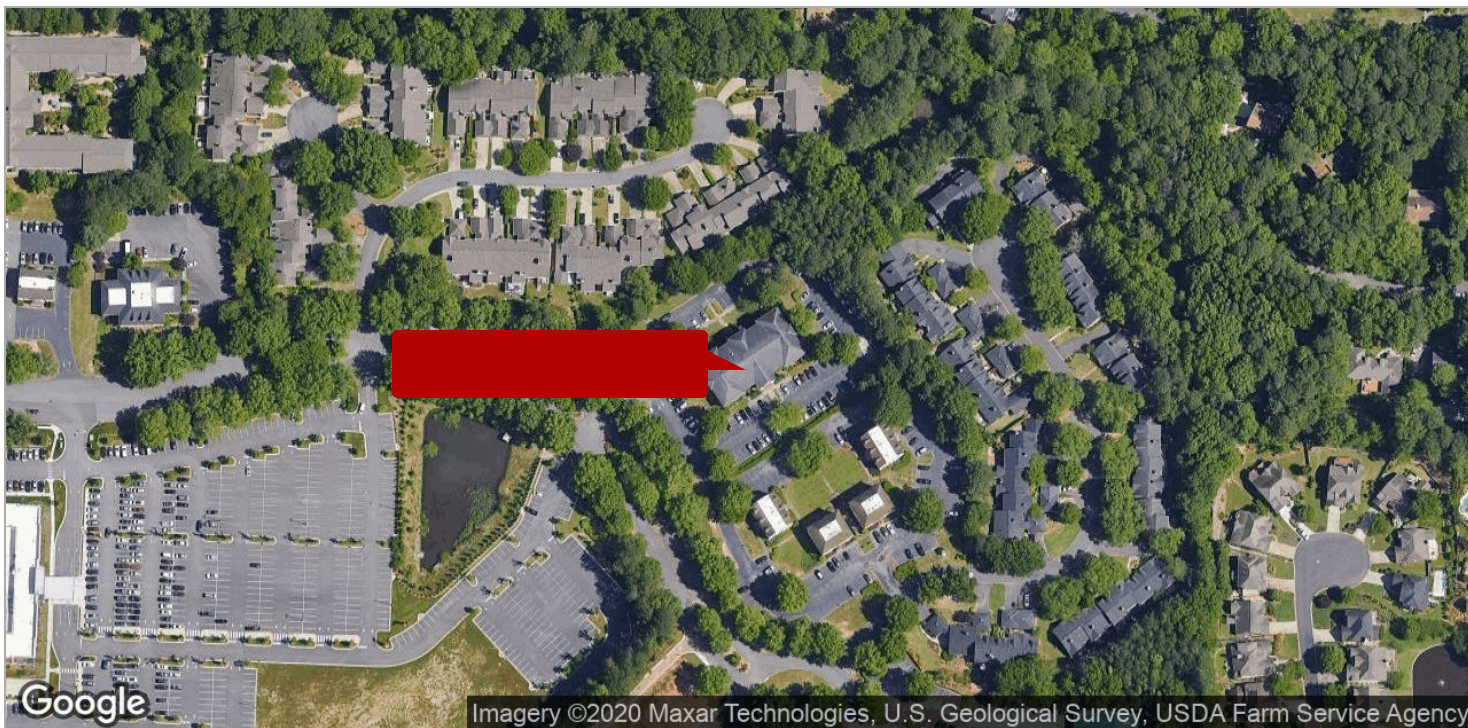
Regional Map



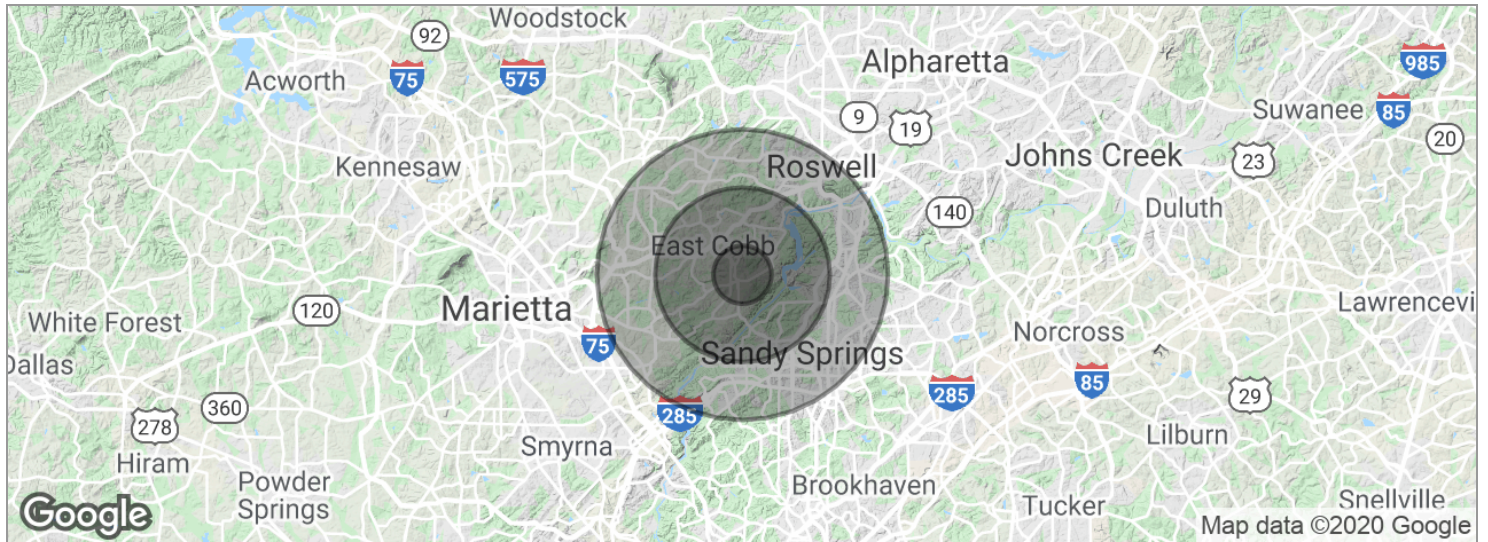
Location Maps



Aerial Map



Demographics Map



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

* Demographic data derived from 2010 US Census

Retailer Map

