

FOR LEASE



2765 South Main Street, Suite C

Kennesaw, GA 30144



Jeffery Smith

770.296.3157

jeffery.smith@expcommercial.com
www.expcommercial.com

Property Summary

2765 South Main Street, Suite C, Kennesaw, GA 30144

FOR LEASE



PROPERTY DESCRIPTION

Professional office suite featuring one executive office and eight private offices, complemented by a welcoming reception area, conference room, and breakroom kitchenette. The space includes two private restrooms, one equipped with a shower. Easily accessible by elevator or an exterior stairway, the office also offers a spacious rear deck, creating an ideal setting for breaks, informal meetings, or outdoor workspace. This functional and well-designed layout is ideal for a variety of professional users.

PROPERTY HIGHLIGHTS

- Professional office suite with 9 private offices, including an executive office
- Functional layout with reception area and conference room
- Employee-friendly breakroom kitchenette and two private restrooms
- Dual access via elevator and exterior stairway
- Large outdoor deck providing additional gathering and workspace options

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	2,823 SF
Building Size:	9,677 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	169	785	3,245
Total Population	283	1,688	8,150
Average HH Income	\$100,711	\$99,437	\$99,232

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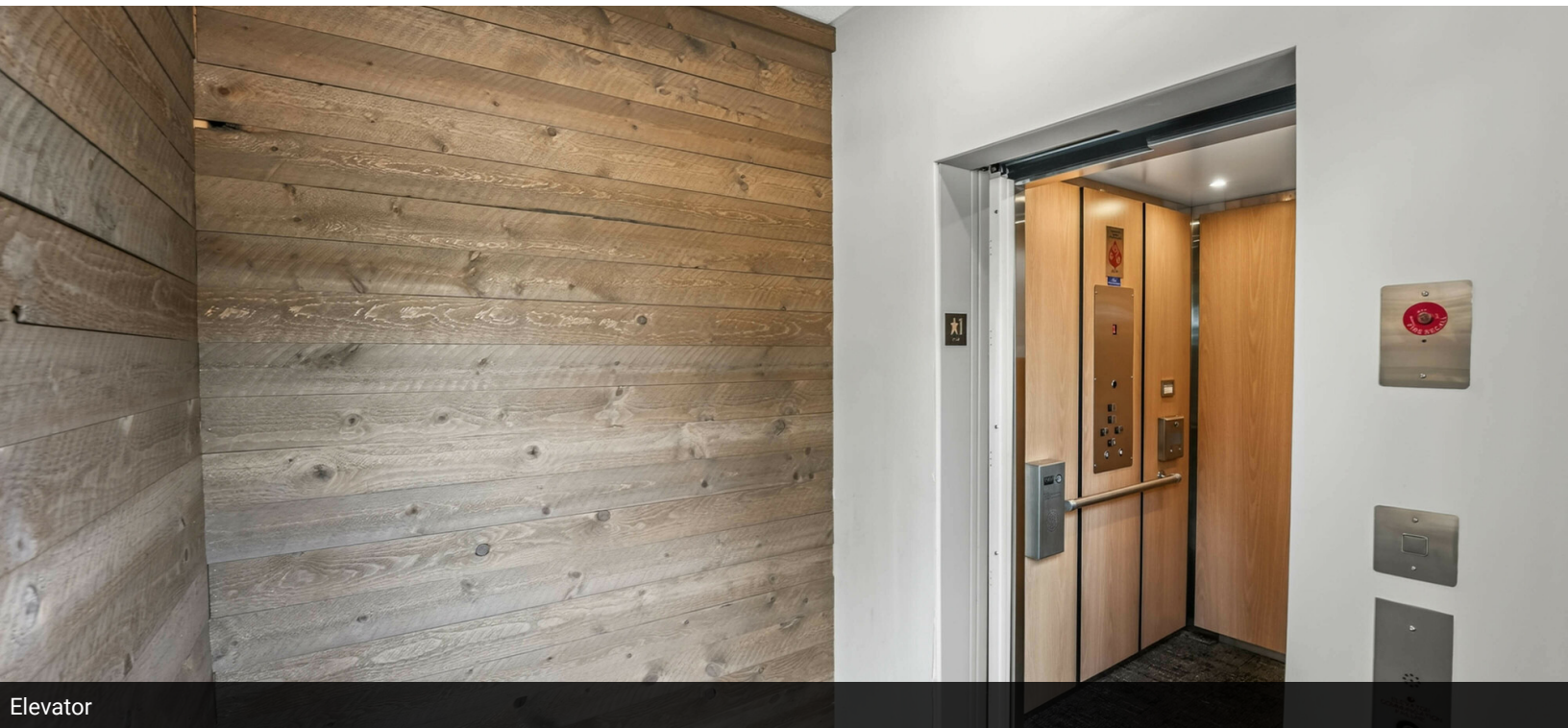
Additional Photos

