

OFFICE SPACE FOR SALE OR LEASE

3 Adjacent Suites
1,316± SF to
5,558± SF

Two blocks off Historic Marietta Square / Cobb Courthouse, restaurants, theatres, and museums

244 Roswell Street, NE, Suites 100, 300, & 400
Marietta, GA 30060

Property Highlights

- Suite square footage from 1,316± to 5,558± sf
- Front corner offices with views
- Plenty of natural light
- For Sale: \$250/SF for 1st floor and \$225/SF for 2nd floor suites
- Asking rental rate: \$20/sf for 2nd floor (Suites 300 & 400), and \$22/sf for 1st floor (Suite 100); CAM, Taxes & Insurance are estimated at \$3.50±/sf and Tenant pays their own utilities and janitorial
- Three suites available separate or combined, FLEXIBLE LAYOUT
- Ideal for 3-14 person office
- Recently renovated: new HVAC, paint, carpet, bathrooms, kitchenettes
- Furniture available
- Abundant and convenient private parking
- Rare & desired property on Marietta Square



Dan Buyers
770.596.2629
tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

244 ROSWELL STREET MARIETTA, GA



- » Walking distance to Marietta Square & Courthouse Complex
- » Over 25 restaurants/taverns, 2 theaters and multiple museums within easy walking distance
- » Convenient access to Marietta Square, Wellstar Kennestone Regional Medical Center, Kennesaw State University-Marietta Campus, US Hwy 41, I-75 & I-575
- » 11,734 employees located within a 1 mile radius



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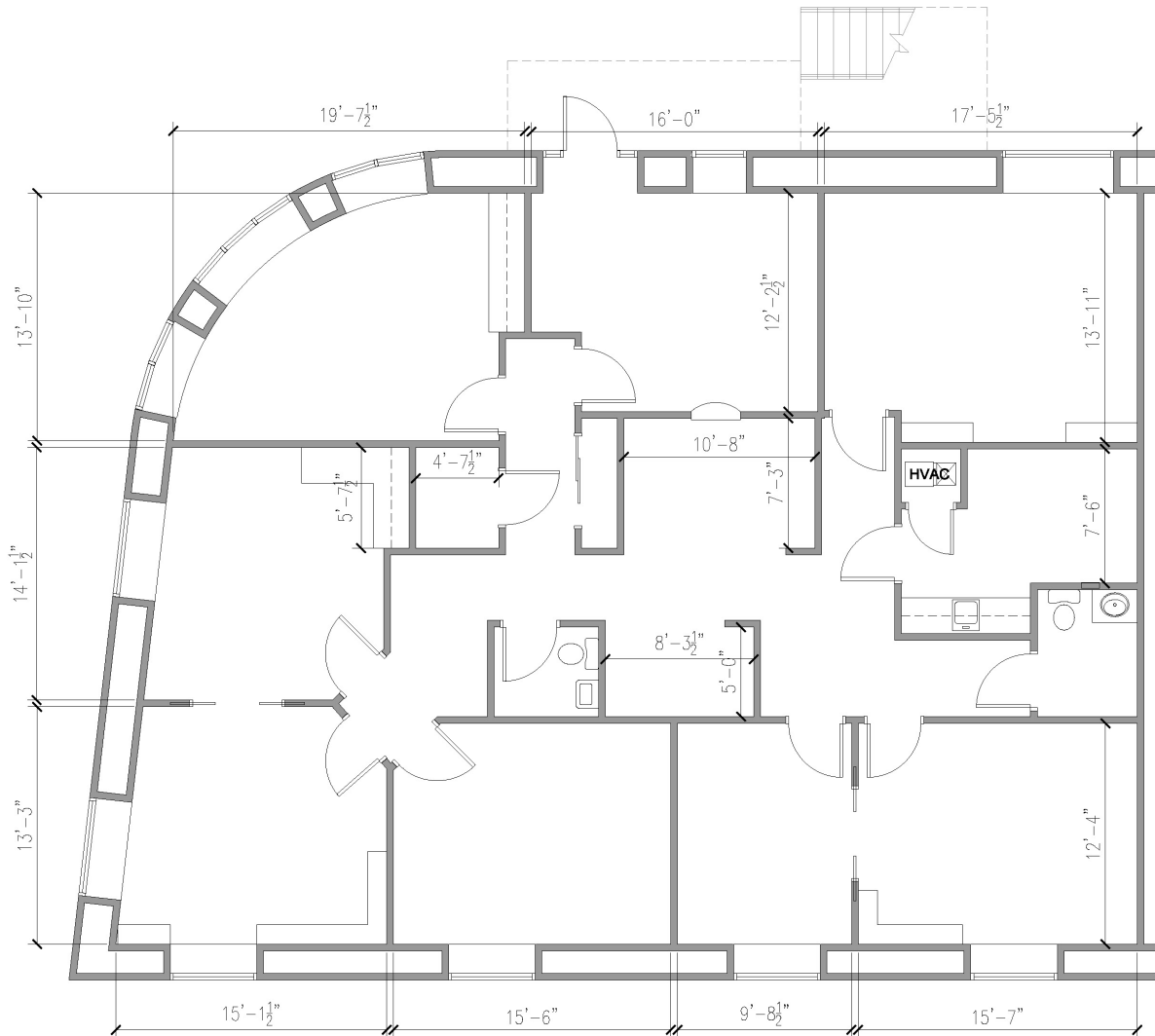


