



Office Space Available in a Prime Kennesaw Location

3440 Blue Springs Road

TWO SUITES AVAILABLE
1,296 SQ FT
\$16/SF/YR - MG

DON EDWARDS
Associate Broker/KW Director
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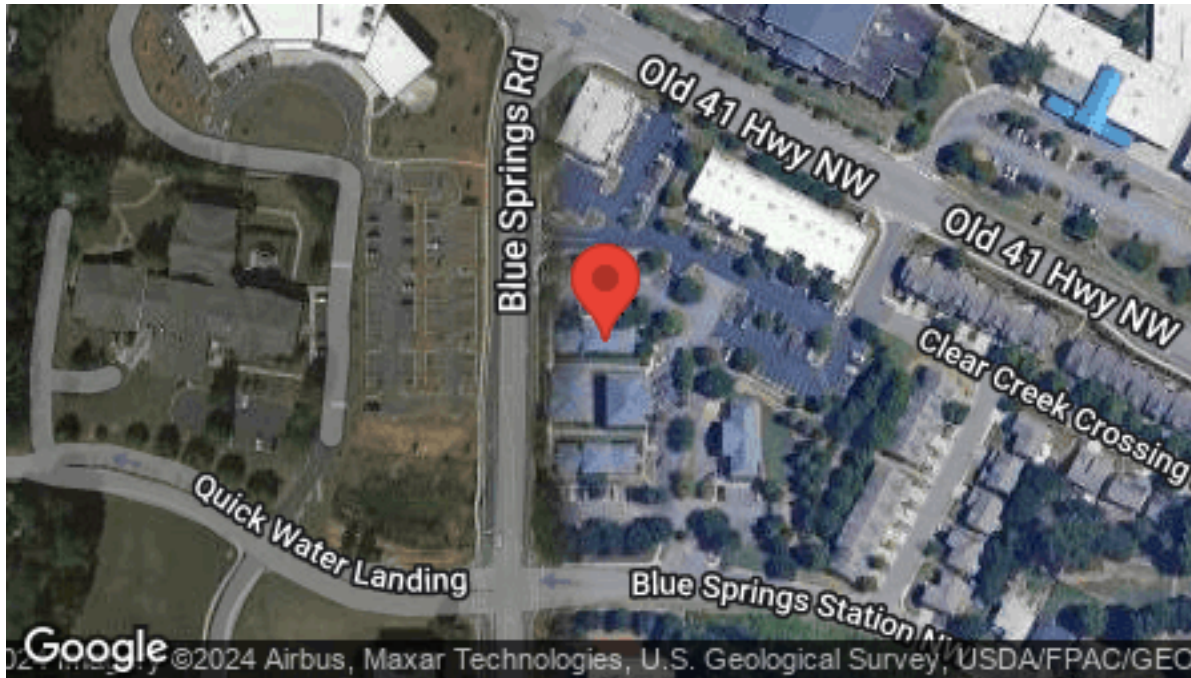


Highlights

- Prime Kennesaw location
- Available for immediate occupancy
- Open floorplans perfect for a variety of office uses
- Located on the second floor with staircase access
- Easy access to I-75 and US-41
- TI available

Overview

Two office suites available for rent within a four-suite building. Each 1,296 square foot suite is located on the second floor with stair access. Floorplans are open and suited for many office type uses.