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Front Entrance with Elevator



Elevator

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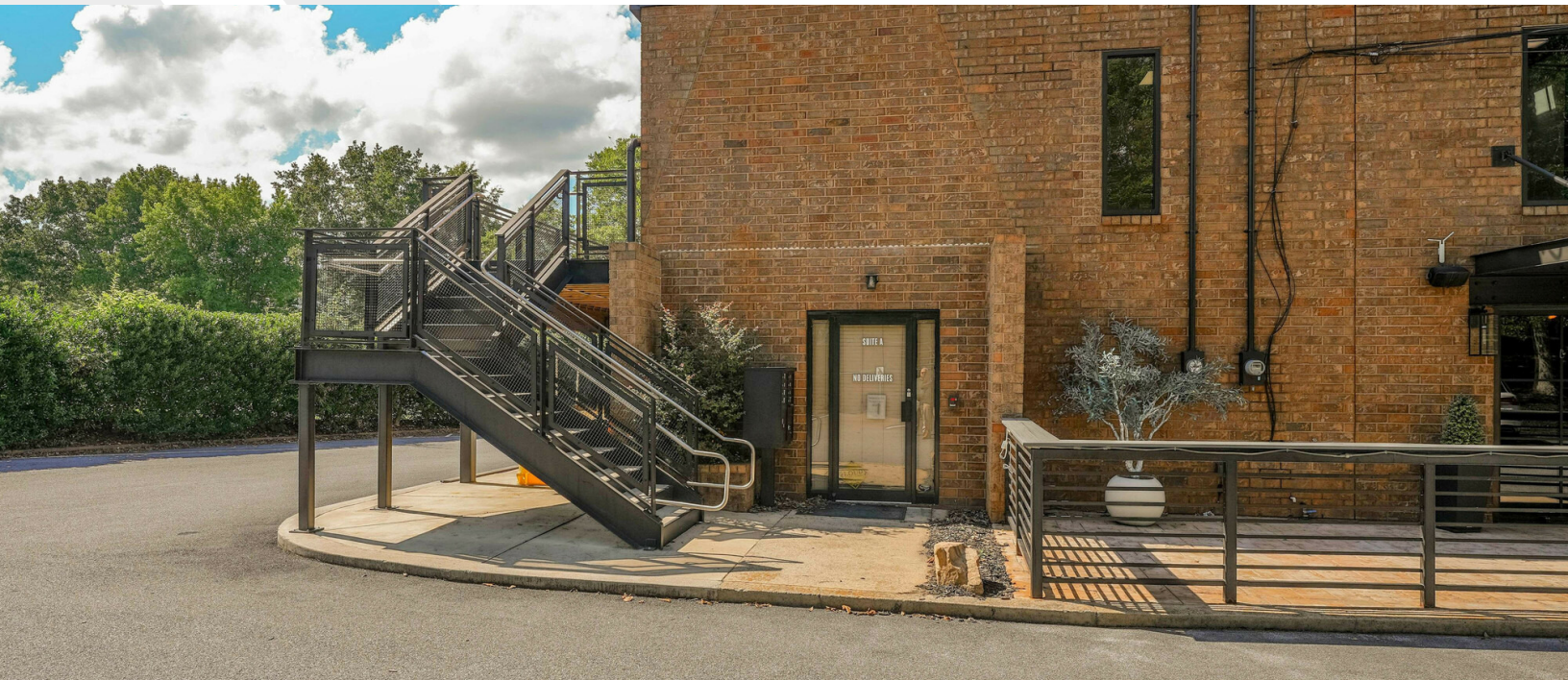


