

SLT

Real Estate



Historic Office Building for Sale
2,683+/- SF Available | 236 Washington
Avenue, Marietta, Georgia 30060

Brokerage Disclaimer and Conditions



SLT Real Estate Georgia LLC has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by SLT Real Estate Georgia LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of SLT Real Estate Georgia LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

A rare opportunity to own a piece of Marietta history on one of its most storied and prestigious corridors. Built in 1900 and lovingly maintained ever since, this 2,683-square-foot landmark property sits on Washington Avenue NE — affectionately known as "Lawyer's Row" — where historic residences were thoughtfully converted to professional law offices, preserving the neighborhood's charm while embracing its natural evolution as a professional hub steps from the courthouse square.

Currently operating as a fully occupied multi-tenant professional office building, the property features **six private offices, a dedicated administrative office, a welcoming common area sitting room, two restrooms, and a full kitchen** — everything needed to run a polished, professional practice. A rear parking lot provides convenient off-street parking for tenants and clients alike. And welcoming everyone who arrives at the front door is a classic **rocking chair front porch** — a nod to the building's residential roots and a feature that sets this property apart from any standard commercial space.

All six offices are currently leased to individual attorneys, providing immediate, steady rental income from day one. The current owner's office will be vacated at closing, offering a new owner the unique ability to **occupy one suite while collecting rent from the remaining five** — a compelling proposition for an attorney, consultant, or professional services firm looking to offset ownership costs with built-in revenue.

The building has been well cared for throughout its life, with a **newer roof** offering peace of mind and reduced near-term capital expenditure. Situated less than one mile from Historic Marietta Square and Cobb County government buildings, and approximately two miles from I-75, the location is as practical as it is prestigious.

This is not just a property — it's a legacy address in one of metro Atlanta's most beloved historic communities. Whether you're an attorney ready to call Lawyer's Row home, an investor seeking a turnkey income-producing asset, or a visionary looking to steward a piece of Marietta's architectural heritage, 236 Washington Avenue NE delivers history, character, and cash flow under one roof.





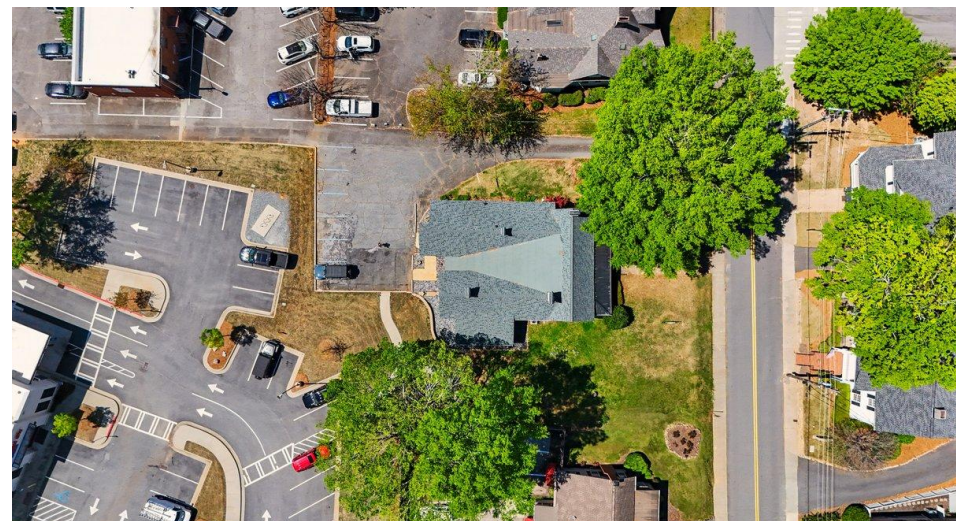
PROPERTY INFORMATION

ADDRESS	236 Washington Avenue Marietta, Georgia 30060
COUNTY	Cobb
YEAR BUILT	1900
ACRES	.34 acre lot
PARCEL ID	16121700680
ZONING	Marietta O/I
BUILDING SIZE	+/- 2,683 SF
NUMBER OF OFFICES	7
ROAD FRONTAGE	Washington Avenue
PARKING	Rear Open Lot
SALE OPTIONS	Owner Occupy/Investor
LEASE OPTIONS	Not available for lease

