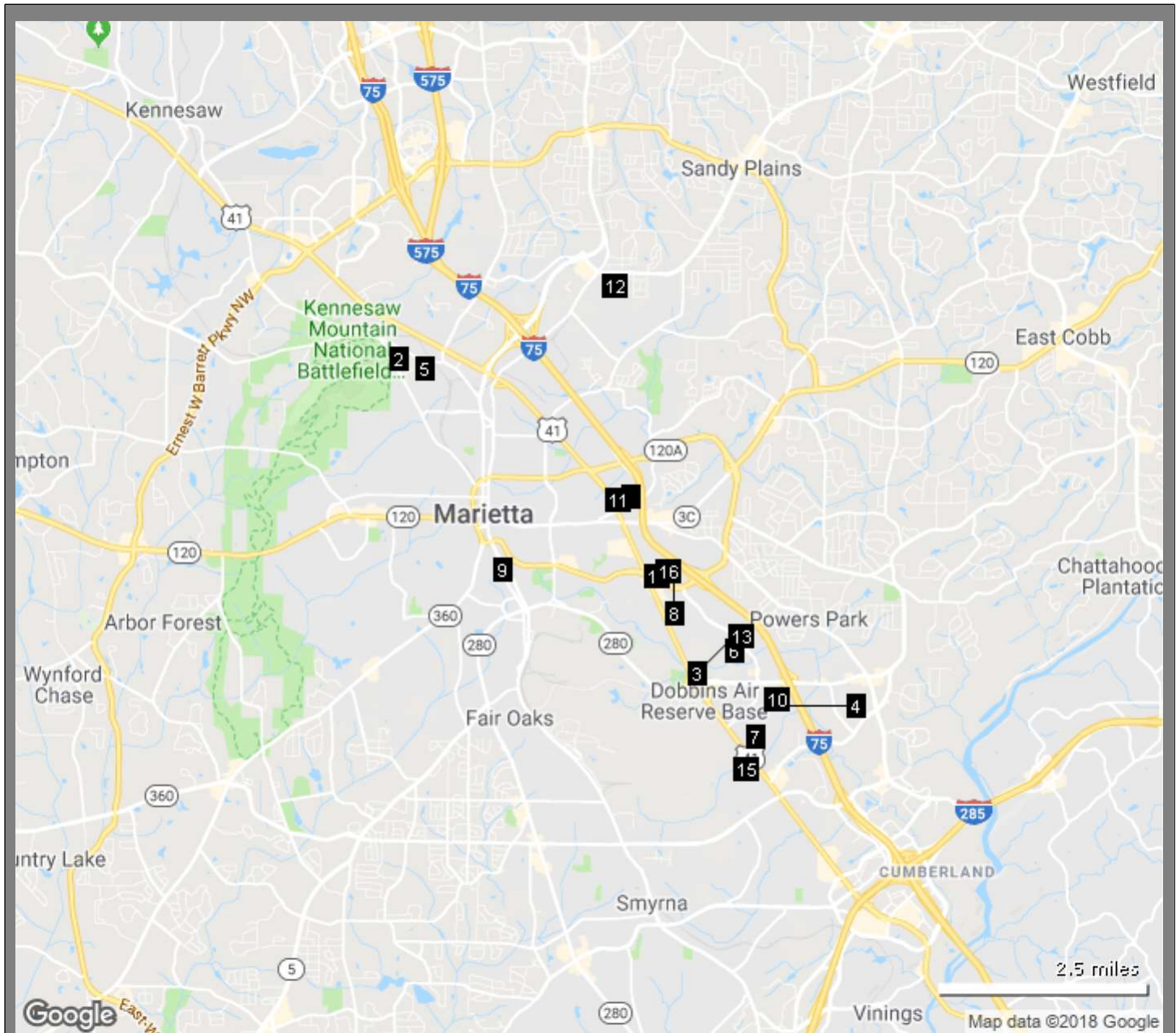


Available Flex Space - 5,001 to 10,000 SF



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	200-240 Cobb Pky N	Marietta	Class B Flex	41,683 SF	5,192 SF	Withheld
2	600 Kirk Rd NW	Marietta	Class C Flex	14,022 SF	6,137 SF	\$8.50
3	889 Franklin Rd	Marietta	Class B Flex	46,614 SF	7,073 SF	Withheld
4	2242 Northwest Pky	Marietta	Class B Flex	26,614 SF	7,200 SF	\$8.75-\$9.75
5	1349 Old 41 Hwy NW	Marietta	Class C Flex	66,500 SF	7,865 SF	Withheld
6	825 Franklin Ct SE	Marietta	Class B Flex	55,259 SF	10,103 SF	Withheld
7	1705 Enterprise Way	Marietta	Class B Flex	37,930 SF	10,200 SF	Withheld
8	400 Franklin Gateway SE	Marietta	Class B Flex	31,417 SF	10,932 SF	\$10.50



Available Flex Space - 5,001 to 10,000 SF

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
9	598 W Atlanta St SE	Marietta	Class B Flex	11,088 SF	11,088 SF	\$5.50
10	2150 Northwest Pky	Marietta	Class B Flex	46,214 SF	12,690 SF	\$9.75
11	200-240 Cobb Pky N	Marietta	Class B Flex	72,194 SF	12,775 SF	\$9.50
12	1880 W Oak Pky	Marietta	Class B Flex	48,638 SF	14,208 SF	\$14.00
13	885 Franklin Rd	Marietta	Class B Flex	26,985 SF	18,439 SF	Withheld
14	1395 S Marietta Pky SE	Marietta	Class C Flex	73,568 SF	19,002 SF	Withheld
15	1830 Airport Industrial Park Dr	Marietta	Class C Flex/Light Distribution	26,877 SF	19,762 SF	Withheld
16	1429 Lucile Ave SE	Marietta	Class B Flex	36,374 SF	27,555 SF	Withheld



