

±1,250 - ±4,275 SF OFFICE SUITES

Kennesaw, Georgia



LOCATION OVERVIEW:

Wade Green Commons is located on Wade Green Road just off Interstate 75 in Kennesaw. It is accessible at a signalized intersection across from Wade Green Crossing Shopping Center.

The immediate area is heavily commercial with nearby national credit tenants including BP, Dollar Tree, LA Fitness, Big Lots, O'Reilly Auto Parts, Firehouse Subs, Primrose School, Arby's, McDonald's, Starbucks and Bank of America.

OFFERING SUMMARY:

PROPERTY ADDRESS:	4255 Wade Green Road Kennesaw, GA 30144
COUNTY:	Cobb
TOTAL AVAILABLE SF:	±4,275 SF
NO. OF SUITES:	3
NO. OF FLOORS:	1
YEAR BUILT:	2009
PARKING TYPE:	Off-Street, Surface
SIGNAGE:	Monument Signage

SUITE NO.	AVAILABLE SF	LEASE RATE	AVAILABILITY
225	±1,250 SF	\$17 SF/YR + \$2.50 SF/YR for CAM	9/1/2026
425	±1,150 SF	\$17 SF/YR + \$2.50 SF/YR for CAM	Immediate
925	±1,875 SF	\$17 SF/YR + \$2.50 SF/YR for CAM	Immediate

**\$ 17 SF/YR +
2.50 SF/YR CAM
LEASE RATE**



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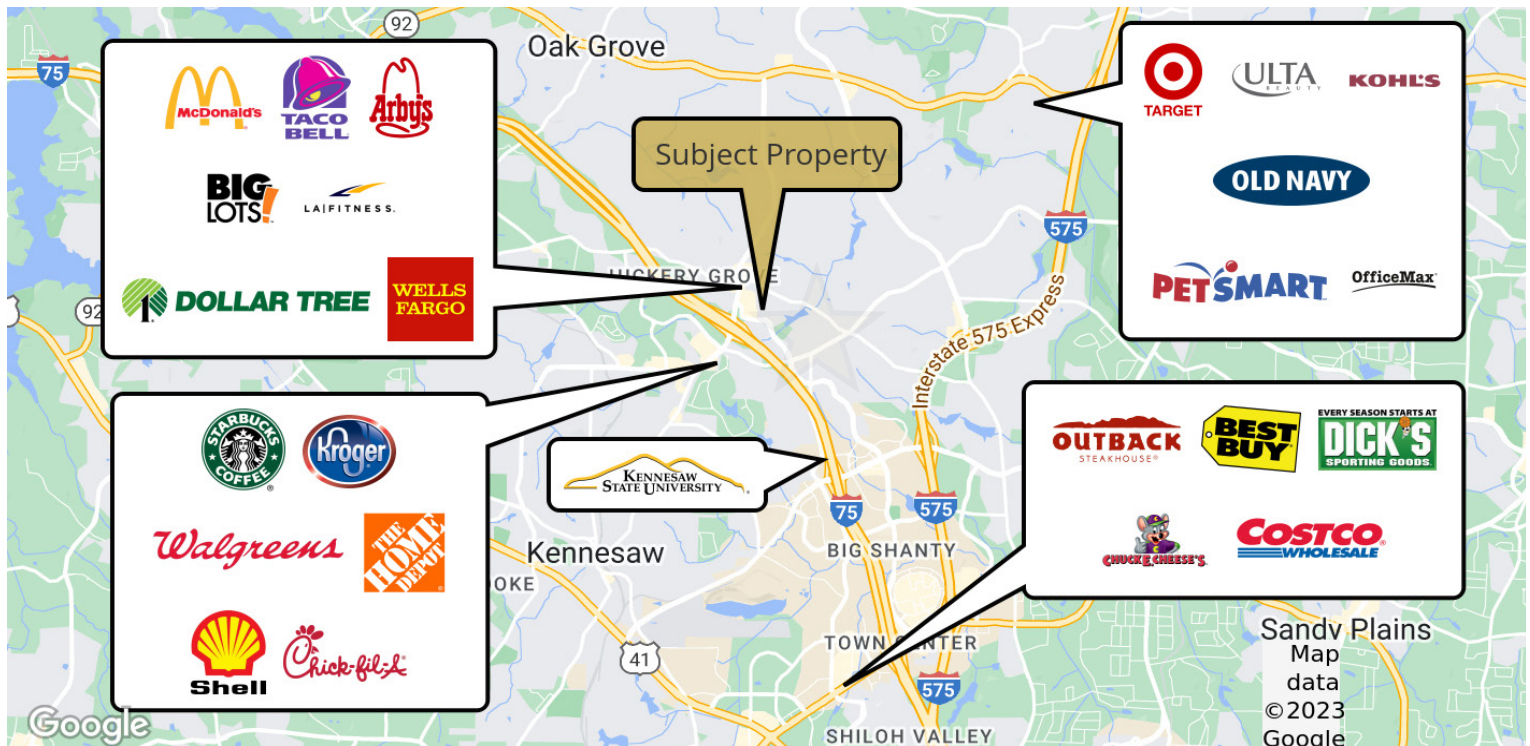
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IN THE AREA MAP:



