

Offering Memorandum



2621 Sandy Plains Road, Marietta, GA 30066

Office: 3011 Sutton Gate Drive | Suite 150 | Suwanee, GA | 770-814-2300

Real Estate Specialists

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**Specializing in Residential, Commercial,
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**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA
PROPERTIES

 **COMMERCIAL DIVISION**SM



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**BERKSHIRE
HATHAWAY** | GEORGIA
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Individual Suites & Coworking Spaces Available

Ranging from 150 - 5317 SF

Gross Lease

\$1.20/SF/MO

41,000 VPD

Zoned O/I

Prime Office Suites Available for Lease in Marietta!

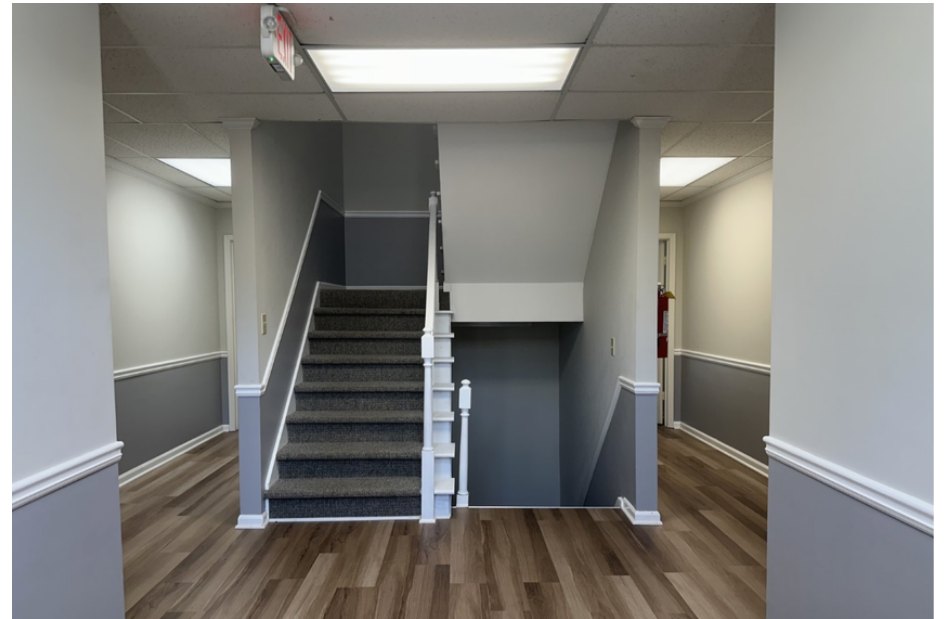
Nestled in the quiet Williamscraft Office Park off Sandy Plains Road, this property offers high visibility with a traffic count of 41,000 vehicles per day. The location is incredibly convenient, with easy access to I-75, I-575, Town Center, Kennesaw Wellstar, and Marietta Square, as well as nearby restaurants, shops, and other amenities.

Available suites range from 665 to 1,329 square feet, and coworking office spaces are also offered, ranging from 150 to 1,329 square feet. The building features two entrances, handicap accessibility on the first floor, and 40 parking spots. Shared bathrooms are located on each floor.

These suites are designed to support your professional growth, offering flexible layouts with office lighting, hardwood floors, and neutral paint. They are ideal for a variety of businesses, including Real Estate, Counseling, Law, Accounting, Medical Practices, and Insurance Firms. Current tenants include a medical spa, a freight carrier, and a locksmith service.

With a gross lease that covers all expenses, this is an excellent opportunity to grow your business in a well-maintained, professional environment.







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AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



COFFEE



PHARMACY



CLEANERS



GAS



ATM



0.1
MILES

0.1
MILES

0.2
MILES

0.2
MILES

0.2
MILES



MOVIE THEATER



GYM



GROCERIES



MEDICAL

2.4
MILES

0.3
MILES

0.2
MILES

0.2
MILES



ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	PARK PLAYWORX PLAYGROUNDS	0.2 MILES
	GOLF COURSE TEE 1 UP	1.6 MILES
	DOG PARK SWEAT MOUNTAIN PARK	3.1 MILES
	HIKING SOPE CREEK MOUNTAIN BIKE TRAILS	6.2 MILES





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FOOD REPORT



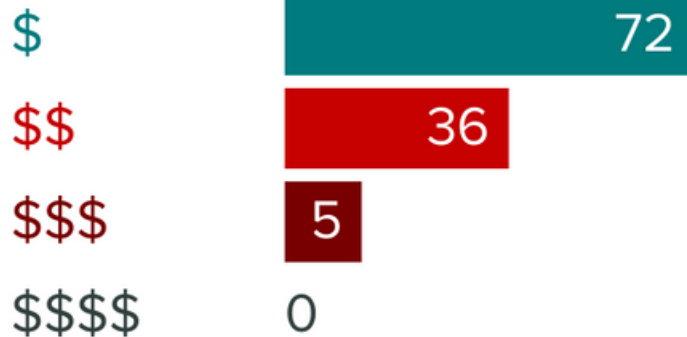
NEIGHBORHOOD EATS

This home is located near **108** moderately priced restaurants and has an **above average** variety of cuisines.

118



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	32
FAST FOOD	19
PIZZA	11
INTERNATIONAL	9
MEXICAN	8
BARBECUE	6
ASIAN	6
ITALIAN	6
CAFES, COFFEE AND TEA	3
OTHER	10



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **13** private schools and **1** charter school within **5** miles.

K-5

ADDISON ELEMENTARY
SCHOOL
ASSIGNED

8
RATING

6-8

DANIELL MIDDLE
SCHOOL
ASSIGNED

6
RATING

9-12

SPRAYBERRY HIGH
SCHOOL
ASSIGNED

7
RATING



ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

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