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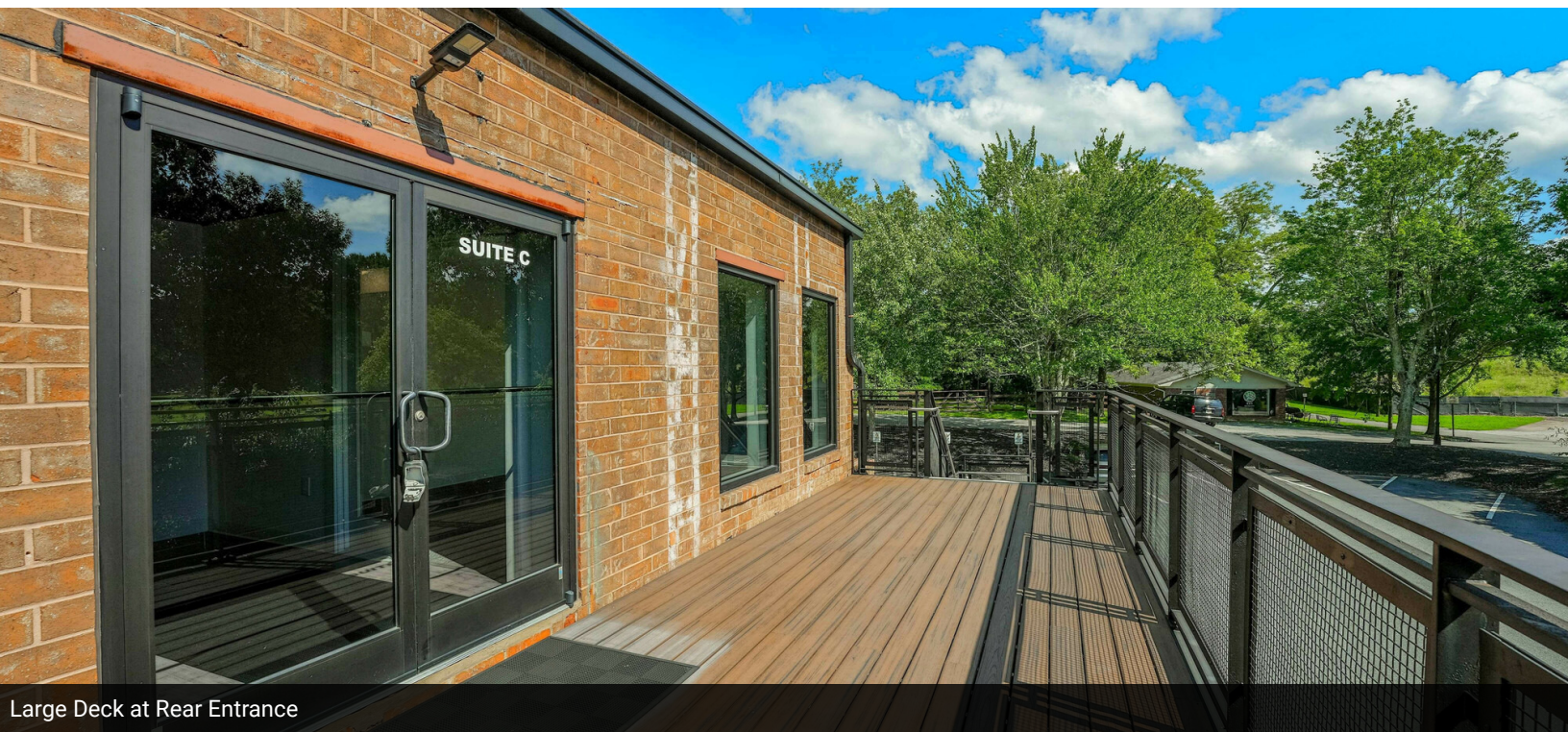
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Outside Stairway Access