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Commercial Real Estate Since 1981

FIRST FLOOR

SUITE 100
2,597± SF

\$22/SF, NNN



1

FIRST FLOOR (SUITE 100) 2,597 SQ FT

SCALE: 1/8" = 1'-0"

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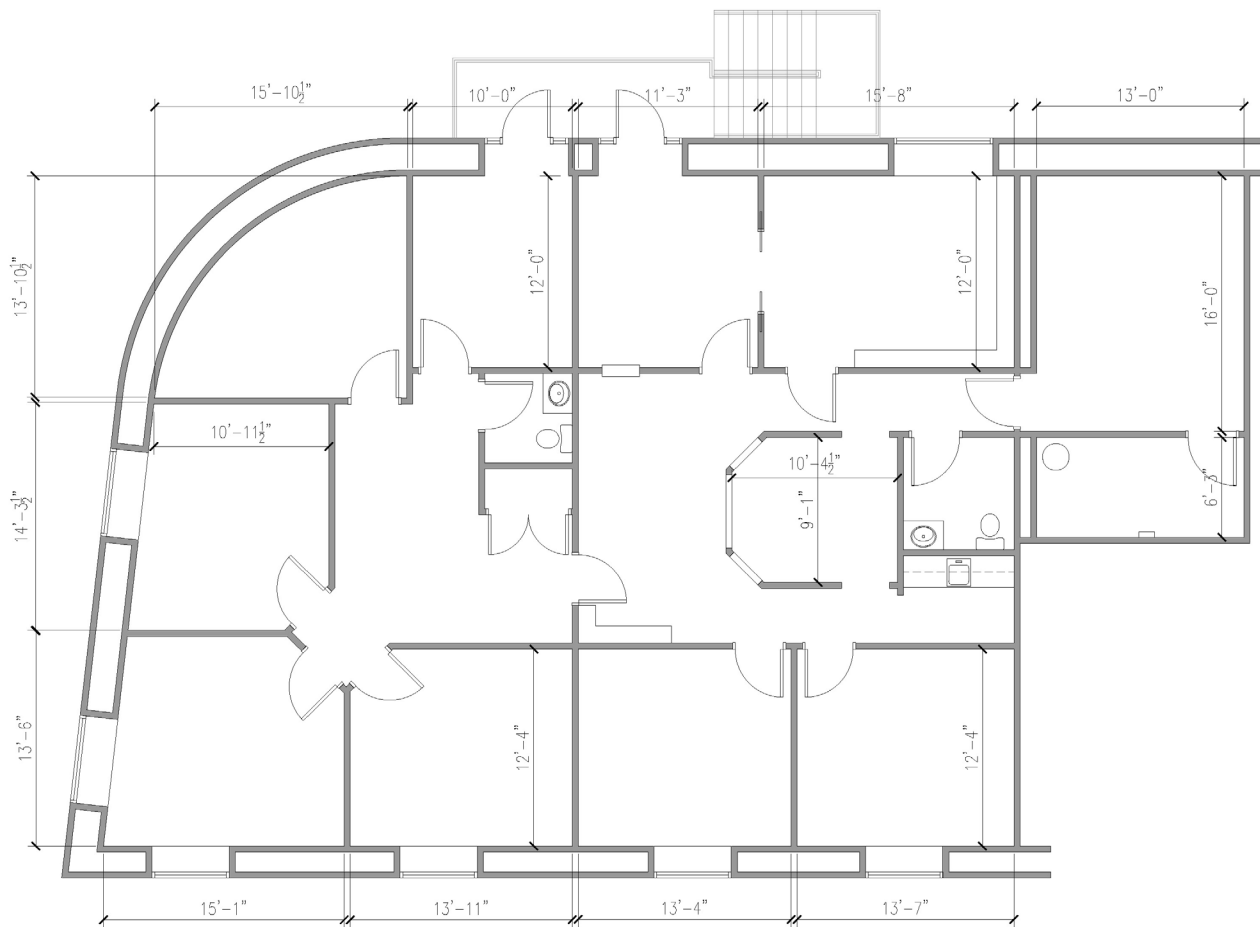


