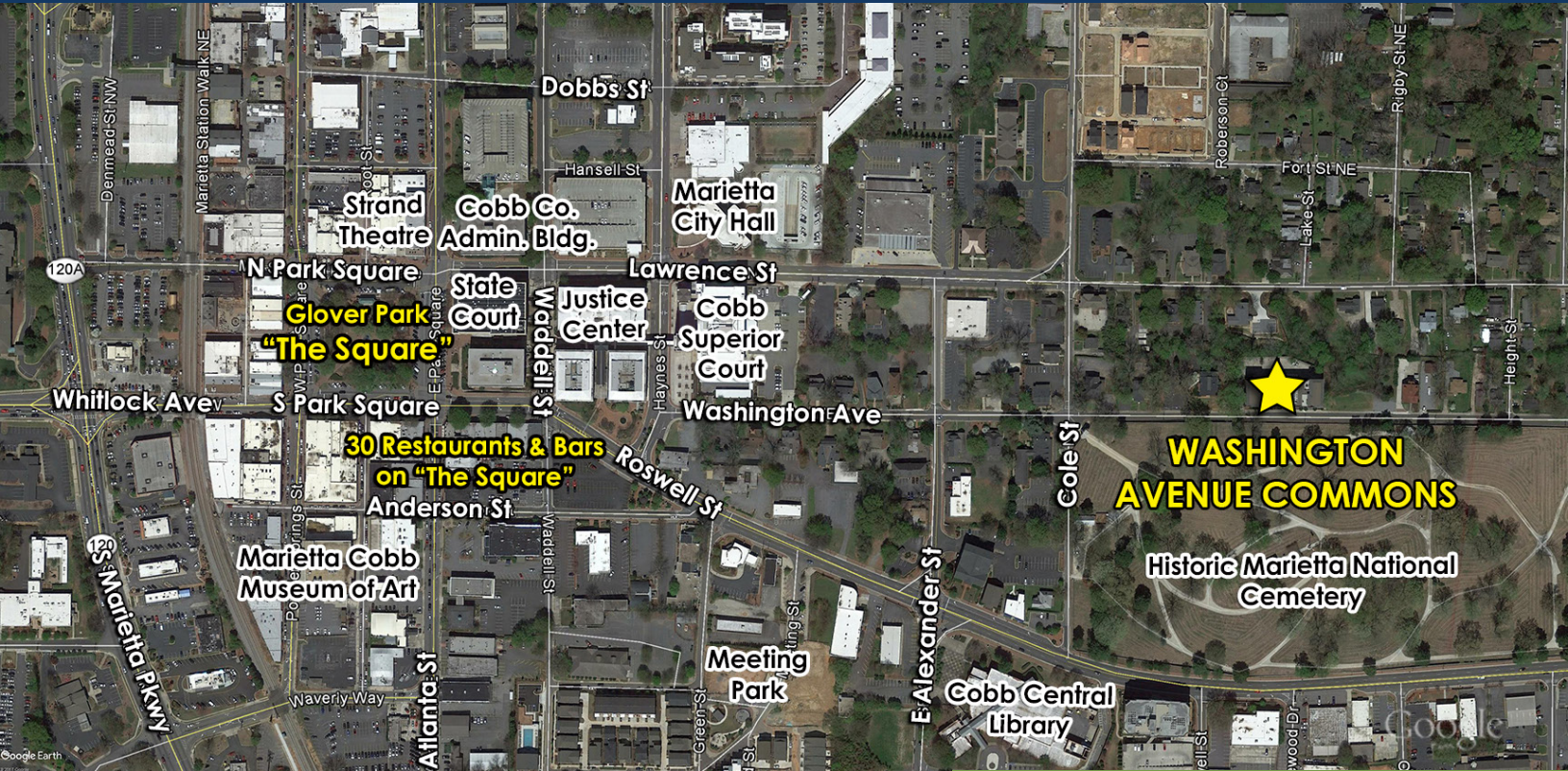


# Washington Avenue Commons

## 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
  - 3,392± sf available to lease in Suite 100
  - 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 \$7.38/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@mcwrealty.com