Large Deck at Rear Entrance

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Hallway to Kitchen, Conference Room and Executive Office



Conference Room

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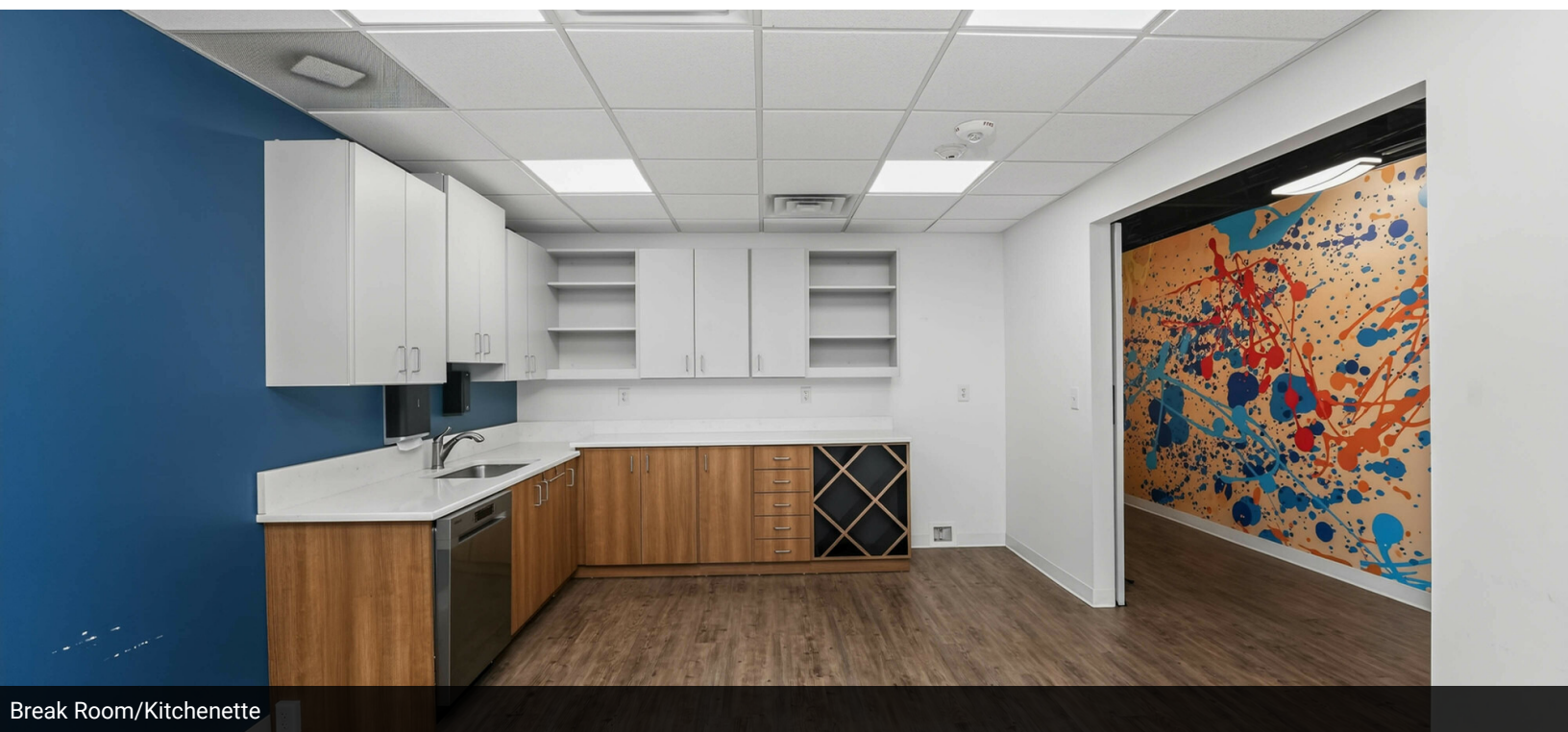
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Break Room/Kitchenette



