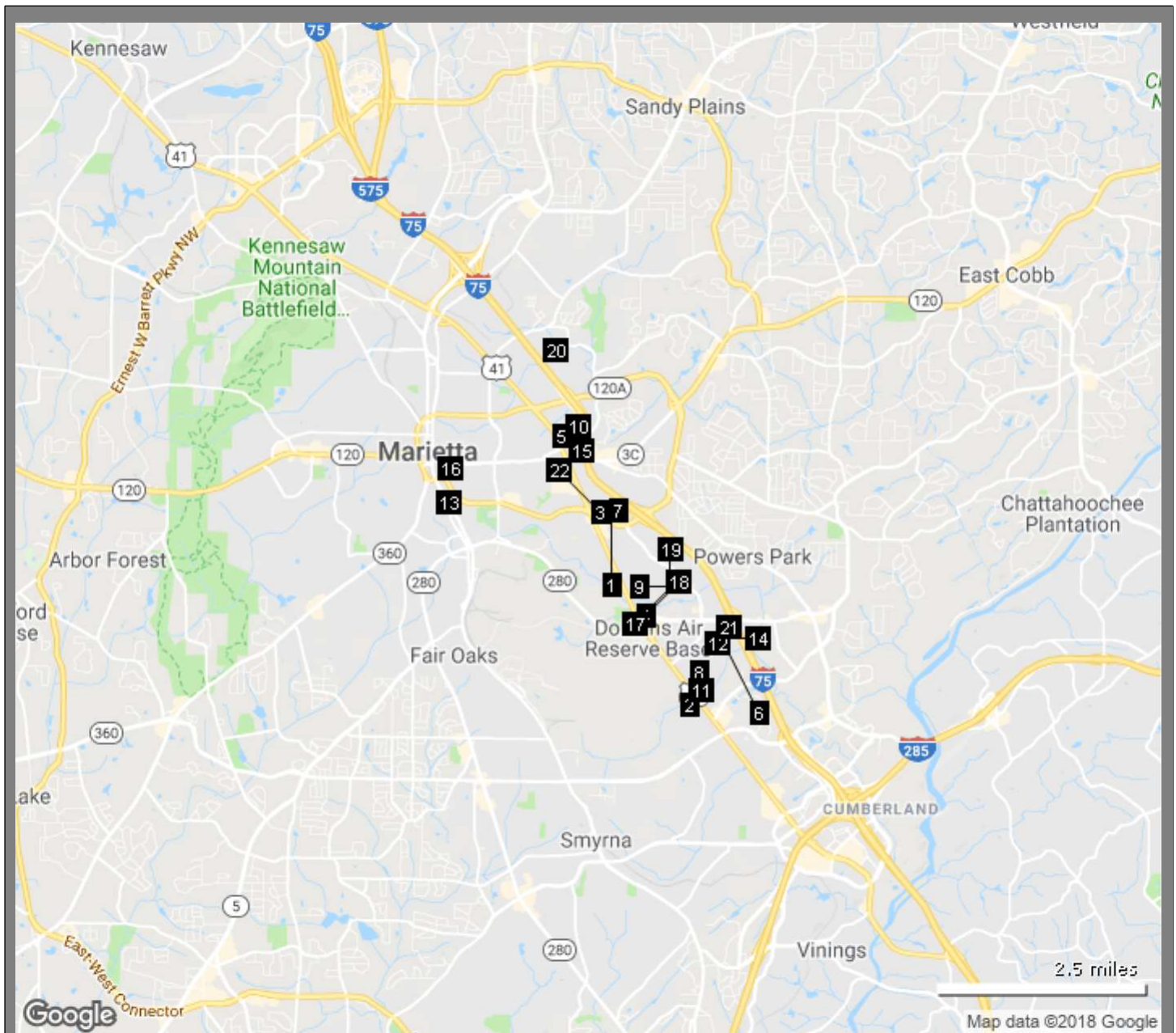


Available Flex Space - Up to 5,000 SF



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1429 Lucile Ave SE	Marietta	Class B Flex	36,374 SF	27,555 SF	Withheld
2	1830 Airport Industrial Park Dr	Marietta	Class C Flex/Light Distribution	26,877 SF	19,762 SF	Withheld
3	1395 S Marietta Pky SE	Marietta	Class C Flex	73,568 SF	19,002 SF	Withheld
4	877 Franklin Rd SE	Marietta	Class B Flex	51,595 SF	13,545 SF	Withheld
5	200-240 Cobb Pky N	Marietta	Class B Flex	72,194 SF	12,775 SF	\$9.50
6	2150 Northwest Pky	Marietta	Class B Flex	46,214 SF	12,690 SF	\$9.75
7	400 Franklin Gateway SE	Marietta	Class B Flex	31,417 SF	10,932 SF	\$10.50
8	1705 Enterprise Way	Marietta	Class B Flex	37,930 SF	10,200 SF	Withheld




Available Flex Space - Up to 5,000 SF

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
9	825 Franklin Ct SE	Marietta	Class B Flex	55,259 SF	10,103 SF	Withheld
10	200-240 Cobb Pky N	Marietta	Class B Flex	66,825 SF	7,321 SF	Withheld
11	1700 Cumberland Point Dr SE	Marietta	Class B Flex	50,652 SF	5,884 SF	Withheld
12	2252 Northwest Pky	Marietta	Class B Flex	14,435 SF	5,404 SF	\$9.75
13	483 Atlanta St SE	Marietta	Class C Flex	4,500 SF	4,500 SF	\$8.25
14	2152 Northwest Pky	Marietta	Class B Flex	25,317 SF	4,400 SF	\$9.75
15	51 Chert Rd	Marietta	Class B Flex/Light Distribution	4,050 SF	4,050 SF	Withheld
16	226 Alexander St NW	Marietta	Class C Flex/Light Distribution	5,000 SF	3,846 SF	Withheld
17	810 Franklin Ct SE	Marietta	Class B Flex	27,386 SF	3,702 SF	Withheld
