



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.
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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.**

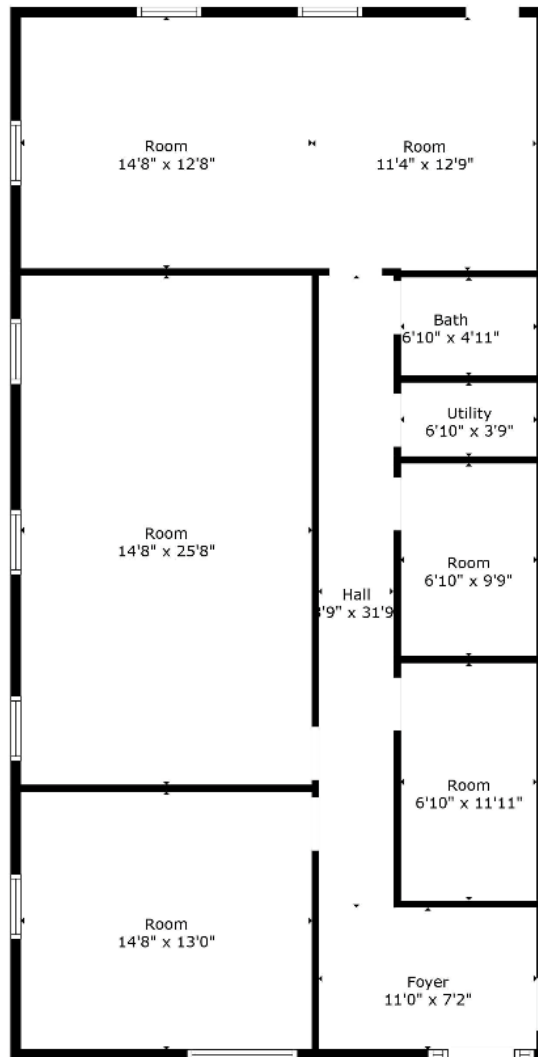
Highlights

- 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

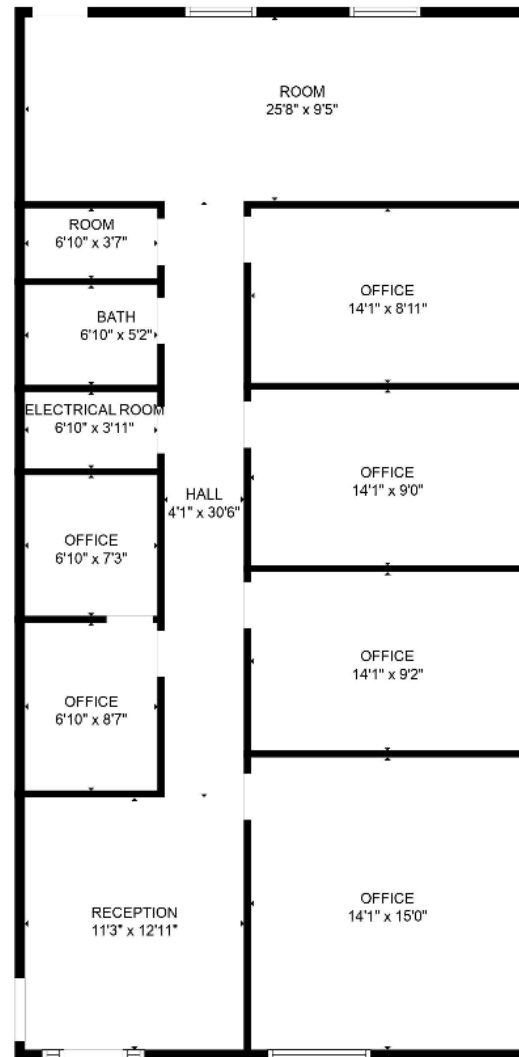
PROPERTY PHOTOS





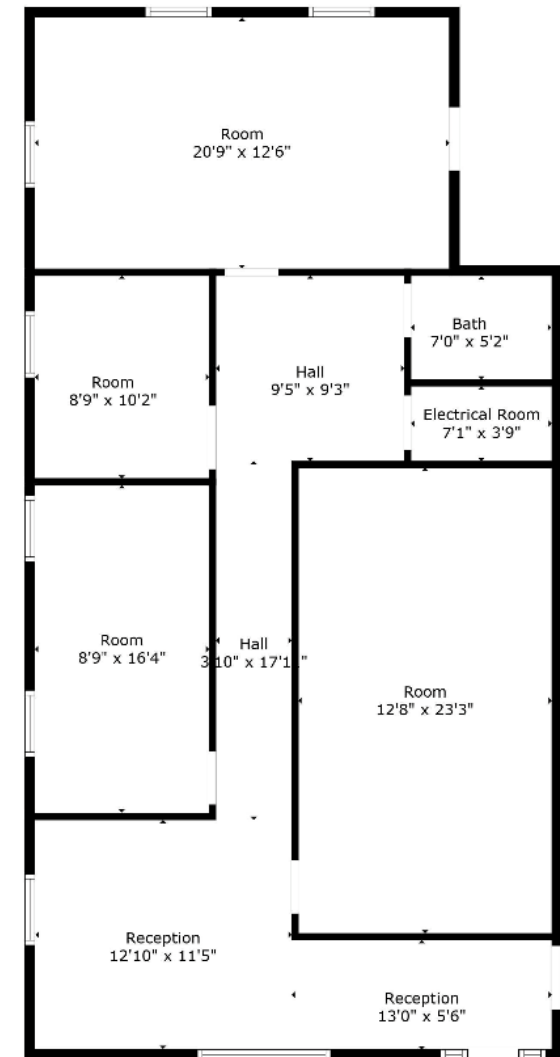
Suite 100
3411 Austell Rd

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



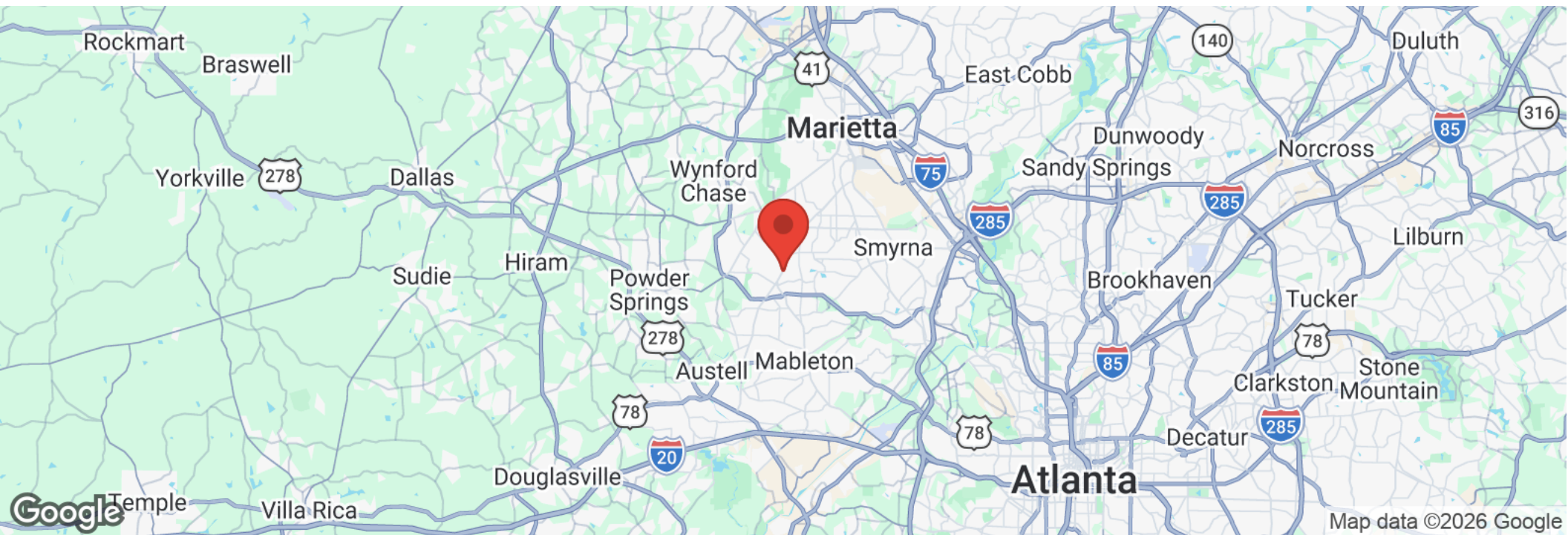