Break Room/Kitchenette

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Large Executive Office



Large Executive Office

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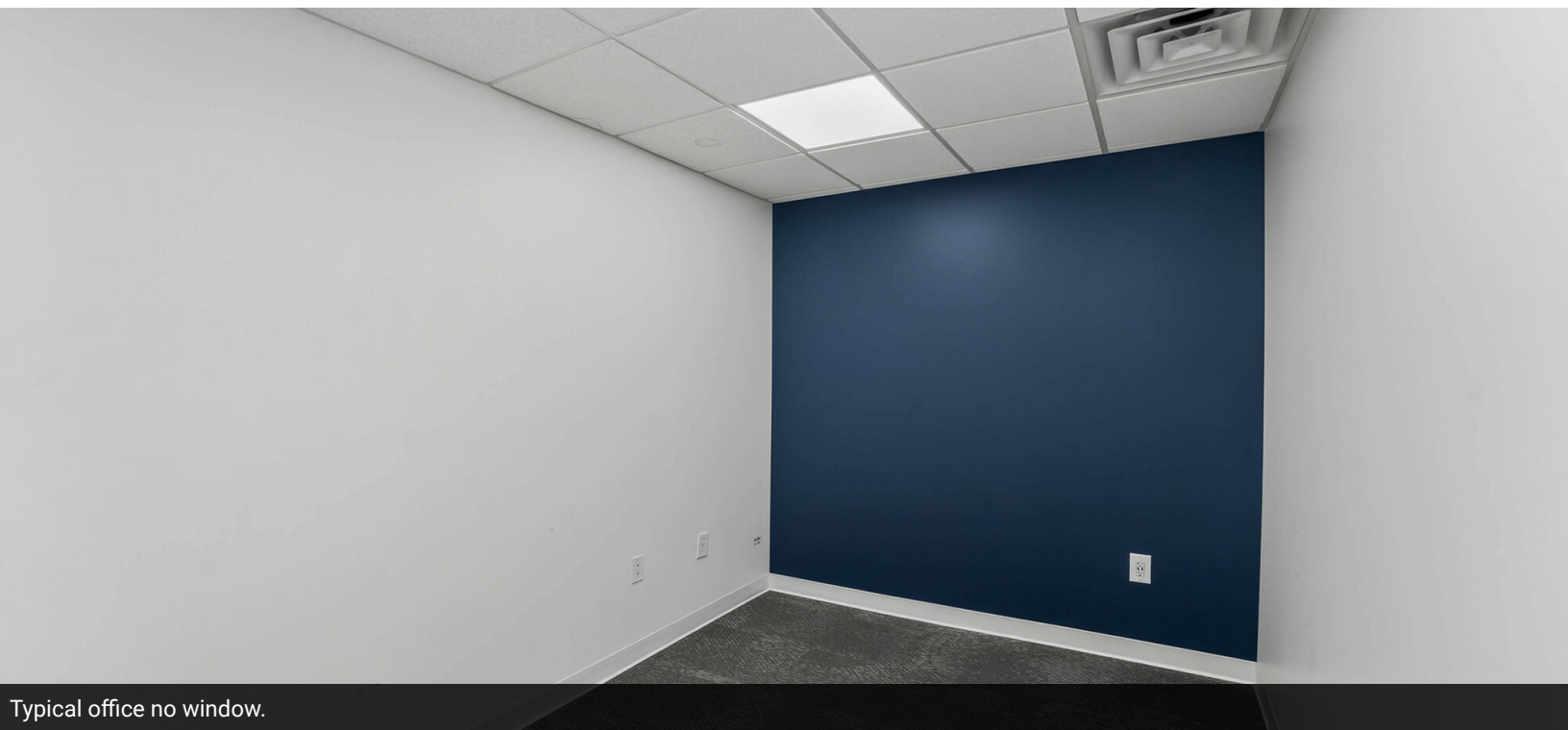
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Typical office with window



Typical office no window.