18	805 Franklin Ct SE	Marietta	Class C Flex	40,410 SF	3,644 SF	Withheld
19	821 Livingston Ct SE	Marietta	Class B Flex	14,200 SF	3,631 SF	Withheld
20	808 Pickens Industrial Dr	Marietta	Class B Flex/Light Distribution	16,500 SF	2,450 SF	Withheld
21	1337-1351 Capital Cir	Marietta	Class B Flex	80,199 SF	2,165 SF	\$9.75
22	1395 S Marietta Pky SE	Marietta	Class B Flex/R&D	72,177 SF	1,561 SF	Withheld



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1429 Lucile Ave SE American Business Center Bldg 900 Marietta, GA 30067</p>	<p>27,555 SF Not For Sale</p>	<p>-/mg 1</p>	<p>36,374 SF 2.37 AC</p>	<p>14'0" 4 - 8'0" w x 10'0" h</p>	<p>3 ext None</p>	<p>None None</p>
<p>Expenses: 2010 Tax @ \$0.21/sf, 2012 Est Tax @ \$0.40/sf; 2010 Ops @ \$1.29/sf, 2012 Est Ops @ \$1.12/sf</p> <p>Parking: 96 free Surface Spaces are available; Ratio of 2.47/1,000 SF</p> <p>Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p>				<p>Power: 220a/208v 3p</p> <p>Rail Line: None</p>		
<p>Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 / Jim Bennett (678) 298-3060 -- 4,306 SF (4,306 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	904	Office/Direct	The Simpson Organization	4,306 N	27,555	\$10.50/mg	Vacant	Negotiable	-	-

Building Notes

12/30/99: American Business Center 1395 South Marietta Parkway totaling 363,612 square feet in eleven building sold as a package deal. The buildings are 100, 200, 250, 300, 400, 500, 600, 700, 750, 800 and 900. The buyer was represented by Urdang & Associates R.E. Advisors. The sellers represented themselves.


Near 120 Loop and I-75.



