



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# FOR LEASE- MARIETTA OFFICE SUITES

1,269 SF - 3,981 SF Available  
\$19.75 sf/yr - Modified Gross

3411 AUSTELL ROAD SW  
MARIETTA, GA 30008

**DONALD B. EDWARDS, JR.**  
Associate Broker/Commercial Director  
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119563, GA  
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### Property Overview

This well-established professional office building is ideally situated on Austell Road, just north of the East-West Connector and WellStar Cobb Medical Hospital. Enjoy a premier location with excellent visibility, convenient highway access, and proximity to retail and dining amenities. We offer multiple office space layouts, designed for immediate occupancy and built-out with private offices, restrooms, and kitchenettes.

### Available Suites

Suite	Size	Rate
200	1,269	\$19.75 /sf/yr
102	1,360	\$19.75 /sf/yr
100	1,352	\$19.75 /sf/yr

**Leases are Modified Gross-Tenant pays all utilities and interior suite maintenance.**

### Highlights

- Highly visible on Austell Rd w/ signage options
- Can be rented as 1 unit or individually
- Surrounded by major retailers, restaurants and shopping
- Conveniently located near the East-West Connector
- Convenient highway access
- Ample Parking

Address: 3411 Austell Road SW  
 Marietta, GA 30008

Building SF: 6,160

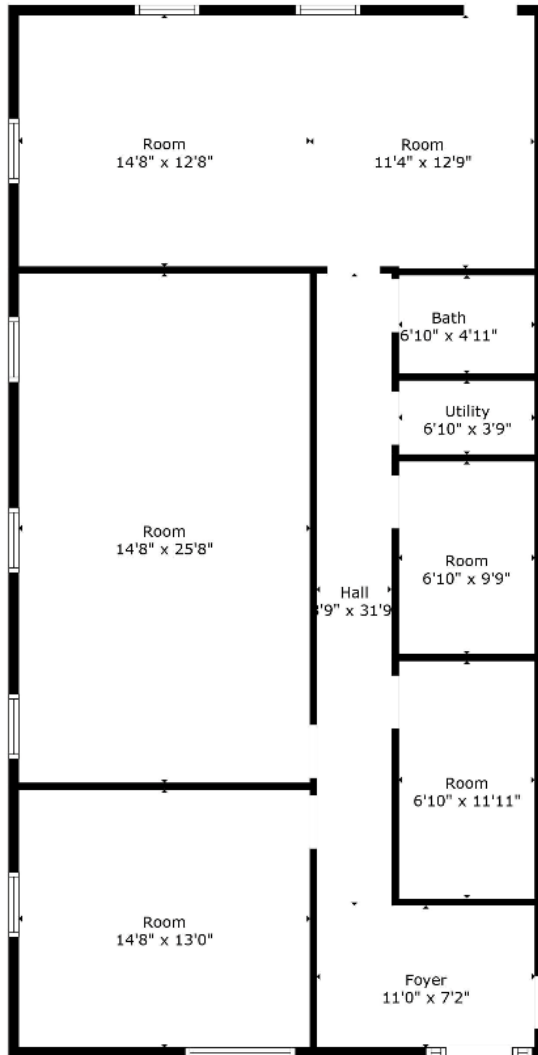
County: GA - Cobb

Year Built: 1988

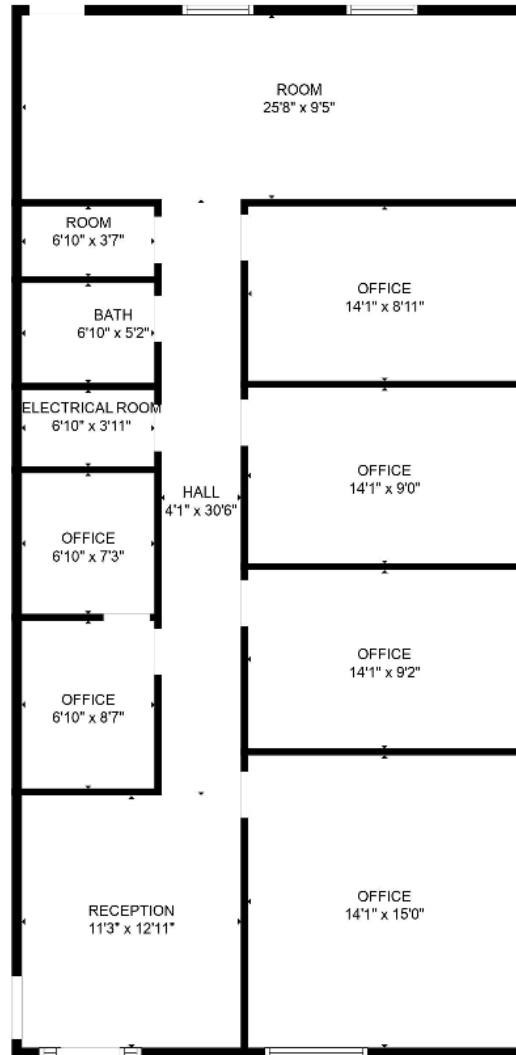
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PROPERTY PHOTOS