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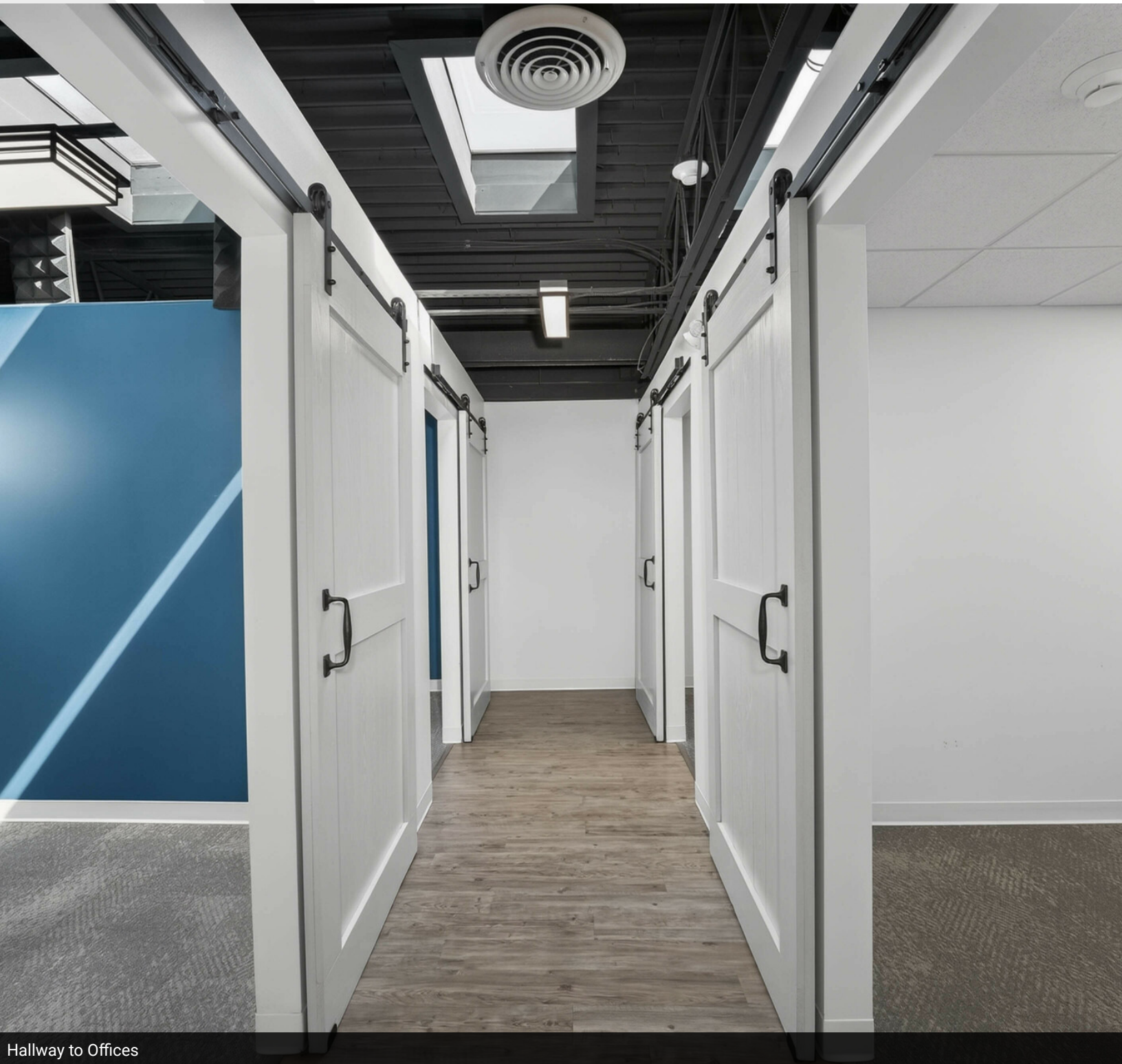