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1830 Airport Industrial Park Dr Marietta, GA 30060</p>	<p>19,762 SF For Sale at \$2,400,000 (\$89.30/SF) - Active</p>	<p>Withheld 1</p>	<p>26,877 SF 1.49 AC</p>	<p>25'0" 6 - 8'0"w x 11'0"h</p>	<p>None -</p>	<p>None None</p>
<p>Expenses: 2017 Tax @ \$0.07/sf Parking: 25 free Surface Spaces are available; Ratio of 0.96/1,000 SF Utilities: -</p> <p>Power: 200a 3p Rail Line: None</p> <p>Landlord Rep: Middour Investments, LLC / Owen Middour (404) 443-4767 / Will Middour (404) 467-6104 -- 11,426 SF (2,000-5,000 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Office/Direct	Middour Investments, LLC	2,311 N	2,311	Withheld	Vacant	Negotiable	-	-
P 1st	I	Flex/Direct	Middour Investments, LLC	2,115 N	7,115	Withheld	Vacant	Negotiable	-	-
P 1st	H	Industrial/Direct	Middour Investments, LLC	5,000 N	7,115	Withheld	Vacant	Negotiable	-	-
P 1st	B	Office/Direct	Middour Investments, LLC	2,000 N	2,000	Withheld	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1395 S Marietta Pky SE American Business Center Bldg 200 Marietta, GA 30067</p>	<p>19,002 SF Not For Sale</p>	<p>Withheld/mg 2</p>	<p>73,568 SF 4.52 AC</p>	<p>15'0" 6 - 8'0"w x 10'0"h</p>	<p>7 ext None</p>	<p>None None</p>
<p>Expenses: 2017 Tax @ \$0.11/sf, 2012 Est Tax @ \$0.21/sf; 2013 Ops @ \$1.38/sf, 2012 Est Ops @ \$1.12/sf Parking: 240 Surface Spaces are available; Ratio of 3.92/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Power: 220a/208v 3p Rail Line: None</p> <p>Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 -- 7,282 SF (2,809-4,473 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	208	Office/Direct	The Simpson Organization	2,809 N	2,809	\$10.50/mg	30 Days	Negotiable	-	-



Available Flex Space - Up to 5,000 SF

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	214	Office/Direct	The Simpson Organization	4,473 N	4,473	\$10.50/mg	30 Days	Negotiable	-	-

Building Notes

12/30/99: American Business Center 1395 South Marietta Parkway totaling 363,612 square feet in eleven building sold as a package deal. The buildings are 100, 200, 250, 300, 400, 500, 600, 700, 750, 800 and 900. The buyer was represented by Urdang & Associates R.E. Advisors. The sellers represented themselves.

Near 120 Loop and I-75.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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877 Franklin Rd SE
Franklin Oaks
Bldg 200
Marietta, GA 30067

13,545 SF / 13,545 ofc
Not For Sale

Withheld
1

51,595 SF
13.46 AC

14'0"
11

12 ext
-

-
None

Expenses: **2012 Tax @ \$0.79/sf; 2012 Ops @ \$1.26/sf**
Parking: **206 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 / Boris Garbuz (404) 682-3418 -- 2,840 SF /13,545 ofc (2,840 SF)**



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	204	Flex/Direct	Cushman & Wakefield	2,840/2,840 ofc N	2,840	Withheld	Vacant	Negotiable	-	-

Building Notes


Gateway Oaks is located near Sun Trust Park / Battery Atlanta, next door to the newly constructed Atlanta United Training facility and the newly announced IKEA location.

Grade level loading with service doors at each bay. 40' bay Spacing. Rear loading facility. 80' Bay Depth. Near Interstate 285, 75, 575, and Highway 41.

Ceiling Height: 14'
Building Depth: 80'
Bay Size: 40x80



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
200-240 Cobb Pky N White Water Business Center Building 100 Marietta, GA 30062	12,775 SF / 3,017 ofc Not For Sale	\$9.50/mg 1	72,194 SF 6.06 AC	15'0" 15 - 8'0"w x 10'0"h -	None	None None
		Expenses: 2009 Combined Tax/Ops @ \$1.50/sf; 2013 Combined Est Tax/Ops @ \$1.46/sf Parking: 240 free Surface Spaces are available; Ratio of 3.23/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		Power: 220a/208v 3p Rail Line: None		
Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 / Jim Bennett (678) 298-3060 -- 3,703 SF /3,017 ofc (3,703 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	118	Retail/Direct	The Simpson Organization	3,703 N	3,703	\$10.50/mg	Vacant	Negotiable	-	-
Heated Warehouse										


Building Notes

12/30/1999: The Rubenstein Company sold White Water Business Center Buildings 100, 200, 300 and 400 at 200 Cobb Parkway North and White Water Plaza at 220 Cobb Parkway North to Urdang/LA Fire & Police Pension. This was a direct deal with no brokers involved.

