

# ±1,250 - ±2,500 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.

SUITE NO.	AVAILABLE SF	LEASE RATE	AVAILABILITY
120	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	IMMEDIATE
225	±1,250 SF	\$18 SF/YR + \$1.50 SF/YR for CAM	Spring 2026

## OFFERING SUMMARY:

<b>PROPERTY ADDRESS:</b>	4255 Wade Green Road Kennesaw, GA 30144
<b>COUNTY:</b>	Cobb
<b>TOTAL AVAILABLE SF:</b>	±2,500 SF
<b>NO. OF SUITES:</b>	2
<b>NO. OF FLOORS:</b>	1-2
<b>YEAR BUILT:</b>	2009
<b>PARKING TYPE:</b>	Off-Street, Surface
<b>SIGNAGE:</b>	Monument Signage

**\$ 18 SF/YR +  
1.50 SF/YR CAM  
LEASE RATE**



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**IN THE AREA MAP:**



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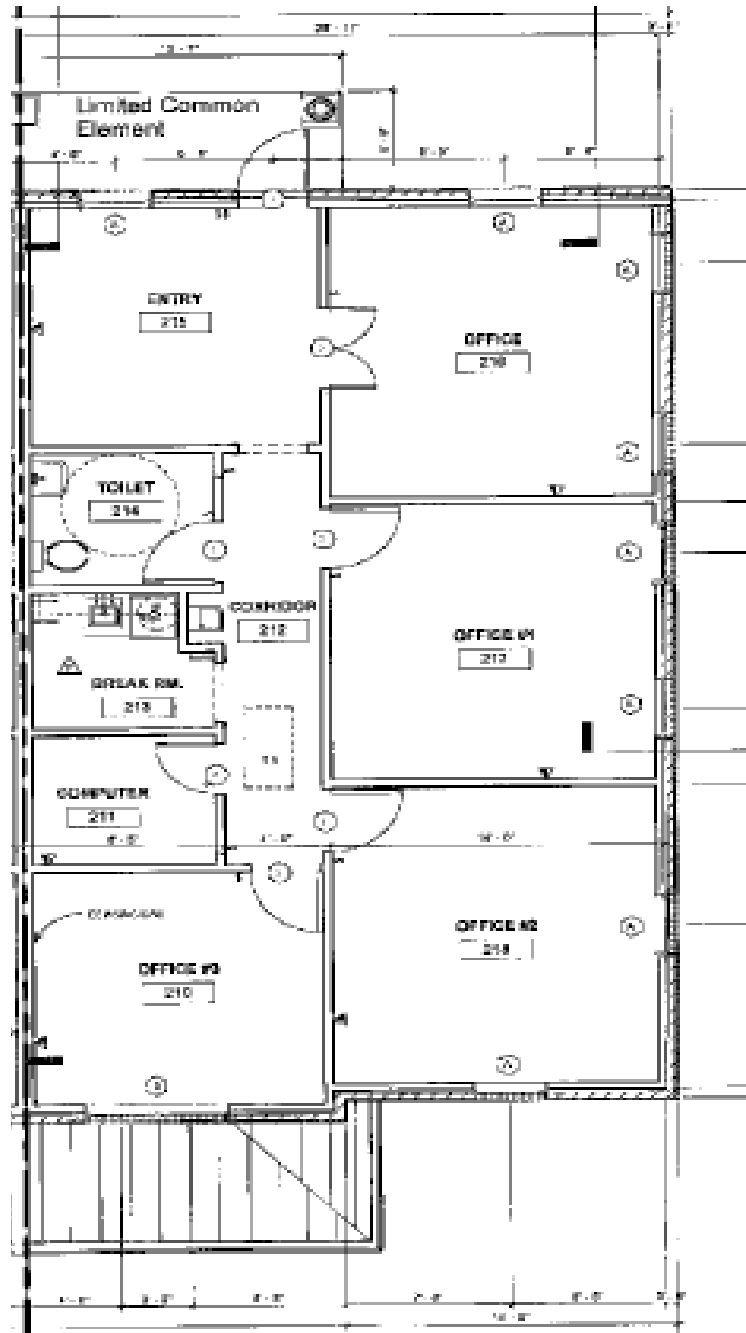


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## SUITE 120



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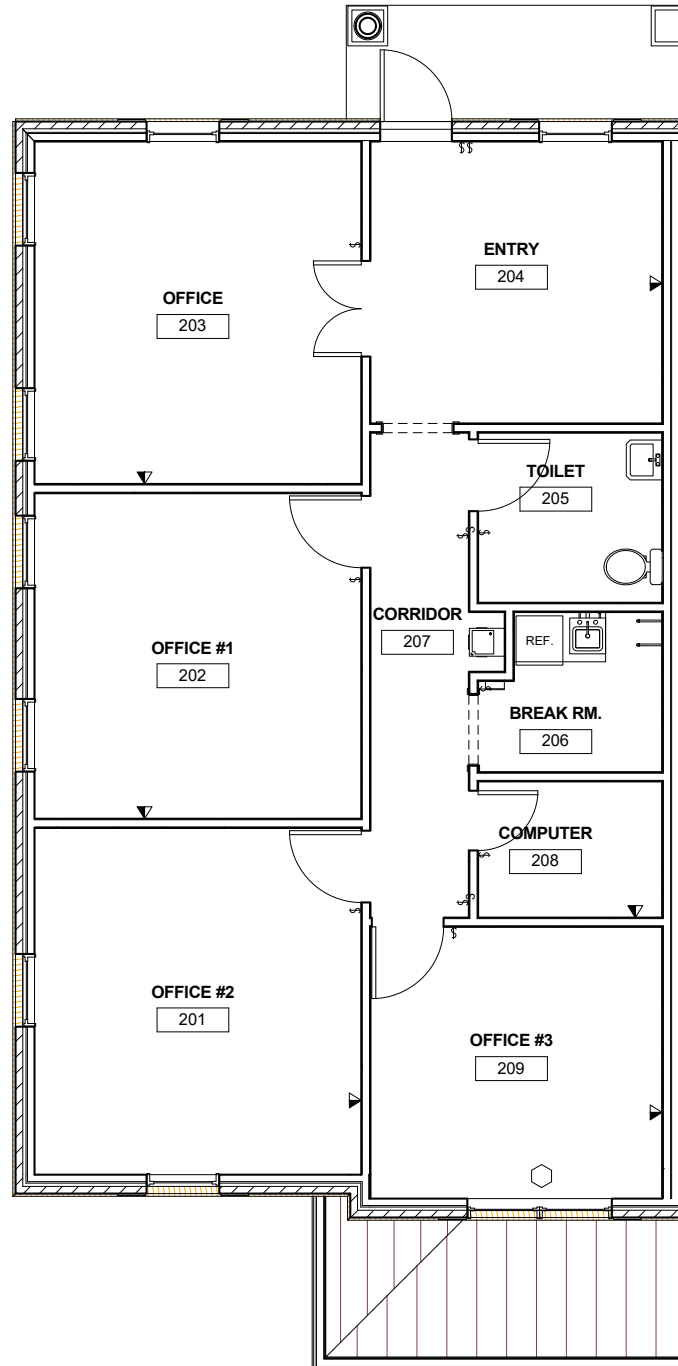


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## SUITE 225



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