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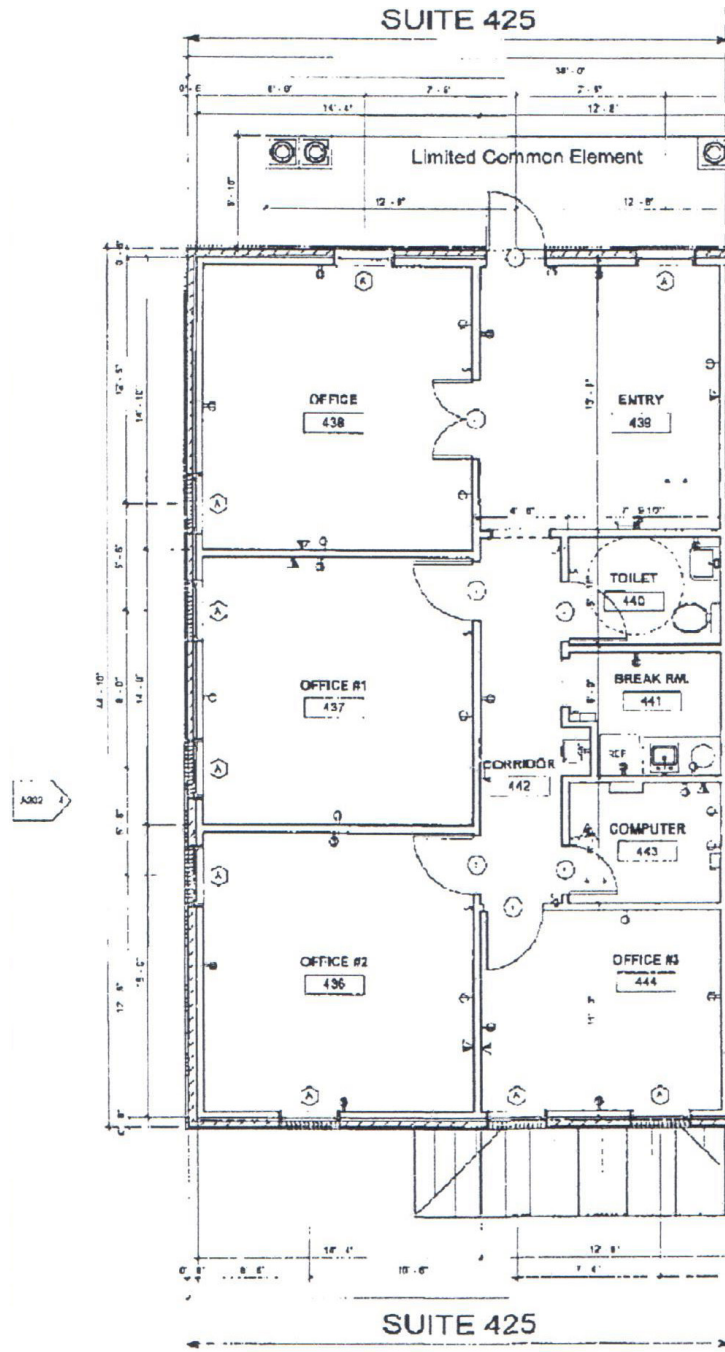
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SUITE 425