Available Flex Space - 5,001 to 10,000 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 300 Marietta, GA 30062	5,192 SF Not For Sale	-/mg 1	41,683 SF 4.16 AC	14'0" -	8 ext None	None None
Expenses: 2010 Combined Tax/Ops @ \$1.54/sf; 2012 Est Ops @ \$1.07/sf Parking: 75 free Surface Spaces are available; Ratio of 4.99/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City Power: 220a 3p Rail Line: None						
Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 / Jim Bennett (678) 298-3060 -- 5,192 SF (5,192 SF)						




Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	317	Retail/Direct	The Simpson Organization	5,192 N	5,192	\$10.00/mg	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 - 5,001 to 10,000 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>600 Kirk Rd NW Marietta, GA 30060</p>	6,137 SF / 2,887 ofc Not For Sale	\$8.50/nnn 1	14,022 SF 1.04 AC	16'0"-20'0" -	3 ext None	None None
<p>Expenses: 2017 Tax @ \$0.45/sf Parking: 20 free Surface Spaces are available; Ratio of 1.43/1,000 SF Utilities: -</p> <p>Power: Heavy Rail Line: -</p> <p>Landlord Rep: NAI Brannen Goddard / J.Kenneth J. Wiesen (404) 812-4010 Leasing Company: NAI Brannen Goddard / Greg Ford (404) 812-4054 Kenneth J. Wiesen (404) 812-4010 -- 6,137 SF /2,887 ofc (6,137 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Flex/Direct	NAI Brannen Goddard	6,137/2,887 ofc N	6,137	\$8.50/nnn	Vacant	3-5 yrs	-	-
6,137 Total SF: 2,887 SF Of fice 3,250 SF Warehouse 17'-20' Ceiling Height Skylights One Dock High Door One Van High Door										

