



**PROPERTY DESCRIPTION**

Vision Commercial Advisors is pleased to present a flexible two-level office condo offering ±3,600 SF total (±1,800 SF per floor). Each level features a private entrance and kitchenette for added convenience and flexibility. Main level includes reception, 6 offices, and 2 restrooms; lower level offers 4 offices, 2 cubicles, a full bath with shower, and brick patio. Ideal for a variety of office users seeking functional, well-designed space. Excellent location just off Highway 120 with quick access to I-75.

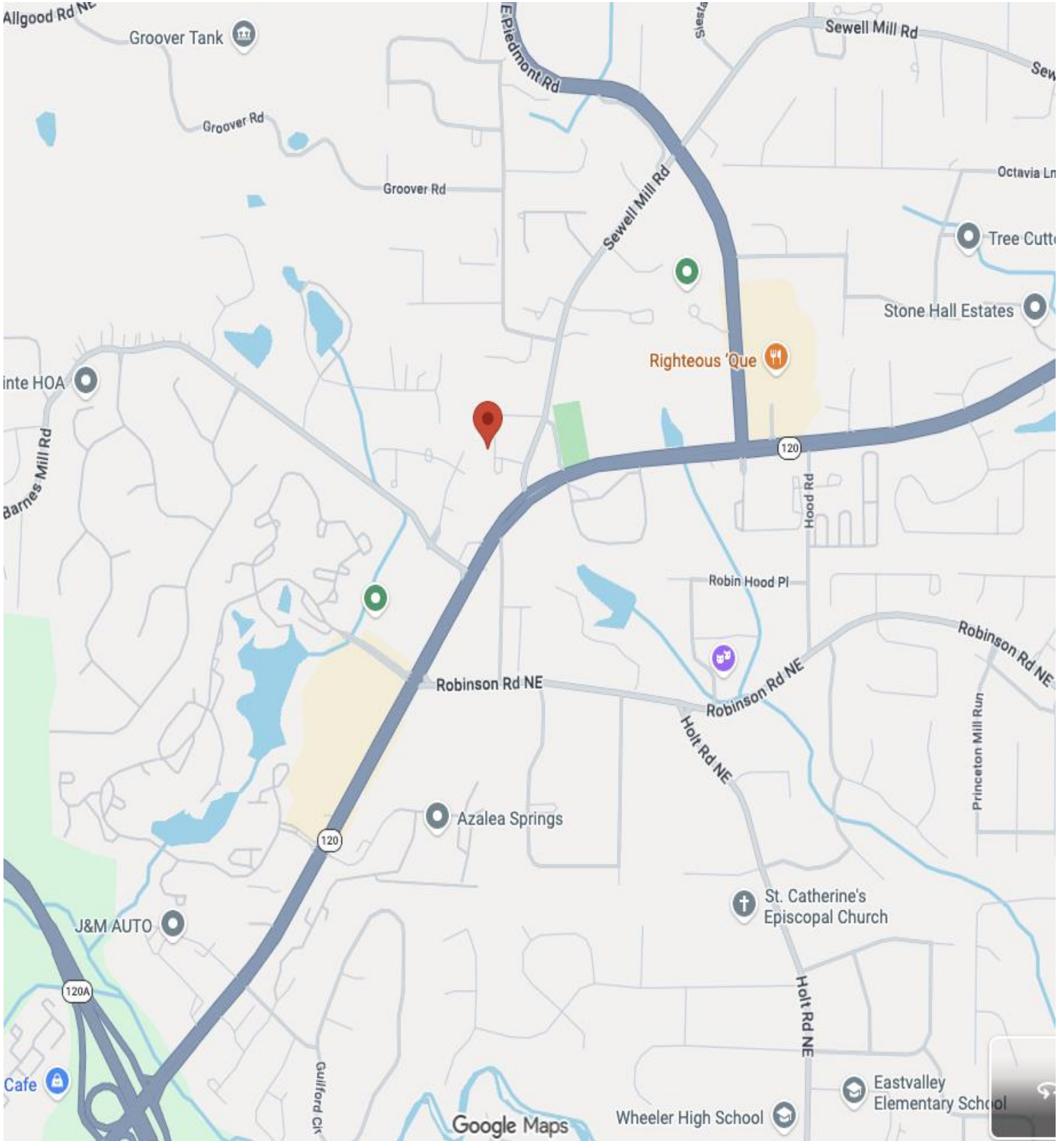
**PROPERTY HIGHLIGHTS**

- ± 3600 SF Office Condo
- \$16.50 Modified Gross
- Large Reception Area
- 10 spacious private offices
- Convenient to Hwy 120 and I-75

| DEMOGRAPHICS      | 3 MILE    | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 27,393    | 75,161    | 245,000   |
| Total Population  | 72,920    | 194,932   | 640,000   |
| Average HH Income | \$125,000 | \$140,000 | \$115,000 |

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# Suite 130

## Main Level Floorplan

2255 Sewell Mill Rd, Marietta, GA

Approximately 1800 ft<sup>2</sup> total

Not to Scale



3 ft



### Lower Level Floorplan

2255 Sewell Mill Rd, Marietta, GA

Approximately 1800 ft<sup>2</sup> total

Not to Scale





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## PROFESSIONAL BACKGROUND

Carolyn brings over 20 years of experience in real estate, site acquisition, and complex project management to her commercial real estate practice. With a background in telecommunications infrastructure and business development, Carolyn offers clients a strategic advantage in navigating complex transactions, regulatory environments, and redevelopment opportunities. She has negotiated hundreds of land and rooftop leases and managed multimillion-dollar development projects from due diligence through zoning, permitting, and construction. Her ability to align stakeholders, solve problems, and drive deals forward sets her apart. Known for her strong negotiation skills, attention to detail, and client-first approach, Carolyn is committed to delivering thoughtful, results-driven solutions. She serves clients throughout the Metro Atlanta market, is a member of the Atlanta Commercial Board of Realtors, and serves as a Commissioner on the Roswell Housing Authority Board. When she is not working with clients, Carolyn can be found spending time with her family, serving in the community, and tending her flock of backyard chickens..

## MEMBERSHIPS

Atlanta Commercial Board of Realtors

National Association of Realtors

North Fulton Chamber of Commerce

Vision Commercial Advisors, Inc.

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