Near I-75, on Highway 41.



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>2150 Northwest Pky Northwest Business Center Northwest Business Center Marietta, GA 30067</p>	<p>12,690 SF / 2,438 ofc Not For Sale</p>	<p>\$9.75/mg 1</p>	<p>46,214 SF 15.89 AC</p>	<p>16'0" 17 - 8'0"w x 10'0"h</p>	<p>1 ext None</p>	<p>None None</p>
<p>Expenses: 2012 Tax @ \$0.66/sf; 2012 Ops @ \$1.27/sf Parking: 116 free Surface Spaces are available; Ratio of 2.00/1,000 SF Utilities: Sewer - City, Water - City</p>						
<p>Landlord Rep: Avistone, LLC / Mary Turner (404) 480-4558</p>						
<p>Leasing Company: Avistone, LLC / Mary Turner (404) 480-4558 Thomas Rayburn (770) 729-4499 -- 6,375 SF /2,438 ofc (2,125 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	N	Flex/New	Avistone, LLC	2,125/1,308 ofc N	2,125	\$9.75/mg	Vacant	Negotiable	-	1
P 1st	L	Flex/New	Avistone, LLC	2,125/1,130 ofc N	2,125	\$9.75/mg	Vacant	Negotiable	-	1
P 1st	M	Flex/New	Avistone, LLC	2,125 N	2,125	Withheld	12/2018	Negotiable	-	1


Northwest Business Center is a recently renovated warehouse, manufacturing and flex office park with contemporary interior and exterior design elements. Northwest Business Center is also located in an area designated by the Georgia Department of Community Affairs as a Qualified Opportunity Zone, where businesses may qualify for a \$3,500 tax credit for 5 years when two or more eligible net new jobs are created within a single tax year. Property Highlights • 1,500-28,000 SF units available • Zoned L1: light industrial • New, modern office finishes • Dock-high and drive-in loading doors available • 240-volt, 3-phase power • On-site security • On-site management

Building Notes

* Near I-285 & I-75
 ALL PROPERTIES IN NEWMARKET/NORTHWEST ARE NOW IN THE MARIETTA OPPORTUNITY ZONE!




Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>400 Franklin Gateway SE Cobb Corporate Center Bldg 400 Marietta, GA 30067</p>	10,932 SF Not For Sale	\$10.50/nnn 1	31,417 SF -	14'0" 4 - 8'0"w x 10'0"h	None -	None None
Expenses: 2013 Tax @ \$0.55/sf, 2010 Est Tax @ \$0.55/sf; 2013 Ops @ \$1.19/sf, 2010 Est Ops @ \$0.55/sf		Power: 300a 3p		Rail Line: None		
Parking: 130 free Surface Spaces are available; Ratio of 4.00/1,000 SF		Utilities: Gas - Natural, Heating - Electric, Sewer - City, Water - City				
Landlord Rep: Lincoln Property Company / Matt Davis (404) 266-7600 / Matt Fergus (404) 990-4227 -- 3,523 SF (3,523 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	250	Flex/Direct	Lincoln Property Company	3,523 N	10,932	\$10.50/nnn	Vacant	Negotiable	-	-

Building Notes

Near 120 loop and I-75.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1705 Enterprise Way Marietta, GA 30067</p>	10,200 SF Not For Sale	Withheld/nnn 1	37,930 SF 1.25 AC	14'0"-18'0" 8 - 8'0"w x 10'0"h	None -	None Yes
Expenses: 2017 Tax @ \$0.11/sf, 2012 Est Tax @ \$0.15/sf; 2012 Est Ops @ \$1.50/sf		Power: 208v 3p		Rail Line: None		
Parking: 110 free Surface Spaces are available; Ratio of 2.90/1,000 SF		Utilities: -				
Landlord Rep: Ackerman & Co. / Jimmy Stevens (770) 913-3983 -- 4,200 SF (4,200 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins



Available Flex Space - Up to 5,000 SF


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	105	Office/Direct	Ackerman & Co.	4,200 N	10,200	Withheld	Vacant	Negotiable	-	-

The 4,200 sf and 6,000 sf can be combined for 10,200 sf. **HIGHLIGHTS:** Located on Hwy 41 near Dobbins Air Force Base Easy access to I-75 and I-285 Brick and block construction Drive-in doors 50% office layout and 50% open layout with a drive in door drop ceiling with HVAC but can be converted back to warehouse \$2.25SF for operating Expenses

Building Notes

1705 Enterprise is a masonry and glass single-story property with a pitched roof. The building, built as flex space, is now 90% office space with the balance used as storage space, very quiet. There is adequate parking at the front and an additional paved area at the rear. This office has front and rear entry, nice level of trim with two restrooms, 4 private offices, conference room, central area and reception. Common areas are well maintained with attractive landscaping.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
825 Franklin Ct SE Franklin Forest Marietta, GA 30067	10,103 SF / 3,655 ofc Not For Sale	Withheld 1	55,259 SF 3.58 AC	17'0"-20'0" 3 - 8'0"w x 10'0"h	15 ext None	None Yes



Expenses: **2017 Tax @ \$0.13/sf; 2011 Ops @ \$1.22/sf**
 Parking: **70 free Surface Spaces are available; Ratio of 1.15/1,000 SF**
 Utilities: -

Power: -
 Rail Line: **None**

Landlord Rep: **Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 -- 4,900 SF /3,655 ofc (4,900 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	F	Flex/Direct	Cushman & Wakefield	4,900/1,630 ofc N	4,900	Withheld	Vacant	Negotiable	2	-

Building Notes

* Near I-75



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
200-240 Cobb Pky N White Water Business Center Building 400 Marietta, GA 30062	7,321 SF Not For Sale	Withheld 1	66,825 SF 6.66 AC	15'0" 10 - 8'0"w x 10'0"h -	None	None Yes
Expenses: 2013 Combined Est Tax/Ops @ \$1.46/sf Parking: 200 free Surface Spaces are available; Ratio of 4.39/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 -- 3,414 SF (3,414 SF) Sublet Contact: Colliers International / Dany Koe (404) 892-7248 -- 3,907 SF (3,907 SF)						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	434	Flex/Sublet	Colliers International	3,907 N	3,907	\$8.75/nnn	30 Days	Thru Jan 2019	-	-
>> 3,907 RSF available for sublease >> Term through January 31, 2019 >> Immediate occupancy >> 1-Story Class B flex building with convenient access to I-75 & Cobb Parkway >> On-site management and maintenance services >> Close proximity to restaurants, banks, and shopping >> Marietta Opportunity Zone: \$3,500 tax credits available per new employee >> After hours security >> Parking: 4.39/1,000 SF >> End cap space										
P 1st	423	Flex/Direct	The Simpson Organization	3,414 N	3,414	Withheld	Vacant	Negotiable	-	-

Building Notes

12/30/1999: The Rubenstein Company sold White Water Business Center Buildings 100, 200, 300 and 400 at 200 Cobb Parkway North and White Water Plaza at 220 Cobb Parkway North to Urdang/LA Fire & Police Pension. This was a direct deal with no brokers involved.

Near I-75, on Highway 41.