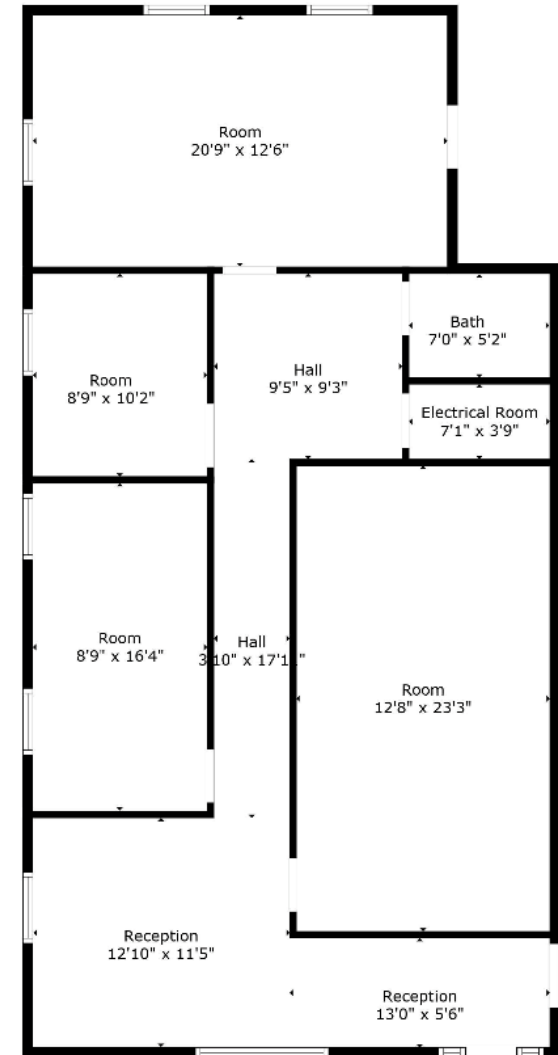




**Suite 100**  
3411 Austell Rd



**Suite 102**  
3411 Austell Rd



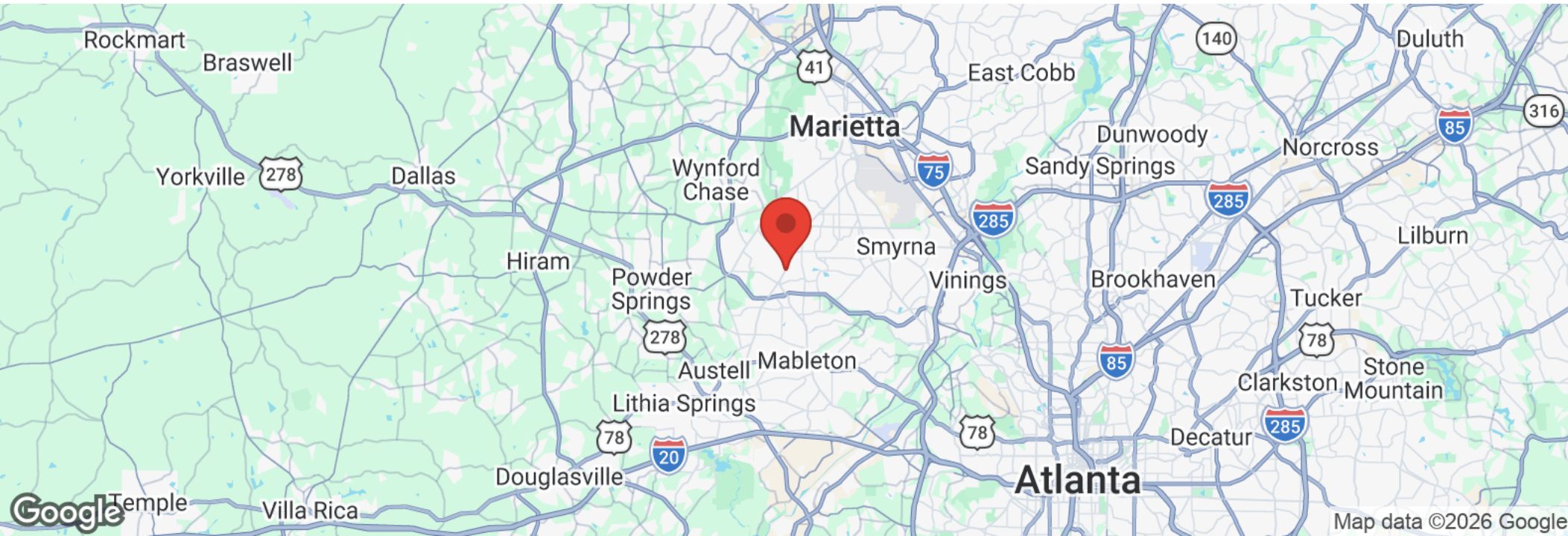
**Suite 200**  
3411 Austell Rd