Building Notes

SE Cobb Cnty/Marietta Ind Submarket

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>889 Franklin Rd Franklin Oaks Bldg 100 Marietta, GA 30067</p>	7,073 SF Not For Sale	- 1	46,614 SF 13.46 AC	14'0"-16'0" 2 - 10'0"w x 10'0"h	2 ext None	None None
<p>Expenses: 2014 Tax @ \$0.57/sf; 2014 Ops @ \$0.83/sf Parking: 186 free Surface Spaces are available; Ratio of 4.00/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Cushman & Wakefield / Pat Murphy (404) 875-1000 / Tara A. Healy (404) 875-1000 -- 7,073 SF (7,073 SF)</p>						




Available Flex Space - 5,001 to 10,000 SF

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	180	Office/Direct	Cushman & Wakefield	7,073 N	7,073	Withheld	01/2019	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.

Highly upgraded interior space.
Warehouse with dock high access.
Large showroom.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>2242 Northwest Pky Northwest Business Center Northwest Business Center Marietta, GA 30067</p>	7,200 SF	\$8.75-\$9.75/mg	26,614 SF	16'0"	1 ext	None
	Not For Sale	1	15.89 AC	12 - 8'0"w x 10'0"h	None	None
Expenses: 2012 Tax @ \$0.67/sf, 2005 Est Tax @ \$0.54/sf; 2015 Ops @ \$1.71/sf				Power: -		
Parking: 112 free Surface Spaces are available; Ratio of 4.21/1,000 SF				Rail Line: None		
Utilities: -						
Landlord Rep: Avistone, LLC / Mary Turner (404) 480-4558						
Leasing Company: Avistone, LLC / Mary Turner (404) 480-4558 Thomas Rayburn (770) 729-4499 -- 7,200 SF (7,200 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	2242 I	Flex/Direct	Avistone, LLC	7,200 N	7,200	\$8.75-\$9.75/mg	Vacant	Negotiable	-	3


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

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



Available Flex Space - 5,001 to 10,000 SF

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
1349 Old 41 Hwy NW Kennesaw Mountain Business Park Bldg 200 Marietta, GA 30060	7,865 SF Not For Sale	-/nn 2	66,500 SF 5 AC	22'0" 4	22 ext None	None Wet
		Expenses: 2015 Tax @ \$1.02/sf; 2013 Ops @ \$0.37/sf, 2010 Est Ops @ \$0.68/sf Parking: 198 free Surface Spaces are available; Ratio of 2.80/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City		Power: 800a/208v 3p Rail Line: None		
Landlord Rep: Torras Properties / Brian Torras (770) 428-6908 -- 7,865 SF (7,865 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	225	Office/Direct	Torras Properties	7,865 N	7,865	\$8.50/nn	Vacant	3-5 yrs	3	-
Excellent access to I-75, Cobb Parkway, Barrett Parkway, Town Center Mall, and features on-site management. Full commission paid to all procuring brokers. 300 AMP, 3 PHASE For Information please contact Brian Torras at 770-428-6908 Vacating Tenant was Integrated Science and Technology.										

Building Notes

* Near Hwy-41, Hwy-75, and minutes from Hwy-285

* Security lighting at rear of each building

* Floor: 5" slab of 4,000 psi concrete

* Roof: built-up type with fiberglass and gravel

* Kenneston Hospital- 1 mile

This property is divisible by 6,000 SF. It is 22% office/showroom. Features 3 phase power and 6 dock high doors.