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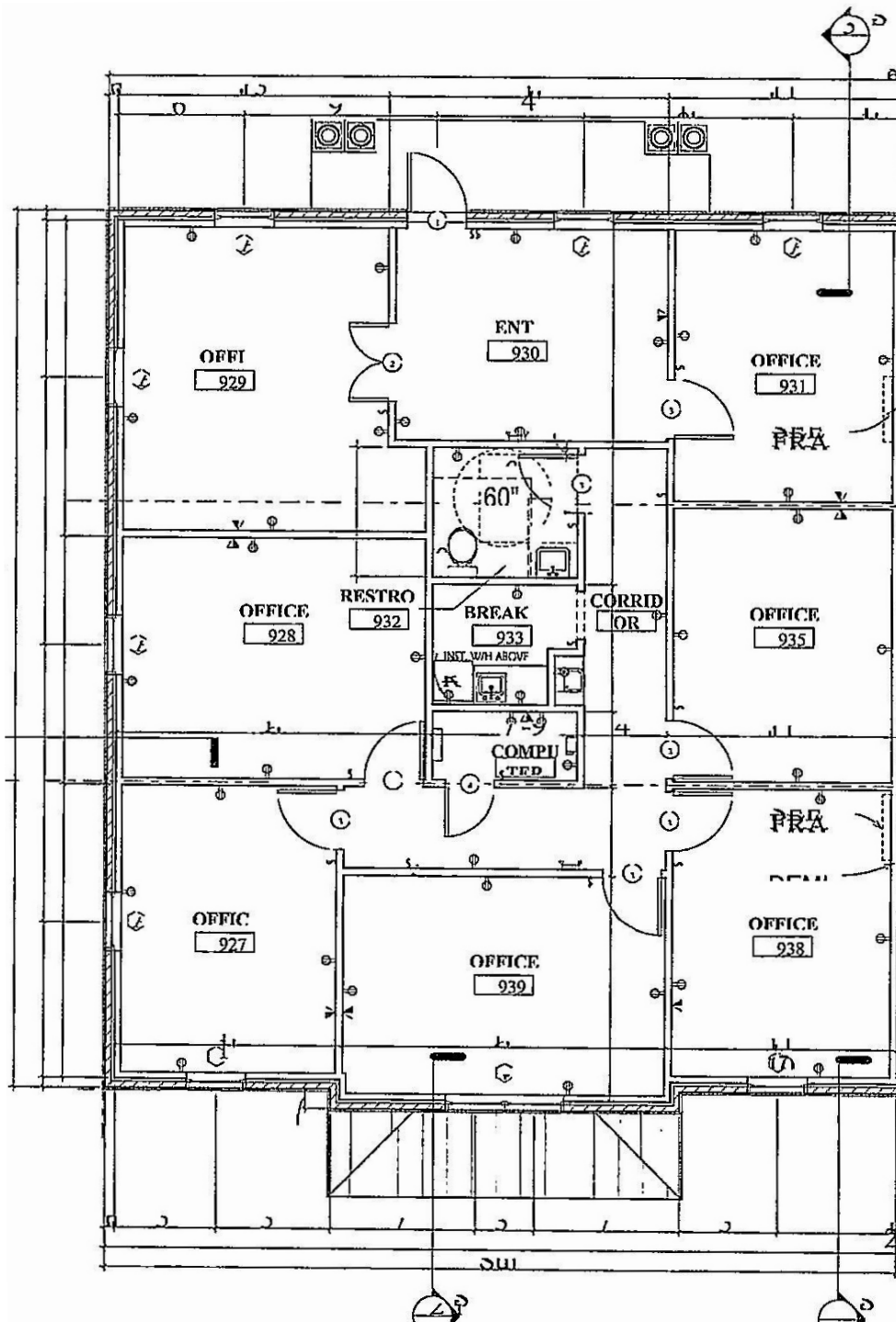


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SUITE 925



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