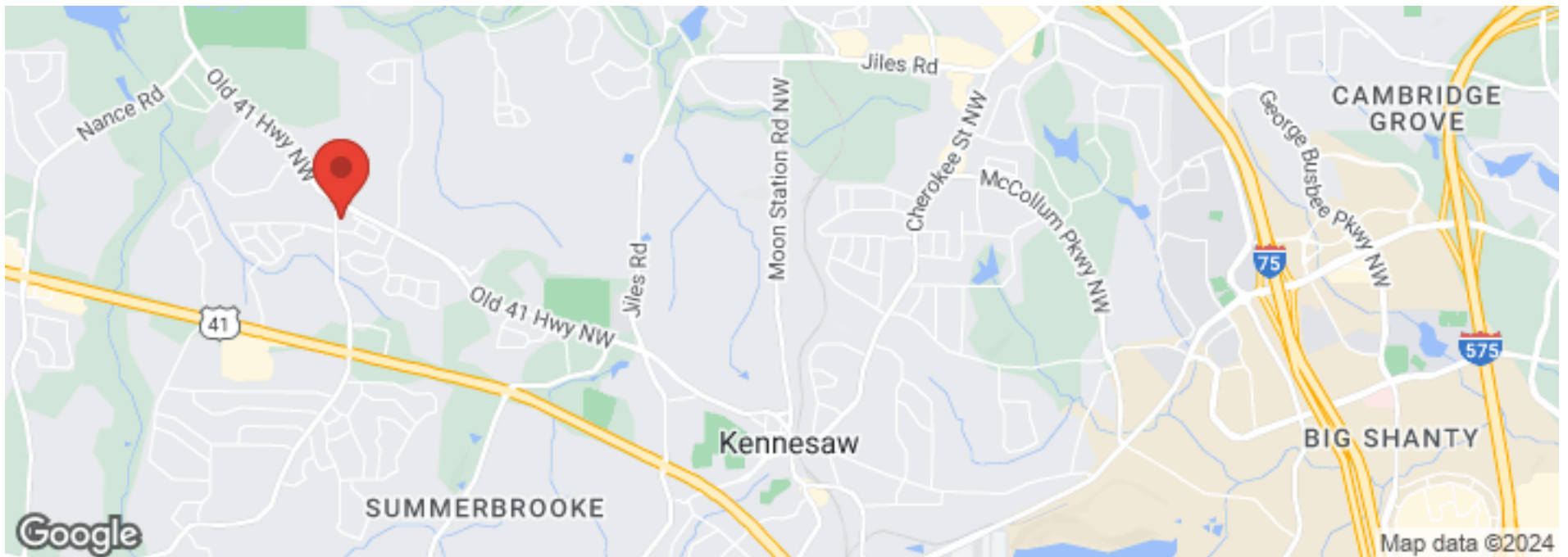


Located in Kennesaw

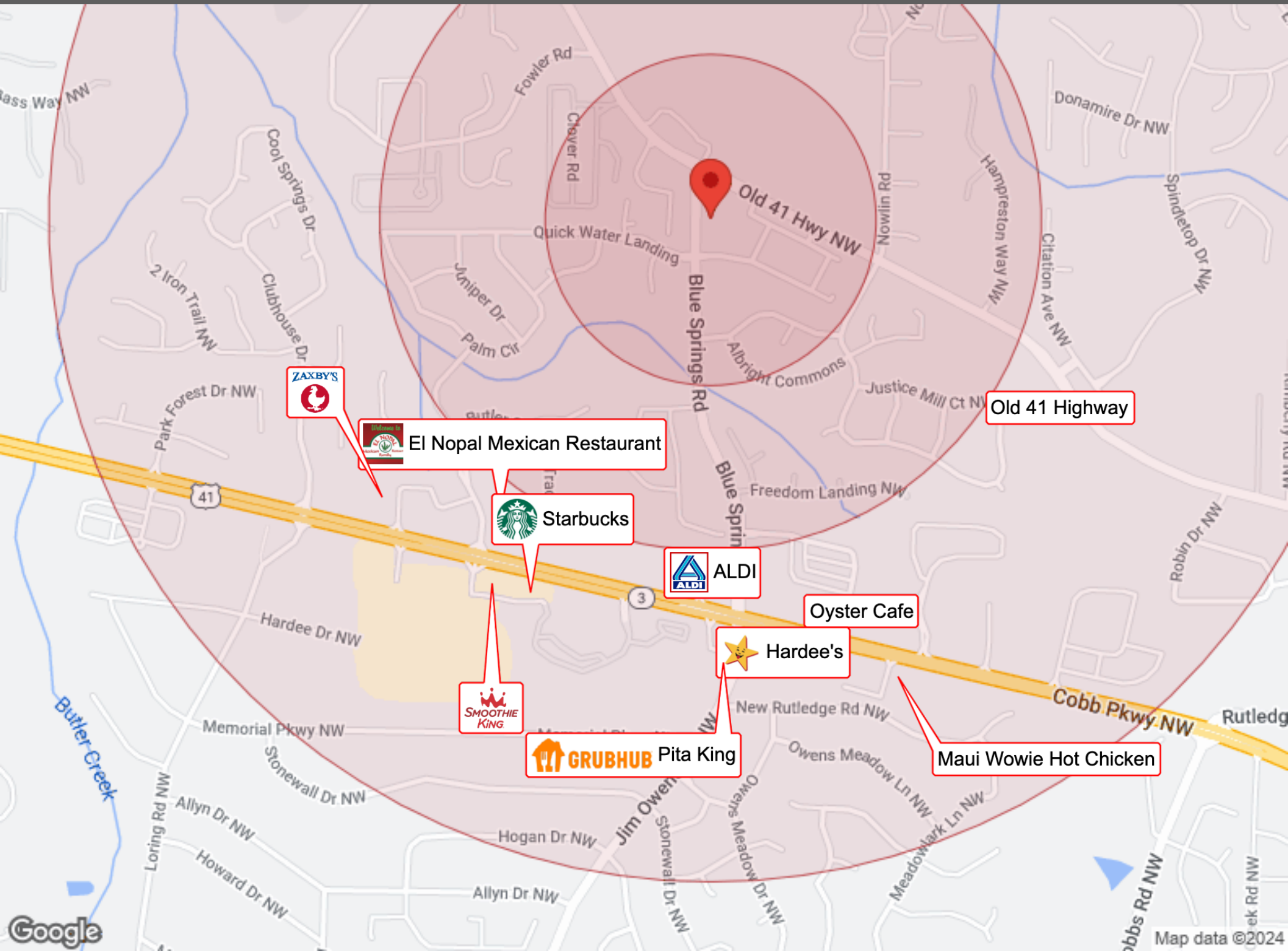
just off Old 41 Hwy.

Conveniently located near I-75, US-41 and centrally located between downtown Kennesaw and Acworth districts.

Property provides ample parking and ease of access.



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Old 41 Highway

El Nopal Mexican Restaurant

Starbucks

ALDI

Oyster Cafe

SMOOTHIE KING

GRUBHUB Pita King

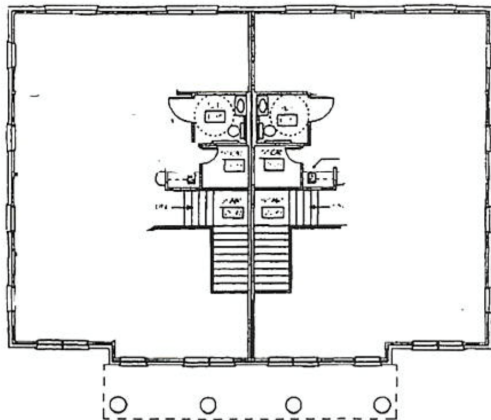
Hardee's

Maui Wowie Hot Chicken

Available

Suite	Size	Rate	Type
203	1,296	\$16.00 /sf/yr	MG
204	1,296	\$16.00 /sf/yr	MG

UPPER LEVEL



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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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