

3,086 SF MEDICAL OFFICE SPACE FOR LEASE

CBRE



335

Roselane St NW

MARIETTA | GEORGIA

PROPERTY OVERVIEW

Strategically positioned less than a half a mile from the main entrance of Wellstar Kennestone Hospital, 335 Roselane offers an unparalleled location for medical practices seeking immediate proximity to one of Georgia's largest and most advanced healthcare facilities. Wellstar Kennestone Hospital is a 662-bed hospital and is recognized as a Level 1 Adult Trauma Center, making it a critical hub for medical services in Metro Atlanta.

The prime address places directly within a thriving medical campus, fostering abundant and convenient referral patterns and collaborative opportunities that are vital for practice growth. The building, known, historically as Marietta Medical Suites, presents a rare market opportunity with move-in-ready space, significantly limiting the initial capital expenditure for practice groups and allowing for a seamless transition. Furthermore, the property offers generous free surface parking, a crucial amenity for both patients and staff.

Come see why Marietta Medical Suites is and ideal opportunity for your practice to establish or expand their presence in a high-demand medical corridor with a robust healthcare ecosystem.

335 ROSELANE ST NW
MARIETTA, GA 30060

Within 3 Mile Radius

38
MEDIAN AGE

\$116,510
AVERAGE INCOME

137,684
POPULATION

PROPERTY HIGHLIGHTS

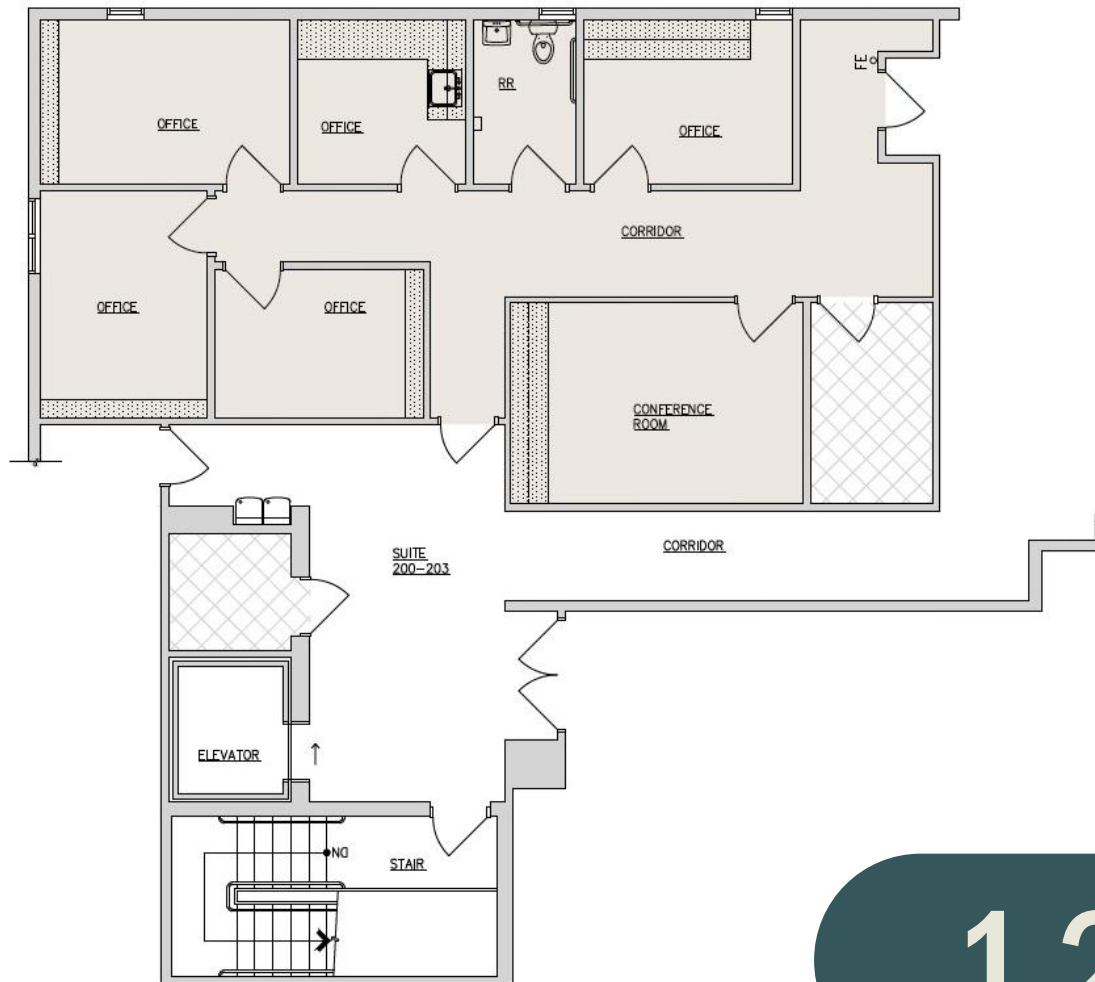
- Immediate proximity to Wellstar Kennestone Hospital
- Move-in ready space available
- Free surface parking
- Medical campus setting with abundant referral networks
- No Use restrictions