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Hallway to Offices

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Hallway to Restrooms

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Reception Area

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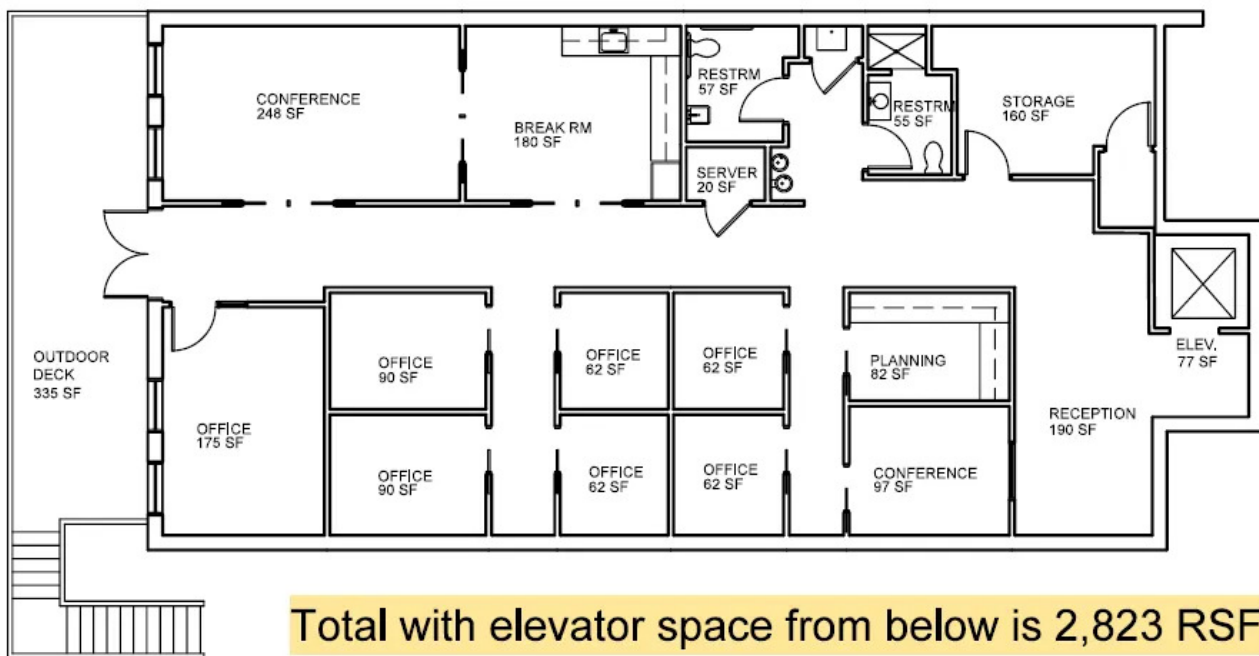


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Floor Plans

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SCALE: N,T,S,

As-Built Plan Upper Level--~~2,716 RSF~~

Office Area Suite C

2765 S MAIN STREET
KENNESAW, GA 30144

PLANS BY ADI, INC.