**Suite 100 - 1,352 SF**  
**= \$2,225 Monthly MG**

**Suite 102 - 1,360 SF**  
**= \$2,238 Monthly MG**

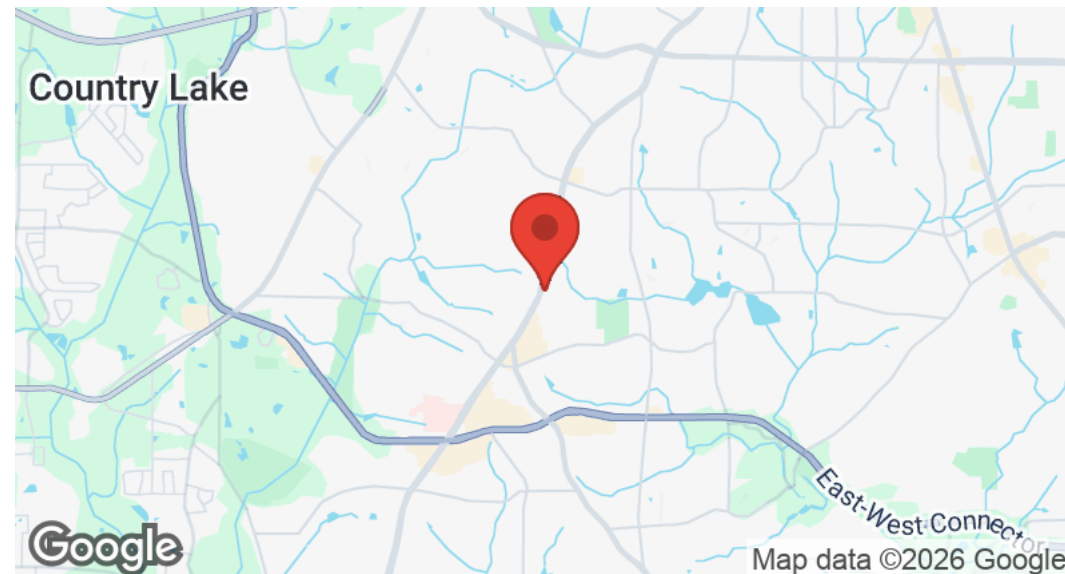
**Suite 201 - 1,269 SF**  
**= \$2,089 Monthly MG**