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
1700 Cumberland Point Dr SE Cumberland Point Business Bldg 1700 Marietta, GA 30067 	5,884 SF / 2,873 ofc Not For Sale	Withheld 1	50,652 SF 17.08 AC	14'0" 26 - 8'0"w x 10'0"h -	None	None Yes
Expenses: 2009 Tax @ \$0.48/sf Parking: 87 free Surface Spaces are available; Ratio of 1.75/1,000 SF Utilities: - Power: - Rail Line: -						
Landlord Rep: Shaheen & Company / Calvin O'Keeffe (770) 916-1775 -- 5,884 SF /2,873 ofc (1,618-2,648 SF)						


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	24	Flex/Direct	Shaheen & Company	1,618/1,200 ofc N	1,618	Withheld	Vacant	3 yrs	-	1
P 1st	9	Flex/Direct	Shaheen & Company	2,648/770 ofc N	2,648	Withheld	Vacant	3-5 yrs	-	-
P 1st	17	Flex/Direct	Shaheen & Company	1,618/903 ofc N	1,618	Withheld	Vacant	3-5 yrs	-	-

Building Notes

* On Hwy 41
 * Near I-75



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
2252 Northwest Pky Northwest Business Center Northwest Business Center Marietta, GA 30067	5,404 SF / 2,085 ofc Not For Sale	\$9.75 1	14,435 SF 15.89 AC	15'0" 7 - 8'0" w x 10'0" h	None -	None None
		Expenses: 2012 Tax @ \$0.67/sf; 2015 Ops @ \$1.80/sf Parking: 36 free Surface Spaces are available; Ratio of 2.00/1,000 SF Utilities: -		Power: Heavy Rail Line: None		
Landlord Rep: Avistone, LLC / Mary Turner (404) 480-4558 Leasing Company: Avistone, LLC / Mary Turner (404) 480-4558 Thomas Rayburn (770) 729-4499 -- 5,404 SF /2,085 ofc (2,250-3,154 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	F	Flex/New	Avistone, LLC	3,154/2,085 ofc N	3,154	\$9.75/mg	Vacant	Negotiable	-	1
P 1st	C	Flex/New	Avistone, LLC	2,250 N	2,250	Withheld	12/2018	Negotiable	-	1

Northwest Business Center is a recently renovated warehouse, manufacturing and flex office park with contemporary interior and exterior design elements. Northwest Business Center is also located in an area designated by the Georgia Department of Community Affairs as a Qualified Opportunity Zone, where businesses may qualify for a \$3,500 tax credit for 5 years when two or more eligible net new jobs are created within a single tax year. Property Highlights • 1,500-28,000 SF units available • Zoned L1: light industrial • New, modern office finishes • Dock-high and drive-in loading doors available • 240-volt, 3-phase power • On-site security • On-site management

Building Notes


May 1997: 2252 Northwest Parkway sold as a package deal along with 2250 Northwest Parkway, 2254 Northwest Parkway, 2256 Northwest Parkway, 2258 Northwest Parkway, 2260 Northwest Parkway, 2262 Northwest Parkway and 2264 Northwest Parkway for \$12,726,300. Seller was represented by Lincoln Property Company and CB Richard Ellis, Inc. Representation of the Buyer, Duke-Weeks, was undisclosed.

* Near I-285 & I-75

ALL PROPERTIES IN NEWMARKET/NORTHWEST ARE NOW IN THE MARIETTA OPPORTUNITY ZONE!



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>483 Atlanta St SE Marietta, GA 30060</p>	4,500 SF / 2,000 ofc For Sale at \$495,000 (\$110.00/SF) - Active	\$8.25/n 1	4,500 SF 0.34 AC	20'0" 3 - 11'0"w x 10'0"h -	None	-
Expenses: 2017 Tax @ \$0.20/sf Parking: 5 free Surface Spaces are available; Ratio of 1.11/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: NAI Brannen Goddard / Eric Smith (404) 812-4033 -- 4,500 SF /2,000 ofc (4,500 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st	483	Flex/Direct	NAI Brannen Goddard	4,500/2,000 ofc N	4,500	\$8.25/n	Vacant	3-5 yrs	-	3
Improved with 4,500 SF Building 2,000 SF Office 2,500 SF Warehouse 3 Drive-In Doors Located at Intersection of Atlanta St. & Clay St. Approximately .34 Acres Zoned General OI by Cobb County Located in Historic Marietta										