01 OCTOBER 2025

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Location Map

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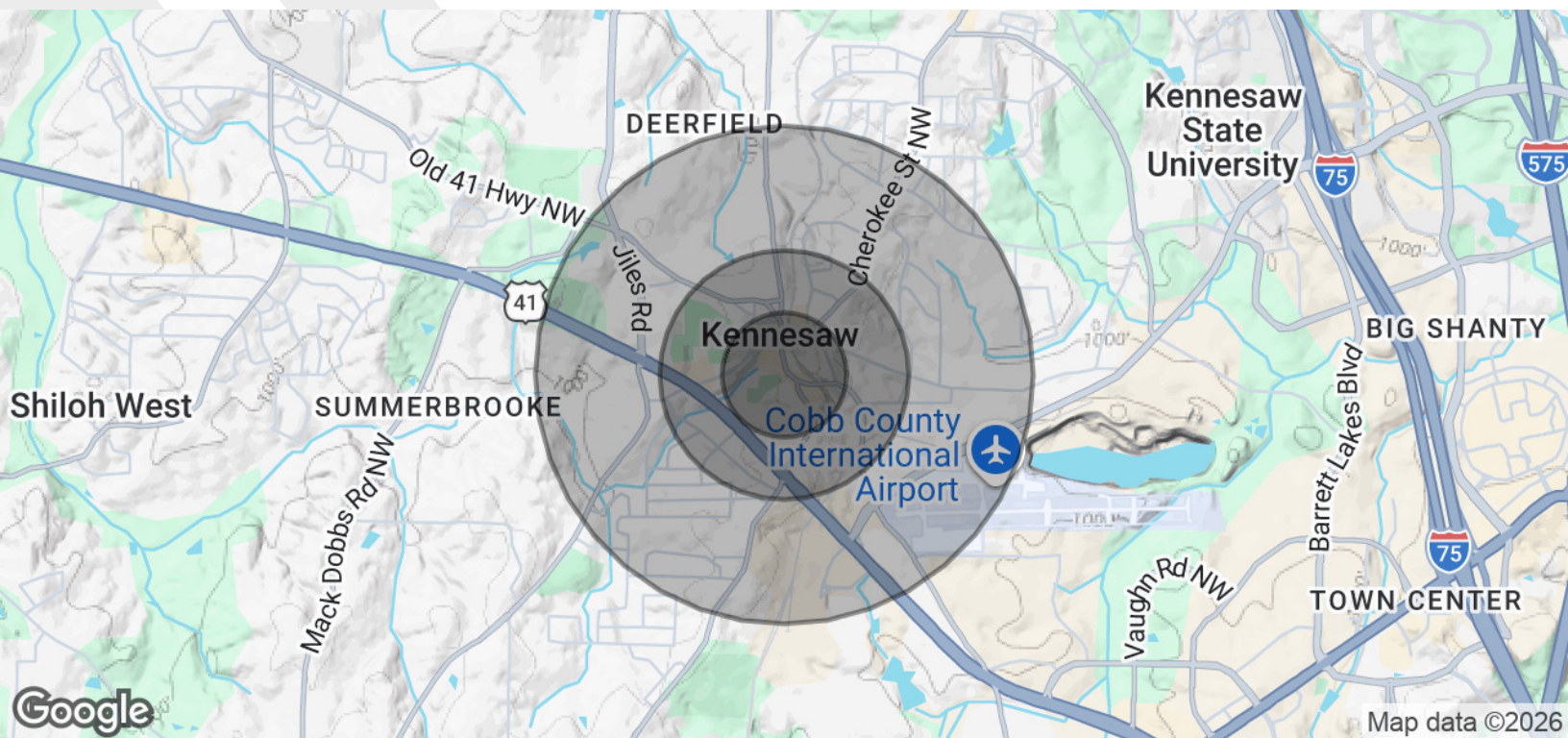


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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	283	1,688	8,150
Average Age	31.7	34.1	36.7
Average Age (Male)	32.5	32.5	34.8
Average Age (Female)	31.6	36	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	169	785	3,245
# of Persons per HH	1.7	2.2	2.5
Average HH Income	\$100,711	\$99,437	\$99,232
Average House Value	\$299,993	\$260,195	\$244,182

2023 American Community Survey (ACS)

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Advisor

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JEFFERY SMITH

Advisor

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Direct: 770.296.3157 | Cell: 770.296.3157

GA #367011

PROFESSIONAL BACKGROUND

Jeff is a seasoned commercial agent with over nine years of success in the commercial real estate industry, specializing in the acquisition, disposition and leasing of office buildings, retail centers and warehouses. With more than \$19 million in completed transactions, he's recognized for delivering high-value results through strategic deal-making, investment insight, and expert contract negotiation. Before entering real estate, Jeff spent 30 years in the seafood industry, partnering with leading food service distributors, retail chains, and restaurant groups. That experience sharpened his skills in relationship management and business development—laying the groundwork for his client-focused approach today.

RECENT TRANSACTIONS

\$3M all cash 6000 SF Music Studio in Atlantic Station area

\$1.6M 12,000 SF Office building in Perimeter area

\$4.5M 37,500 SF Office building by the Atlanta airport

\$1.4M 12,000 SF Office building in Perimeter area

\$436,744 3404 SF 5 year Office Lease

\$413,215 1230 SF 7 year Retail Lease

\$1.685M 22,493 SF Retail Portfolio Sale

eXp Commercial

Promenade II 1230 Peachtree St NE Suite 1900
Atlanta, GA 30309

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