Suite 102
3411 Austell Rd

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



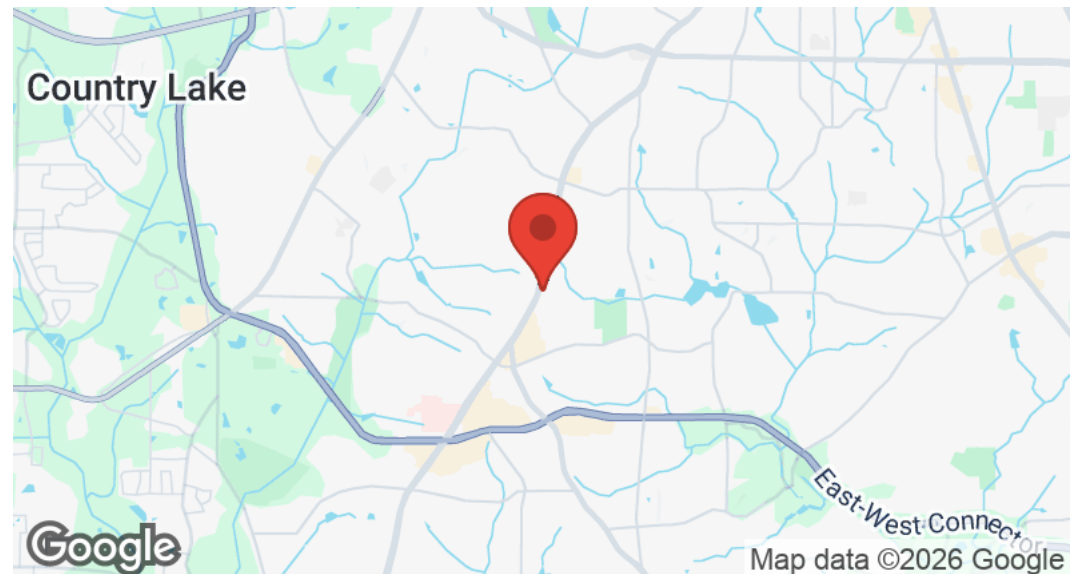
Suite 200
3411 Austell Rd

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

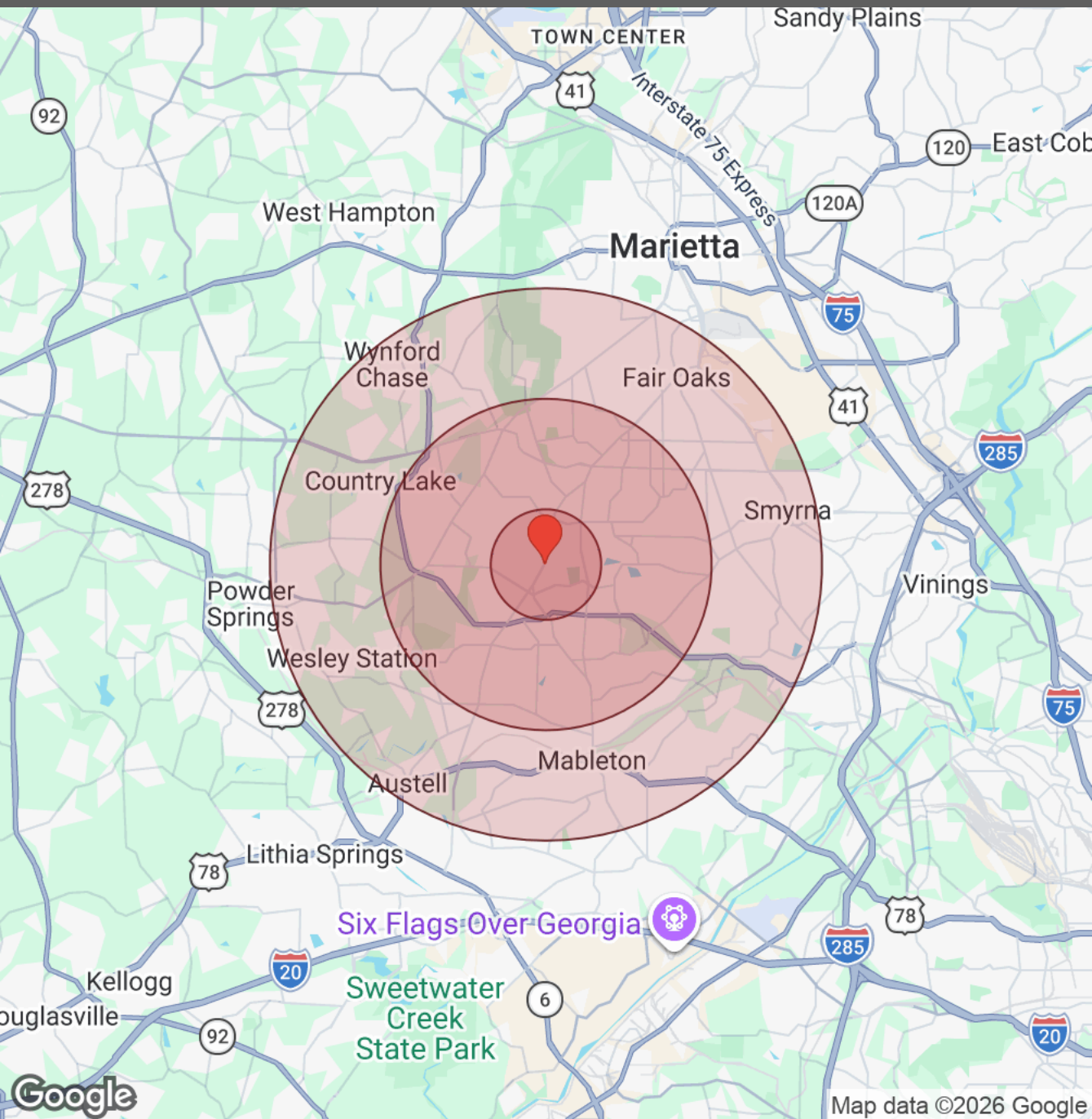


Marietta, GA

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	5,095	39,156	94,546
Female	5,626	40,761	98,977
Total Population	10,721	79,917	193,523

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,245	24,279	66,785
Black	4,416	31,248	70,733
Am In/AK Nat	13	56	155
Hawaiian	8	16	39
Hispanic	2,369	19,724	45,033
Asian	425	2,837	6,522
Multiracial	210	1,439	3,638
Other	35	328	619

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,285	30,675	75,207
Occupied	4,110	29,568	72,422
Owner Occupied	2,651	18,492	45,916
Renter Occupied	1,459	11,076	26,506
Vacant	175	1,107	2,785

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,948	14,906	37,084
Ages 15 - 24	1,337	10,483	24,631
Ages 25 - 54	4,520	34,805	84,606
Ages 55 - 64	1,331	9,462	22,745
Ages 65+	1,584	10,261	24,455

Income	1 Mile	3 Miles	5 Miles
Median	\$95,392	\$91,170	\$94,802
Under \$15k	207	1,851	4,055
\$15k - \$25k	97	1,273	2,959
\$25k - \$35k	266	1,674	3,712
\$35k - \$50k	197	2,397	6,022
\$50k - \$75k	632	4,592	11,852
\$75k - \$100k	802	4,633	9,611
\$100k - \$150k	999	6,194	13,499
\$150k - \$200k	491	3,266	8,574
Over \$200k	418	3,687	12,141

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 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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