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>2152 Northwest Pky Northwest Business Center Northwest Business Center Marietta, GA 30067</p>	4,400 SF / 1,556 ofc Not For Sale	\$9.75/mg 1	25,317 SF 15.89 AC	15'0" 11 - 8'0"w x 10'0"h	1 ext None	None None
Expenses: 2012 Tax @ \$0.66/sf; 2015 Ops @ \$1.30/sf Parking: 64 free Surface Spaces are available; Ratio of 3.00/1,000 SF Utilities: -				Power: - Rail Line: None		
Landlord Rep: Avistone, LLC / Mary Turner (404) 480-4558 Leasing Company: Avistone, LLC / Mary Turner (404) 480-4558 Thomas Rayburn (770) 729-4499 -- 4,400 SF /1,556 ofc (2,150-2,250 SF)						


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	E	Office/New	Avistone, LLC	2,250 N	2,250	\$9.75/mg	Vacant	Negotiable	-	-
P 1st	F	Flex/New	Avistone, LLC	2,150/1,556 ofc N	2,150	\$9.75/mg	Vacant	Negotiable	-	1




Available Flex Space - Up to 5,000 SF

Building Notes

ALL PROPERTIES IN NEWMARKET/NORTHWEST ARE NOW IN THE MARIETTA OPPORTUNITY ZONE!

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>51 Chert Rd Marietta, GA 30062</p> <p>Expenses: 2017 Tax @ \$0.24/sf Parking: 16 free Surface Spaces are available; Ratio of 3.95/1,000 SF Utilities: Gas, Heating, Lighting, Sewer, Water</p> <p>Landlord Rep: Newburger-Andes & Co / Steve Farrar (404) 214-2369 -- 4,050 SF (4,050 SF)</p>	4,050 SF Not For Sale	Withheld/nnn 2	4,050 SF 0.41 AC	24'0" 2	None -	None -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Flex/Direct	Newburger-Andes & Co	4,050 N	4,050	Withheld	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>226 Alexander St NW Marietta, GA 30060</p> <p>Expenses: 2017 Tax @ \$0.09/sf Parking: 3 free Surface Spaces are available; Ratio of 0.60/1,000 SF Utilities: -</p> <p>Landlord Rep: Philip Goldstein / Philip Goldstein (770) 428-5322 -- 3,846 SF (640-3,206 SF)</p>	3,846 SF Not For Sale	Withheld/mg 1	5,000 SF 1.37 AC	- -	- -	- -



Available Flex Space - Up to 5,000 SF

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Philip Goldstein	640 N	640	\$14.06/mg	Vacant	1-3 yrs	-	-
\$750/Monthly										
P 1st		Industrial/Direct	Philip Goldstein	3,206 N	3,206	\$6.73/mg	Vacant	1-3 yrs	-	-
\$1800/Monthly										

Building Notes

7/00: Atlanta Financial Group, Ltd. purchased the property from Southeastern Stages, Inc.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
810 Franklin Ct SE Franklin Forest Marietta, GA 30067	3,702 SF Not For Sale	- 1	27,386 SF 7.26 AC	12'0" 4 - 8'0"w x 10'0"h	None -	None Yes
<p>Expenses: 2012 Tax @ \$0.68/sf; 2012 Ops @ \$0.83/sf Power: -</p> <p>Parking: 100 free Surface Spaces are available; Ratio of 3.00/1,000 SF Rail Line: None</p> <p>Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 -- 3,702 SF (3,702 SF)</p>						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	J	Office/Direct	Cushman & Wakefield	3,702 N	3,702	Withheld	Vacant	Negotiable	-	-

Building Notes

Immediate Access to Cobb Galleria Via I-75, I-285, and Cobb Parkway
 Opportunity Zone Tax Credits Available
 Atlanta Hartsfield Jackson International Airport, 25 Miles
 Attractive Business Park Setting
 Office, Flex and Office/Warehouse Availabilities



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
805 Franklin Ct SE Franklin Forest Marietta, GA 30067 	3,644 SF / 359 ofc Not For Sale	Withheld 1	40,410 SF 3.13 AC	18'0" 4	9 ext 9 ext	- Yes
Expenses: 2017 Tax @ \$0.15/sf; 2012 Ops @ \$0.82/sf Parking: Free Surface Spaces; Ratio of 2.00/1,000 SF Utilities: - Power: Heavy Rail Line: - Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 -- 3,644 SF /359 ofc (3,644 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A1	Flex/Direct	Cushman & Wakefield	3,644/359 ofc N	3,644	Withheld	Vacant	Negotiable	-	-