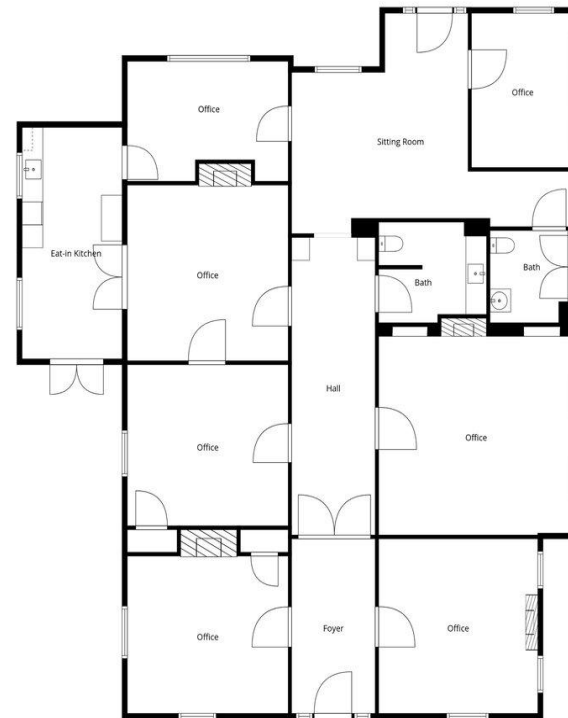


EXTERIOR FRONT



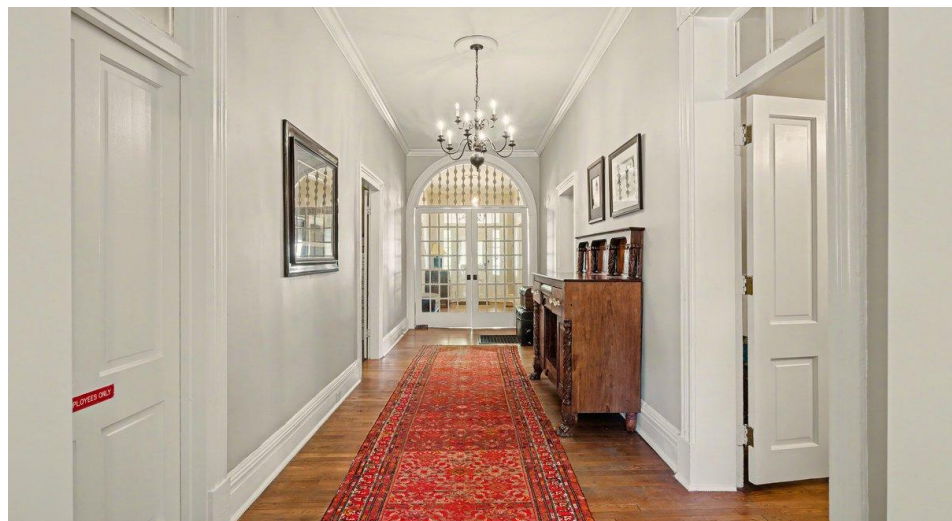


FLOOR PLAN

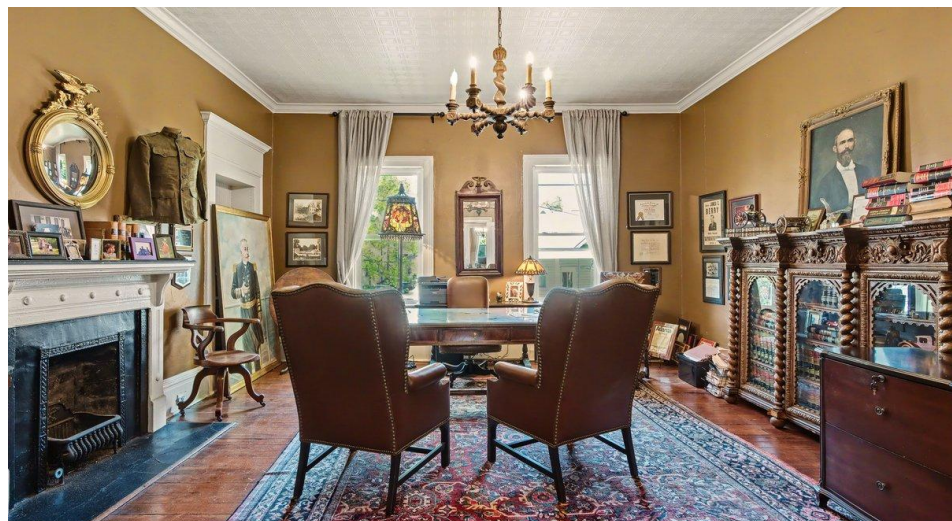
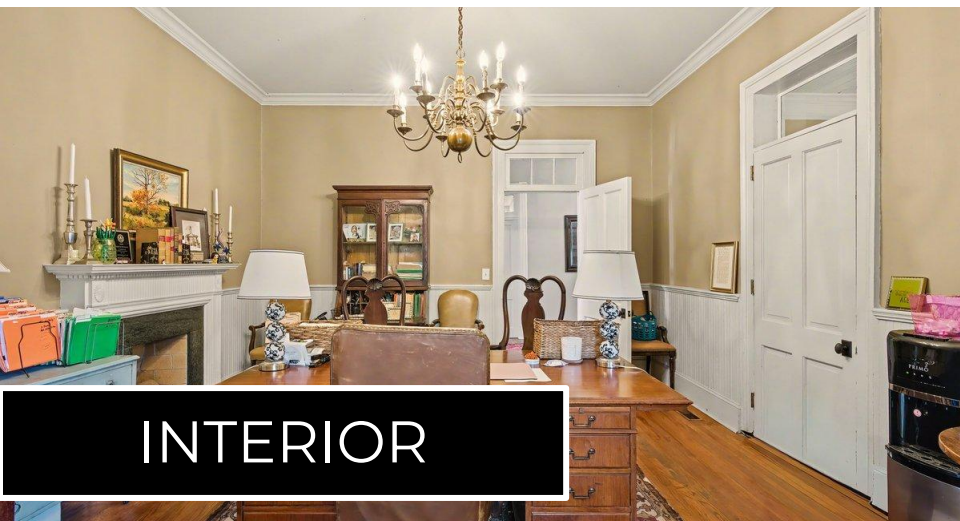


Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





INTERIOR



INTERIOR

DEMOGRAPHICS

POPULATION:

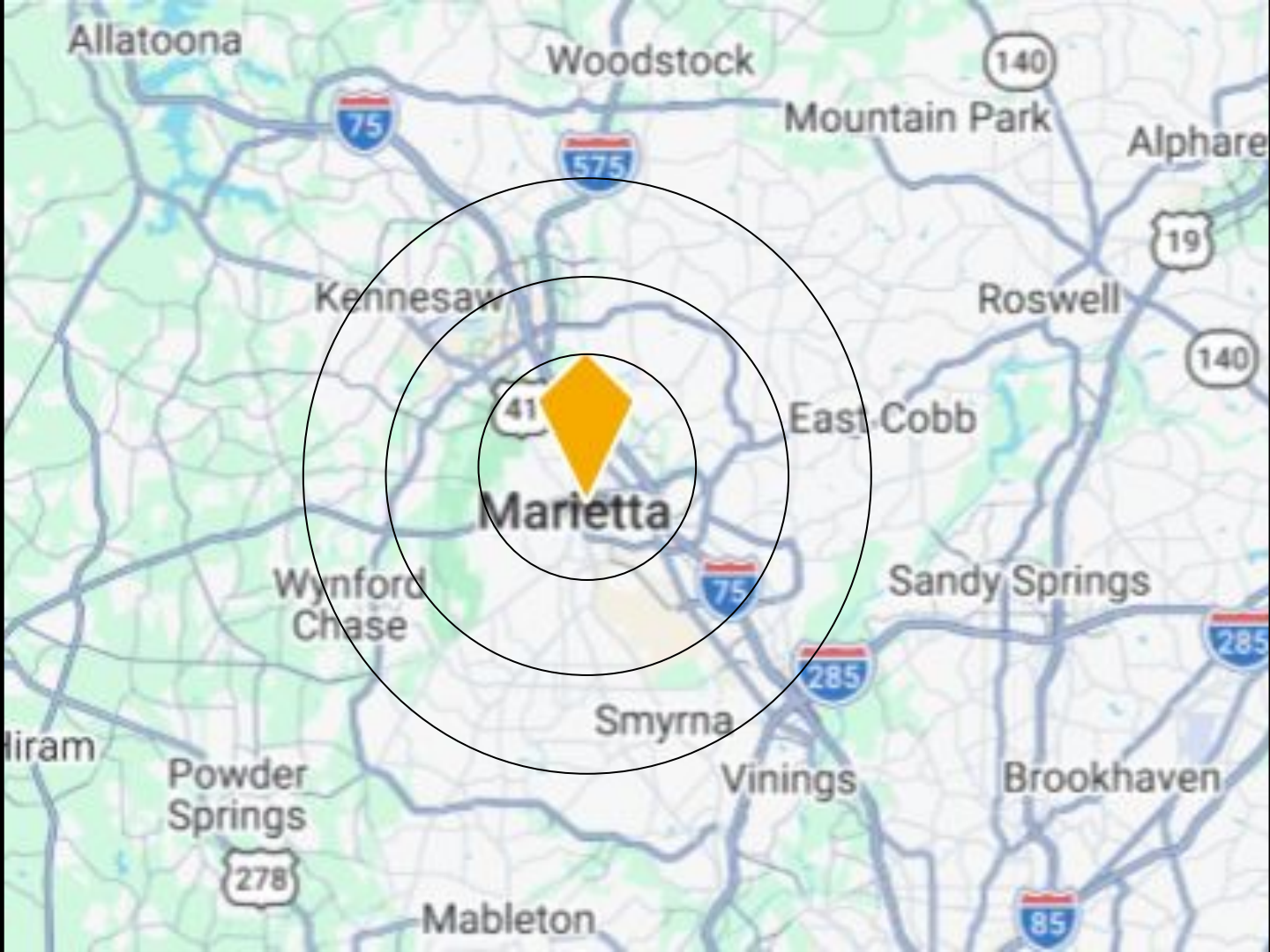
2 MILE	33,573
5 MILE	209,739
10 MILE	752,080

NUMBER OF HOUSEHOLDS:

2 MILE	12,601
5 MILE	82,318
10 MILE	290,100

AVERAGE HH INCOME:

2 MILE	\$111,091
5 MILE	\$110,575
10 MILE	\$134,275





EXCLUSIVELY LISTED BY



Geoff Nagy

Managing Broker

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SLT Real Estate