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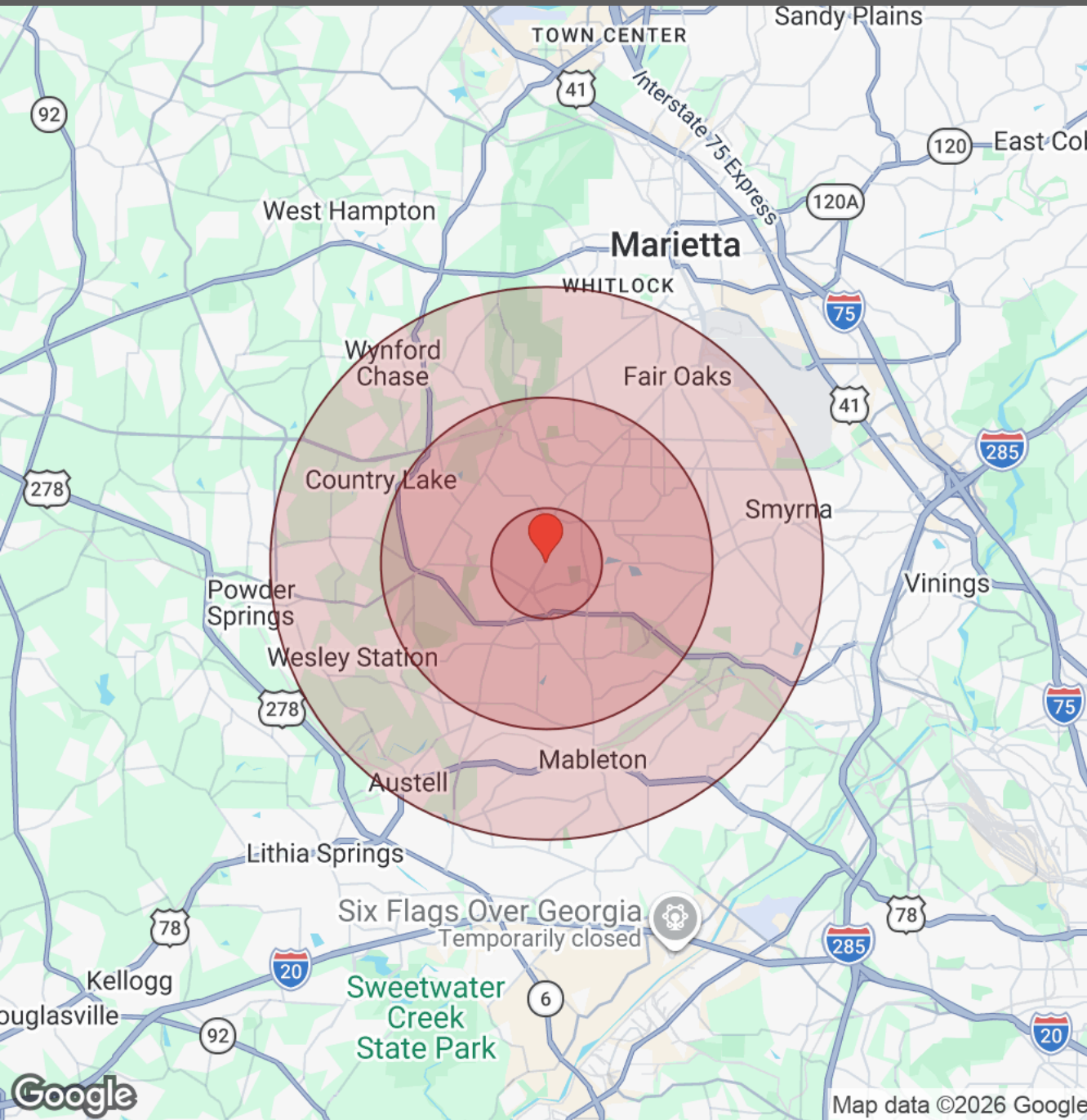


## Marietta, GA

Located in Cobb County and is the county seat. As one of Atlanta's largest suburbs, Marietta is the fourth largest city in the Atlanta metropolitan area. Top employers in Marietta consist of Cobb County School District, Lockheed Martin, and WellStar Kennestone Hospital. Major Marietta thoroughfares are US 41 and Interstate 75 with a total area of 23.2 square miles. Marietta has six historic districts with many on the National Register of Historic Places.



# DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,137	38,985	94,461
Female	5,630	40,516	98,799
Total Population	10,767	79,501	193,260

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,198	24,033	66,655
Black	4,458	31,069	70,579
Am In/AK Nat	12	56	135
Hawaiian	9	24	39
Hispanic	2,424	19,772	45,126
Asian	411	2,814	6,474
Multiracial	219	1,423	3,633
Other	38	326	618