NORTHWEST
SUBMARKET

200 & 202
SUITES

FLOOR PLAN

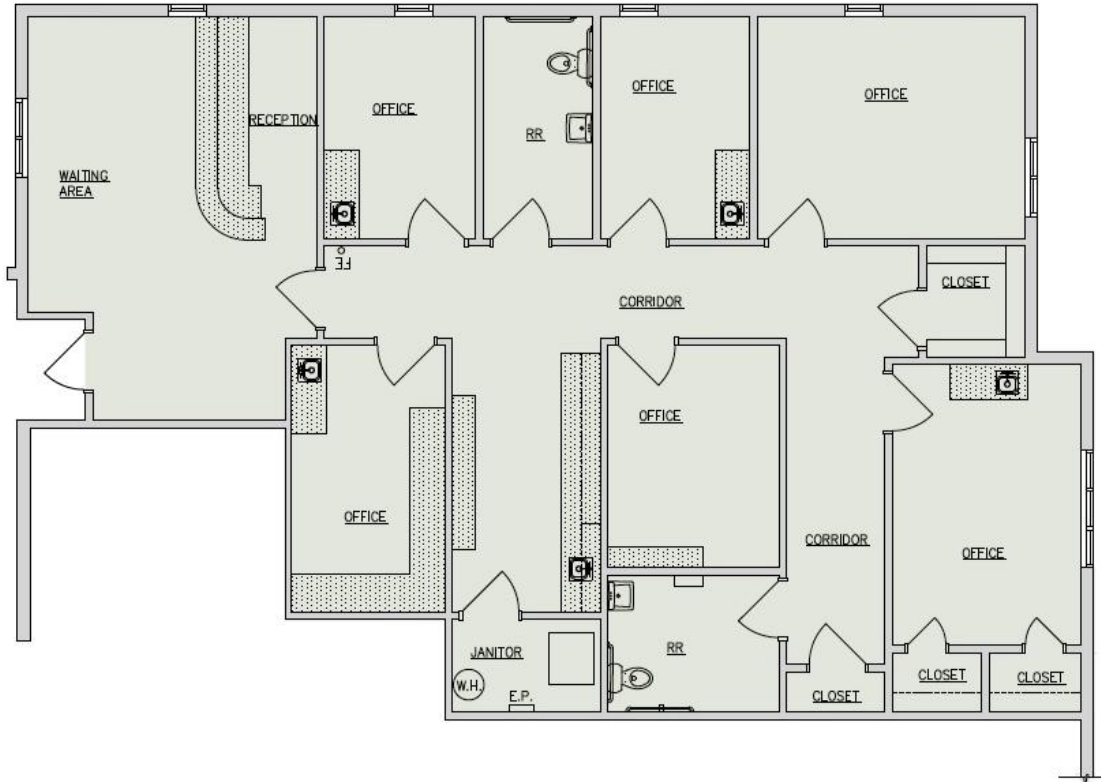
SUITE 200



1,200 SF

FLOOR PLAN

SUITE 202



1,886 SF

SUITE LAYOUT

AVAILABLE SUITES

SUITE	STATUS	SIZE
200	Available	1,200 SF
202	Available	1,886 SF

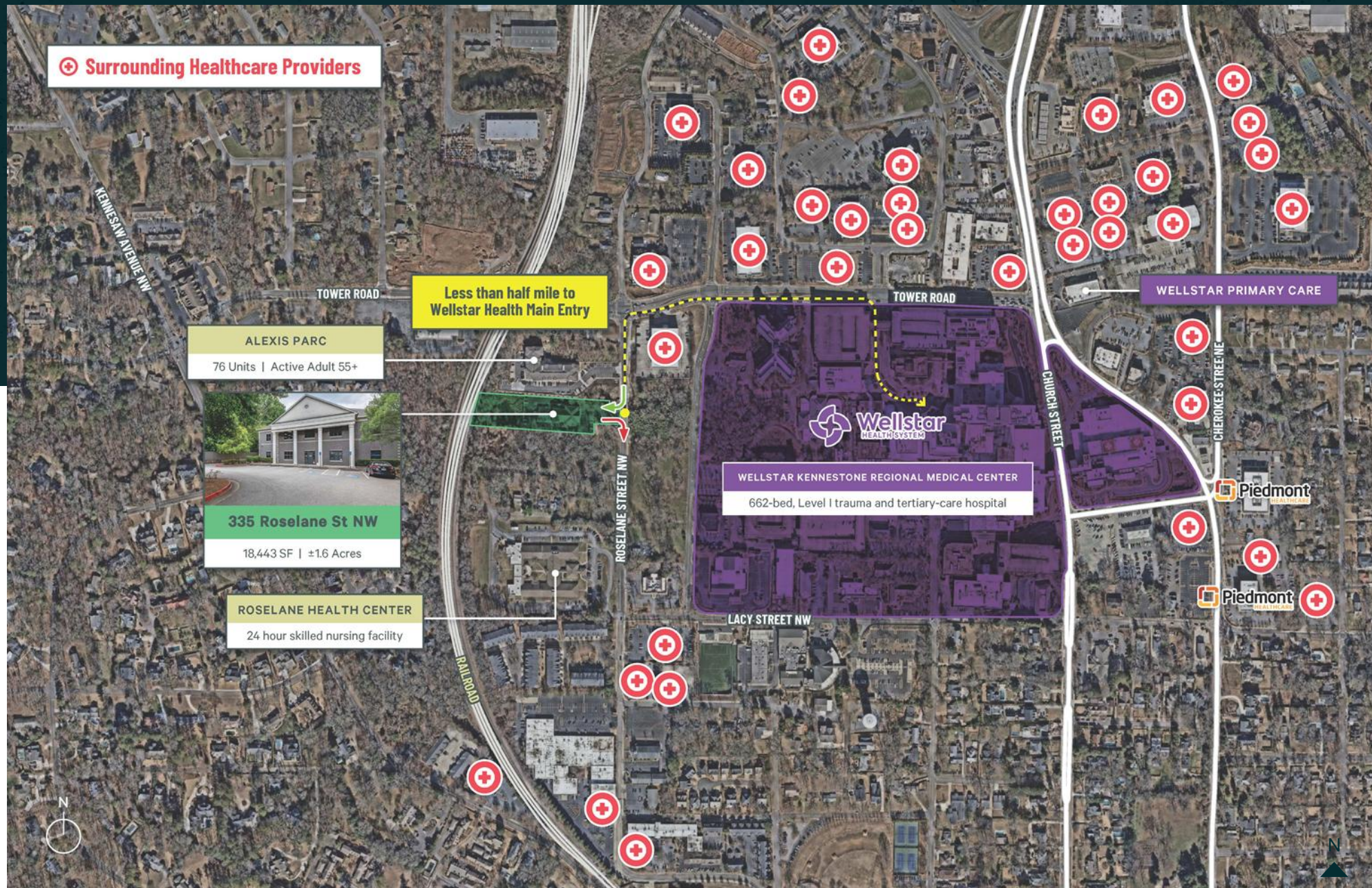
 SUITE 200

 SUITE 202



3,086 SF TOTAL

AREA MAP



**3,086 SF MEDICAL OFFICE SPACE
FOR LEASE**



335

Roselane St NW

MARIETTA | GEORGIA 30060

GARRETT BENEFIEL

Vice President

+1 251 680 8989

Garrett.Benefiel@cbre.com

CBRE INC.

+1 404 504 7900

cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE
CoreGro