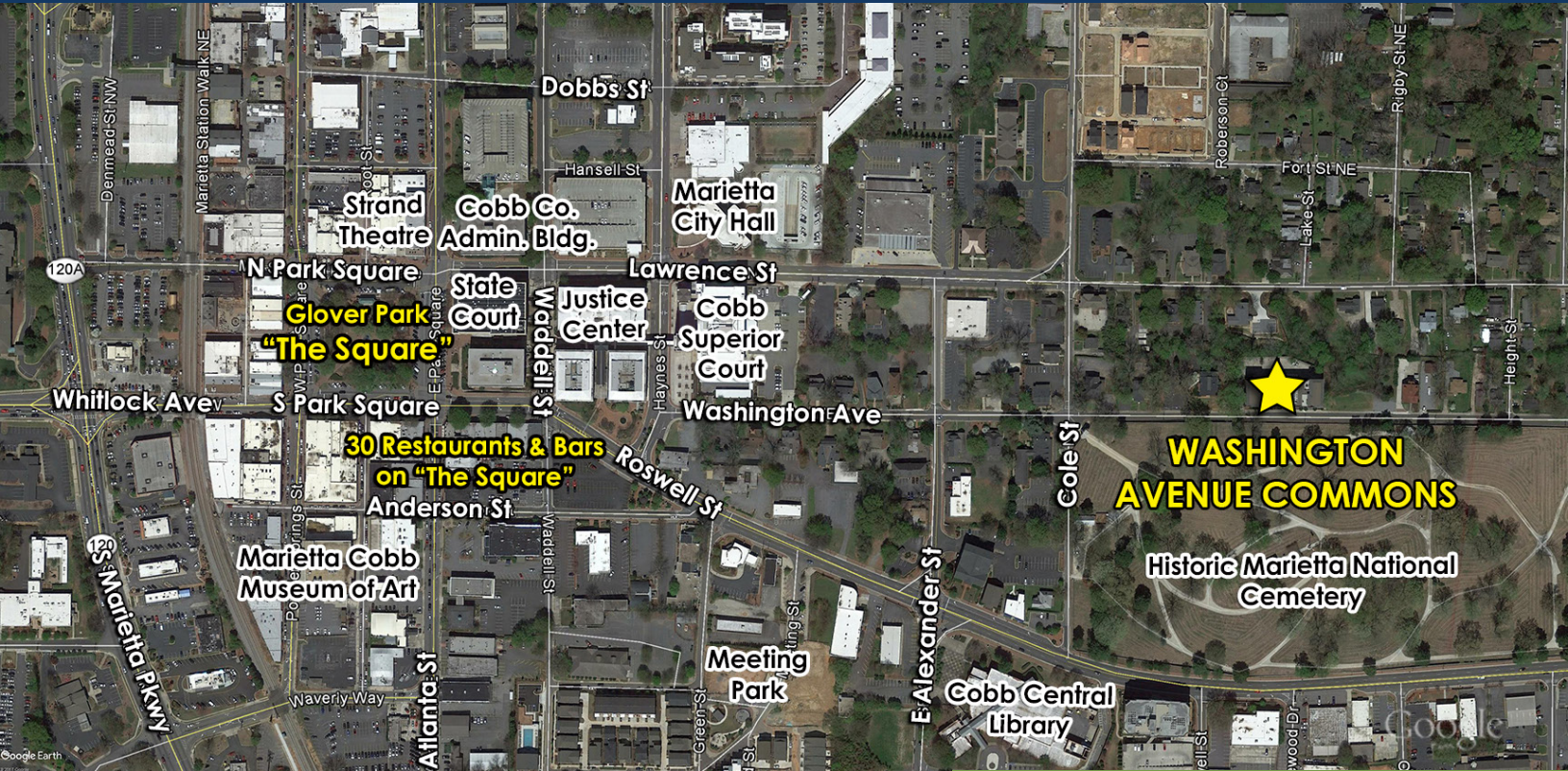


Washington Avenue Commons

1,649± sf to 8,035± sf of Office Space for Lease

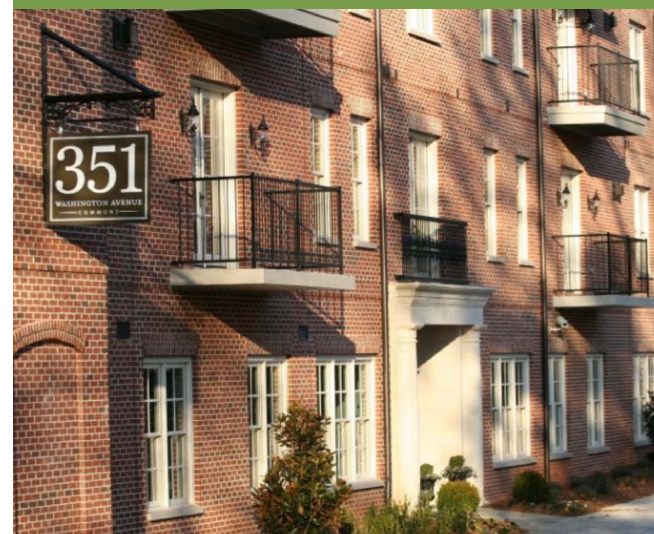
Walking Distance to Marietta Square



Property Highlights

- 1,649± sf to 8,035± sf of office space available in Washington Avenue Commons
- 1,649± sf or 2,994± sf up to 4,643± sf available to lease in Suite 120 as of January 1, 2026
- 3,392± sf available to lease in Suite 100 as of February 1, 2026
- Suite 100 & Suite 120 could be combined to accommodate up to 8,035± sf
- Walking distance to numerous high-quality restaurants and shops on the Marietta Square & to the Courthouse Complex
- Covered parking available with elevator access