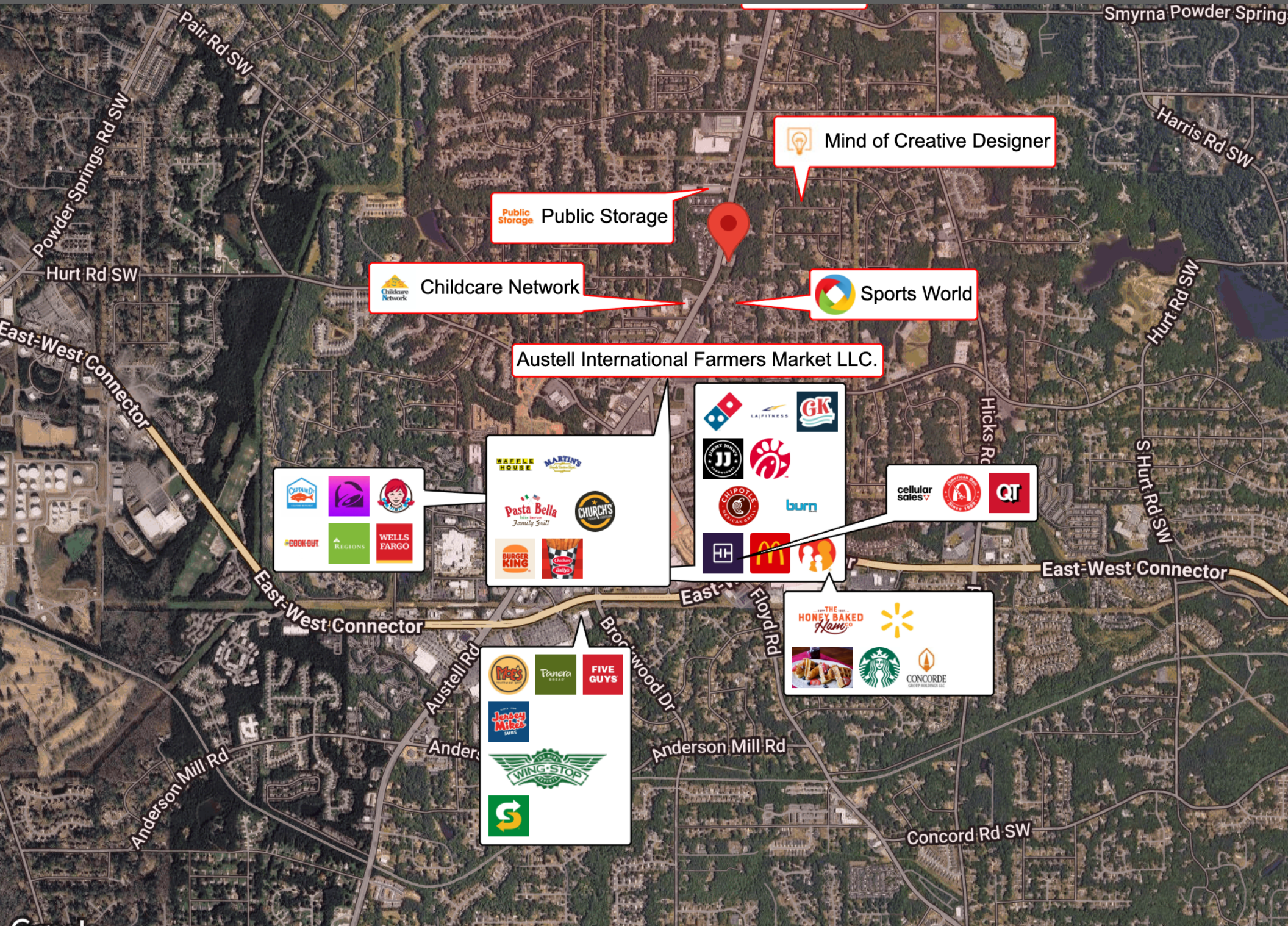
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,240	30,170	74,349
Occupied	4,053	28,978	71,374
Owner Occupied	2,653	18,192	45,400
Renter Occupied	1,400	10,786	25,974
Vacant	188	1,192	2,975


Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,973	14,868	37,084
Ages 15 - 24	1,360	10,457	24,654
Ages 25 - 54	4,525	34,592	84,395
Ages 55 - 64	1,335	9,406	22,681
Ages 65+	1,574	10,179	24,445


Income	1 Mile	3 Miles	5 Miles
Median	\$88,585	\$87,809	\$91,622
Under \$15k	271	1,937	4,217
\$15k - \$25k	87	1,434	3,500
\$25k - \$35k	371	1,773	3,947
\$35k - \$50k	211	2,489	6,115
\$50k - \$75k	690	4,646	11,822
\$75k - \$100k	726	4,310	9,154
\$100k - \$150k	955	5,941	13,779
\$150k - \$200k	416	2,966	8,094
Over \$200k	323	3,480	10,747


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 Mind of Creative Designer


 Public Storage


 Childcare Network

 Sports World


Austell International Farmers Market LLC.













**DONALD B EDWARDS JR****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 warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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