Building Notes

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 Office, Flex and Office/Warehouse
 Availabilities



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
821 Livingston Ct SE Franklin Forest Marietta, GA 30067	3,631 SF / 3,365 ofc Not For Sale	Withheld 1	14,200 SF 7.26 AC	12'0"-14'0" 5 - 8'0"w x 9'0"h	None -	None None
Expenses: 2011 Tax @ \$0.68/sf, 2005 Est Tax @ \$0.66/sf; 2011 Ops @ \$0.97/sf Power: - Parking: 70 free Surface Spaces are available; Ratio of 3.20/1,000 SF Rail Line: - Utilities: -						
Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 -- 3,631 SF /3,365 ofc (3,631 SF)						




Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Flex/Direct	Cushman & Wakefield	3,631/3,365 ofc N	3,631	Withheld	Vacant	Negotiable	-	1
Storage room with rollup door.										

Building Notes


Immediate Access to Cobb Galleria Via
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 Office, Flex and Office/Warehouse
 Availabilities



Available Flex Space - Up to 5,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>808 Pickens Industrial Dr Marietta, GA 30062</p> <p>2,450 SF Not For Sale</p> <p>Expenses: 2017 Tax @ \$0.17/sf Parking: 40 Surface Spaces are available; Ratio of 2.78/1,000 SF Utilities: -</p> <p>Landlord Rep: Parsley & Sage / Preet Narang (678) 290-9293 -- 2,450 SF (2,450 SF)</p>	2,450 SF	-/nnn 2	16,500 SF 1.29 AC	24'0" 1 - 9'0"w x 11'0"h	3 ext 1 ext	- None

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	C	Office/Direct	Parsley & Sage	2,450/2,450 ofc N	2,450	\$9.00/nnn/9.00 ofc	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1337-1351 Capital Cir Northwest Business Center Northwest Business Center Marietta, GA 30067</p> <p>2,165 SF Not For Sale</p> <p>Expenses: 2015 Combined Tax/Ops @ \$1.50/sf Parking: 320 free Surface Spaces are available; Ratio of 2.00/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: Avistone, LLC / Mary Turner (404) 480-4558 Leasing Company: Avistone, LLC / Mary Turner (404) 480-4558 Thomas Rayburn (770) 729-4499 -- 2,165 SF (2,165 SF)</p>	2,165 SF	\$9.75/mg 1	80,199 SF -	12'0" 21 - 8'0"w x 10'0"h	1 ext 1 ext	None None

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	J	Flex/Direct	Avistone, LLC	2,165 N	2,165	\$9.75/mg	Vacant	Negotiable	-	-



Available Flex Space - Up to 5,000 SF

Building Notes

* Near I-75

ALL PROPERTIES IN NEWMARKET/NORTHWEST ARE NOW IN THE MARIETTA OPPORTUNITY ZONE!

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
1395 S Marietta Pky SE American Business Center Bldg 100 Marietta, GA 30067	1,561 SF Not For Sale	-/mg 1	72,177 SF 6.03 AC	15'0" 7 - 8'0"w x 10'0"h	2 ext None	None None
Expenses: 2017 Tax @ \$0.18/sf, 2012 Est Tax @ \$0.24/sf; 2013 Ops @ \$1.38/sf, 2012 Est Ops @ \$1.12/sf Parking: 200 free Surface Spaces are available; Ratio of 3.92/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City				Power: 220a/208v 3p Rail Line: None		
Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 -- 1,561 SF (1,561 SF)						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	106	Office/Direct	The Simpson Organization	1,561 N	1,561	\$10.95/mg	05/2019	Negotiable	-	-

Building Notes

12/30/99: American Business Center 1395 South Marietta Parkway totaling 363,612 square feet in eleven building sold as a package deal. The buildings are 100, 200, 250, 300, 400, 500, 600, 700, 750, 800 and 900. The buyer was represented by Urdang & Associates R.E. Advisors. The sellers represented themselves.

Near 120 Loop and I-75.