Central Heating and Air

Full commission paid to all procuring brokers.

www.kennesawmountainbusinesspark.com




Available Flex Space - 5,001 to 10,000 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>825 Franklin Ct SE Franklin Forest Marietta, GA 30067</p>	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 -- 5,203 SF /3,655 ofc (5,203 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	G	Flex/Direct	Cushman & Wakefield	5,203/2,025 ofc N	5,203	Withheld	Vacant	Negotiable	1	1

Building Notes

* Near 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 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 Parking: 110 free Surface Spaces are available; Ratio of 2.90/1,000 SF Utilities: - Power: 208v 3p Rail Line: None Landlord Rep: Ackerman & Co. / Jimmy Stevens (770) 913-3983 -- 10,200 SF (4,200-6,000 SF)						

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




Available Flex Space - 5,001 to 10,000 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										
P 1st	102	Flex/Direct	Ackerman & Co.	6,000 N	10,200	Withheld	Vacant	Negotiable	-	1
The 4,200 sf and 6,000 sf can be combined for 10,200 sf. 90% office with a small warehouse and drive in door \$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
 <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
<p>Expenses: 2013 Tax @ \$0.55/sf, 2010 Est Tax @ \$0.55/sf; 2013 Ops @ \$1.19/sf, 2010 Est Ops @ \$0.55/sf</p> <p>Parking: 130 free Surface Spaces are available; Ratio of 4.00/1,000 SF</p> <p>Utilities: Gas - Natural, Heating - Electric, Sewer - City, Water - City</p> <p>Power: 300a 3p</p> <p>Rail Line: None</p> <p>Landlord Rep: Lincoln Property Company / Matt Davis (404) 266-7600 / Matt Fergus (404) 990-4227 -- 10,932 SF (3,523-7,409 SF)</p>						


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	-	-
P 1st	260	Flex/Direct	Lincoln Property Company	7,409 N	10,932	\$10.50/nnn	Vacant	Negotiable	-	-

Building Notes


Near 120 loop and I-75.



Available Flex Space - 5,001 to 10,000 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>598 W Atlanta St SE Marietta, GA 30060</p>	11,088 SF / 4,400 ofc For Sale at \$1,000,000 (\$90.19/SF) - Active	\$5.50/mg 1	11,088 SF 2.01 AC	18'0" 5 - 6'0"w x 14'0"h	None -	None -
<p>Expenses: 2017 Tax @ \$0.16/sf Parking: 30 free Surface Spaces are available; Ratio of 2.70/1,000 SF Utilities: -</p>		<p>Power: - Rail Line: None</p>		<p>Landlord Rep: King Industrial Realty Inc/CORFAC International / Neal Shiver (404) 942-2046 / Edward Smith (404) 942-2082 -- 11,088 SF /4,400 ofc (7,088-11,088 SF)</p>		

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Flex/Direct	King Industrial Realty Inc/CORFAC International	7,088-11,088/4,400 ofc	11,088	\$5.50/mg	30 Days	Negotiable	-	-
<p>• 4,400+/- SF Office Space • 5 Drive-In Doors • 3 Phase Power • 18' Ceiling Height • Abundant Parking • Great Retail or Service Property • Frontage on 3 Streets</p>										

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>	12,690 SF / 2,438 ofc Not For Sale	\$9.75/mg 1	46,214 SF 15.89 AC	16'0" 17 - 8'0"w x 10'0"h	1 ext None	None None
<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>Power: - Rail Line: None</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 -- 6,315 SF /2,438 ofc (6,315 SF)</p>		

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	G	Office/New	Avistone, LLC	6,315 N	6,315	\$9.75/mg	Vacant	Negotiable	-	-




Available Flex Space - 5,001 to 10,000 SF

Building Notes

* Near I-285 & 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
 <p>200-240 Cobb Pky N White Water Business Center Building 100 Marietta, GA 30062</p>	<p>12,775 SF / 3,017 ofc Not For Sale</p>	<p>\$9.50/mg 1</p>	<p>72,194 SF 6.06 AC</p>	<p>15'0" 15 - 8'0"w x 10'0"h -</p>	<p>None</p>	<p>None None</p>
<p>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</p> <p>Power: 220a/208v 3p Rail Line: None</p> <p>Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 / Jim Bennett (678) 298-3060 -- 9,072 SF /3,017 ofc (9,072 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	134	Flex/Direct	The Simpson Organization	9,072/3,017 ofc N	9,072	\$9.50/mg	Vacant	Negotiable	-	3
Parking ratio is 3.23/1,000sqft										