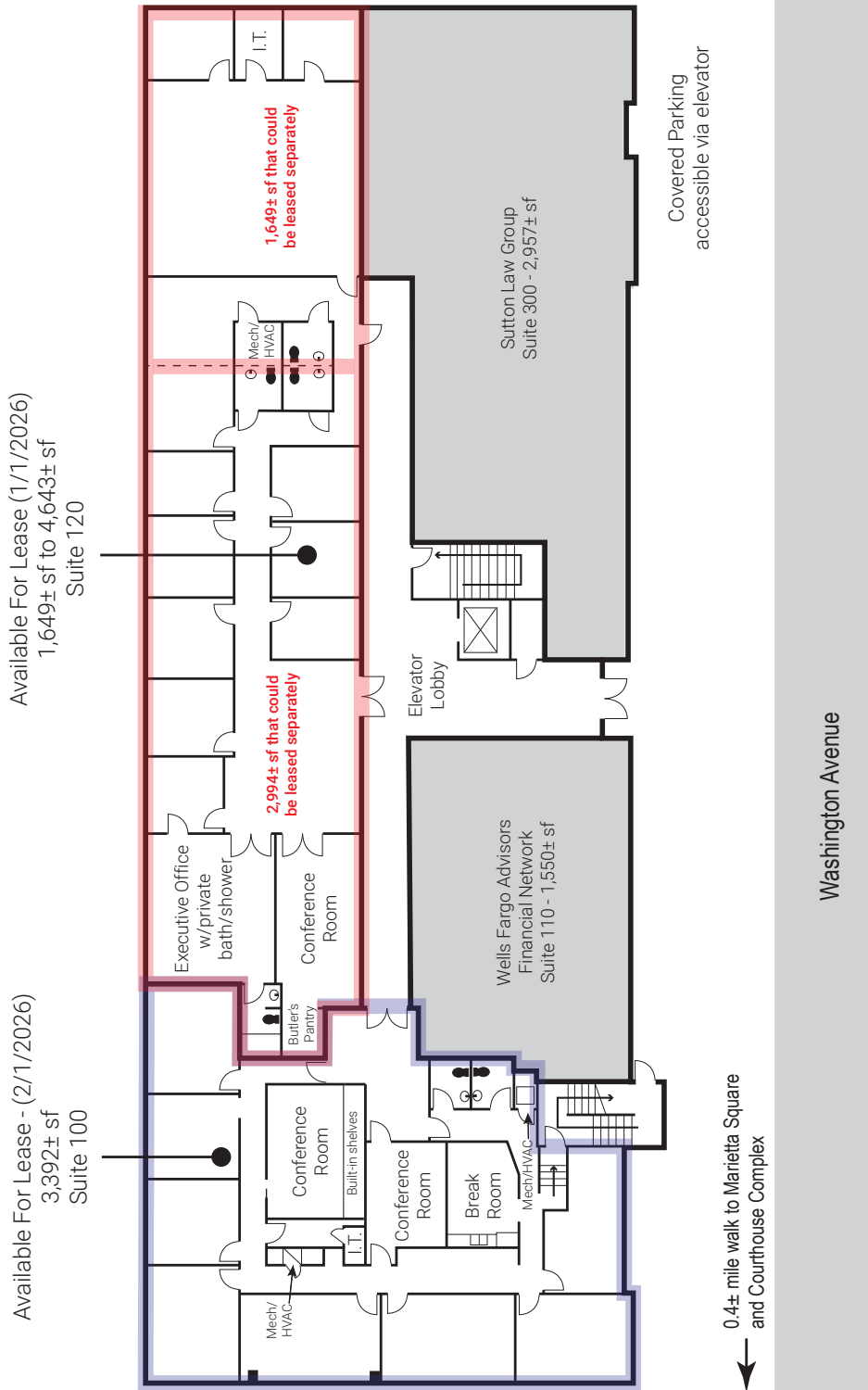
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Washington Avenue

Historic Marietta National Cemetery

0.4± mile walk to Marietta Square  
 and Courthouse Complex

Covered Parking  
 accessible via elevator

Available For Lease (1/1/2026)  
 1,649± sf to 4,643± sf  
 Suite 120

Available For Lease - (2/1/2026)  
 3,392± sf  
 Suite 100

1,649± sf that could  
 be leased separately

2,994± sf that could  
 be leased separately

Sutton Law Group  
 Suite 300 - 2,957± sf

Wells Fargo Advisors  
 Financial Network  
 Suite 110 - 1,550± sf

Executive Office  
 w/private  
 bath/shower

Conference  
 Room

Conference  
 Room

Conference  
 Room

Break  
 Room

Butler's  
 Pantry

Mech/  
 HVAC

I.T.

Mech/  
 HVAC

Elevator  
 Lobby

Mech/  
 HVAC