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SECOND FLOOR

SUITES 300 & 400
COMBINED
2,961± SF

\$20/SF, NNN



1

SECOND FLOOR (SUITE 300/400) 2,961 SQ FT

SCALE: 1/8" = 1'-0"

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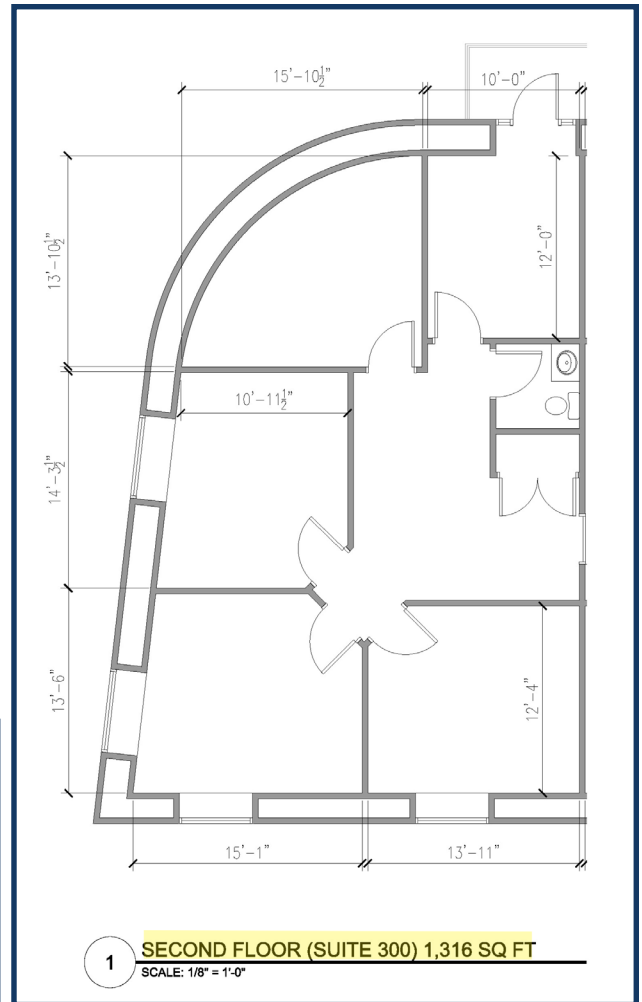
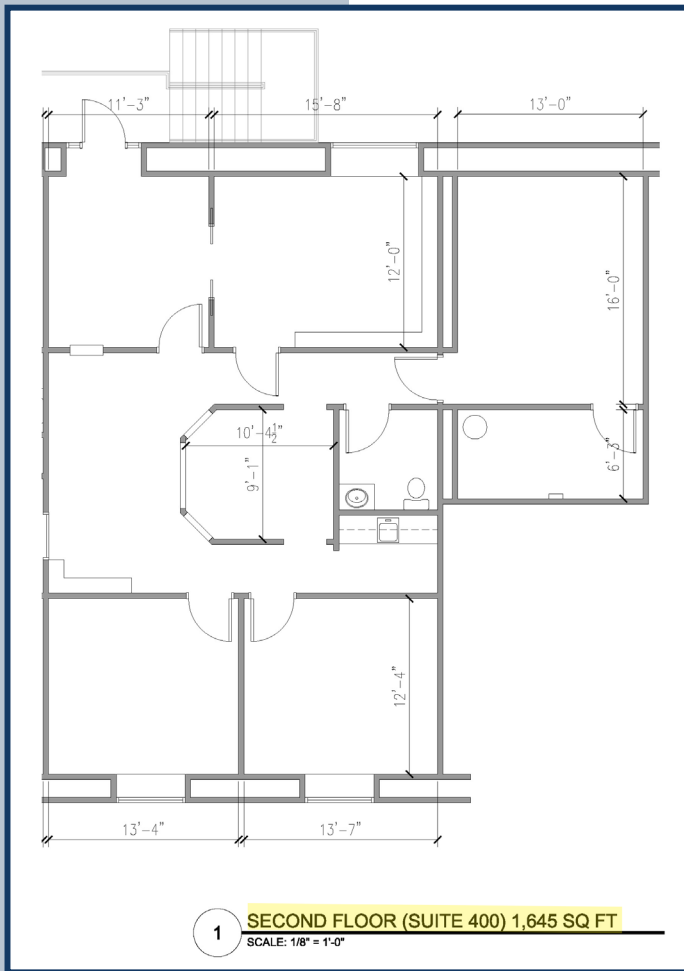
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SECOND FLOOR

SUITE 300
1,316± SF

SUITE 400
1,316± SF

\$20/SF, NNN



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