- Finishes feature multiple upgrades including exposed brick, heavy millwork, upgraded hardware & cabinetry. Some suites offer open ceiling "loft look" with exposed ductwork, and other spaces feature traditional 2' x 2' ceiling grid.
- Washington Avenue was the first paved road (cobblestone) in Cobb County, and Washington Avenue Commons is located across Washington Avenue from the beautiful and historic Marietta National Cemetery
- Convenient access to I-75 / I-575 & Cobb Pkwy (Hwy. 41)
- Rental rate: \$22/sf, plus \$7.13/sf in OPEX. Tenant pays own utilities and interior janitorial.

351 Washington Avenue
Suite 100 & Suite 120
Marietta, GA 30060



Dan Buyers
770.596.2629
tdb@mcwreality.com

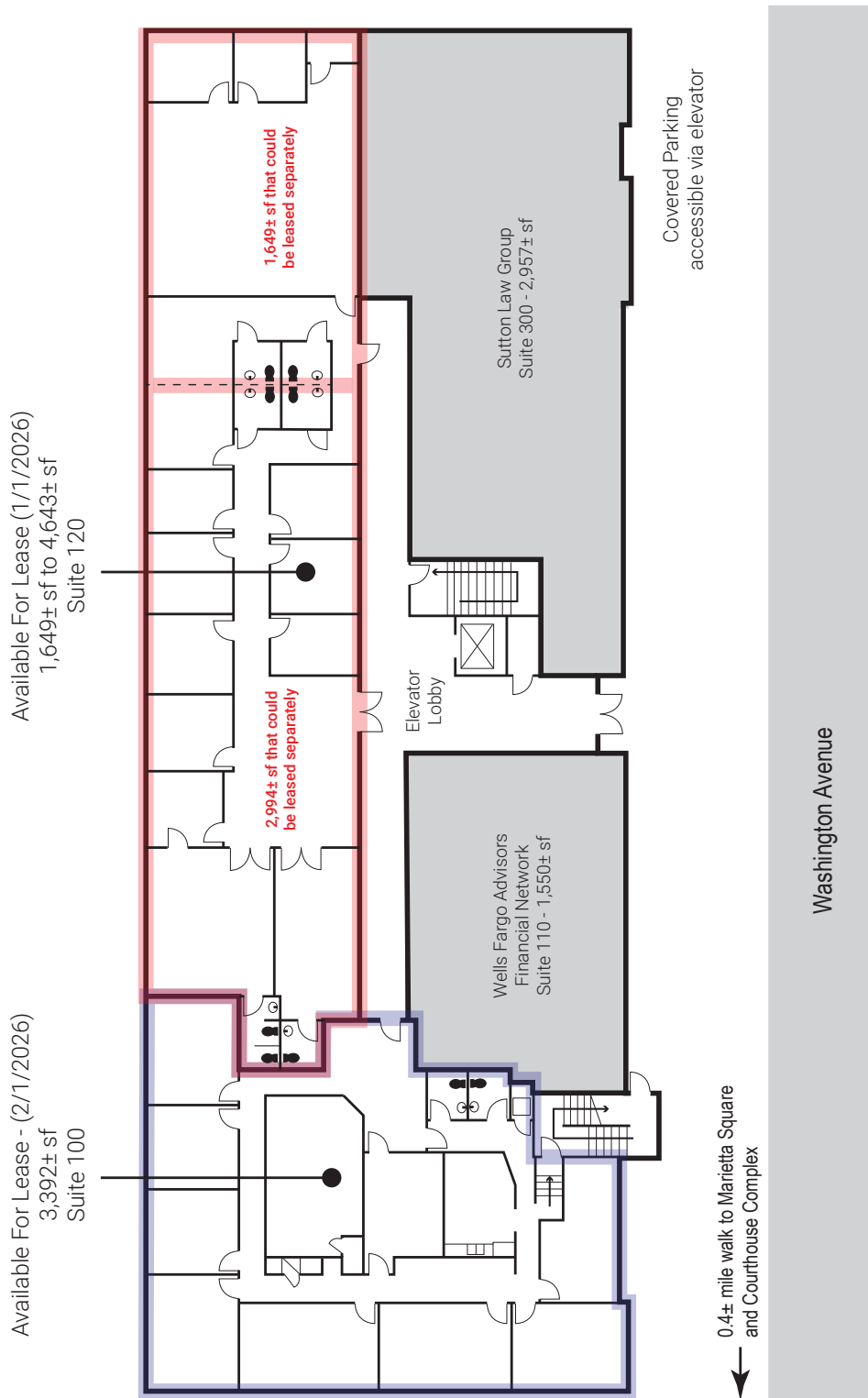
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