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 - 5,001 to 10,000 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>1880 W Oak Pky North Point Business Park Bldg 200 Marietta, GA 30062</p>	14,208 SF / 5,904 ofc Not For Sale	\$14.00/nnn 2	48,638 SF 7.62 AC	28'0"-30'0" -	1 ext -	- Yes
<p>Expenses: - Parking: 300 Surface Spaces are available; Ratio of 6.17/1,000 SF Utilities: Heating, Lighting, Sewer, Water</p> <p>Power: 200-400a Rail Line: -</p> <p>Landlord Rep: NAI Brannen Goddard / R.William R. Leaphart (404) 812-4019 -- 7,104 SF /5,904 ofc (7,104 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	216	Flex/Direct	NAI Brannen Goddard	7,104/5,904 ofc N	7,104	No	\$14.00/nnn	Vacant	Negotiable	-	-
Excellent Access to I-75 via Highway 5 Connector Cutting Edge Buildout Heavy Interior Glass; Polished Counter Prominent Break Area 1,200 SF Warehouse HVAC Control Walk to Food Options Tenant pays own utilities and janitorial											

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>885 Franklin Rd Franklin Oaks Bldg 300 Marietta, GA 30067</p>	18,439 SF / 10,498 ofc Not For Sale	Withheld/nnn 1	26,985 SF 13.46 AC	14'0" 4 - 7'0"w x 9'0"h	3 ext None	None None
<p>Expenses: 2014 Tax @ \$0.81/sf; 2014 Ops @ \$1.10/sf Parking: 108 free Surface Spaces are available; Ratio of 4.00/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 / Boris Garbuz (404) 682-3418 -- 7,498 SF /10,498 ofc (7,498 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
P 1st	310	Flex/Direct	Cushman & Wakefield	7,498/7,498 ofc N	7,498	Withheld	Vacant	Negotiable	12	12	
100% office 1 drive in door Upgraded finishes with 9' ceilings and parabolic lighting											



Available Flex Space - 5,001 to 10,000 SF

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.

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 200 Marietta, GA 30067	19,002 SF Not For Sale	Withheld/mg 2	73,568 SF 4.52 AC	15'0" 6 - 8'0"w x 10'0"h	7 ext None	None None
---	---	--------------------------------	------------------------------------	---	-----------------------------	----------------------------



Expenses: **2017 Tax @ \$0.11/sf, 2012 Est Tax @ \$0.21/sf; 2013 Ops @ \$1.38/sf, 2012 Est Ops @ \$1.12/sf**
 Power: **220a/208v 3p**
 Parking: **240 Surface Spaces are available; Ratio of 3.92/1,000 SF** Rail Line: **None**
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Landlord Rep: **The Simpson Organization / Clayton Gunter (404) 872-3990 -- 6,412 SF (6,412 SF)**
 Sublet Contact: **Cecil & Campbell Advisors, LLC / Chris Campbell (912) 682-8714 -- 5,308 SF (5,308 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	234	Office/Direct	The Simpson Organization	6,412 N	6,412	\$10.50/mg	30 Days	Negotiable	-	-
P 2nd	225	Industrial/Sublet	Cecil & Campbell Advisors, LLC	5,308 N	5,308	\$9.50/nnn	Vacant	Thru Nov 2021	-	-

- Half Office/Half Warehouse - 2 dock highs - excellent visibility from S Marietta Parkway - Buildout has high end finishes - CAM: \$ 1.75/sf

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 - 5,001 to 10,000 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 -- 7,115 SF (2,115-5,000 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	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	-	-

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 Parking: 96 free Surface Spaces are available; Ratio of 2.47/1,000 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 / 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	-	-



Available Flex Space - 5,001 to 10,000 SF

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.