

OFFICE SPACE FOR SALE OR LEASE

2 Adjacent Suites
1,645± SF to
4,242± SF

Two blocks off Historic
Marietta Square /
Cobb Courthouse,
restaurants, theatres,
and museums

244 Roswell Street, NE, Suites 100 & 400
Marietta, GA 30060

Property Highlights

- Suite square footage from 1,645± to 4,242± sf
- Front corner offices with views
- Plenty of natural light
- For Sale: \$250/SF for 1st floor suite and \$225/SF for 2nd floor suite
- Asking rental rate: \$20/sf for 2nd floor (Suite 400), and \$22/sf for 1st floor (Suite 100); CAM, Taxes & Insurance are estimated at \$3.50±/sf and Tenant pays their own utilities and janitorial
- Two suites available separate or combined, FLEXIBLE LAYOUT
- Ideal for 3-14 person office
- Recently renovated: new HVAC, paint, carpet, bathrooms, kitchenettes
- Furniture available
- Abundant and convenient private parking
- Rare & desired property on Marietta Square



Dan Buyers

770.596.2629

tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

Building 2, Suite 150

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

244 ROSWELL STREET MARIETTA, GA



- » Walking distance to Marietta Square & Courthouse Complex
- » Over 25 restaurants/taverns, 2 theaters and multiple museums within easy walking distance
- » Convenient access to Marietta Square, Wellstar Kennestone Regional Medical Center, Kennesaw State University-Marietta Campus, US Hwy 41, I-75 & I-575
- » 11,734 employees located within a 1 mile radius



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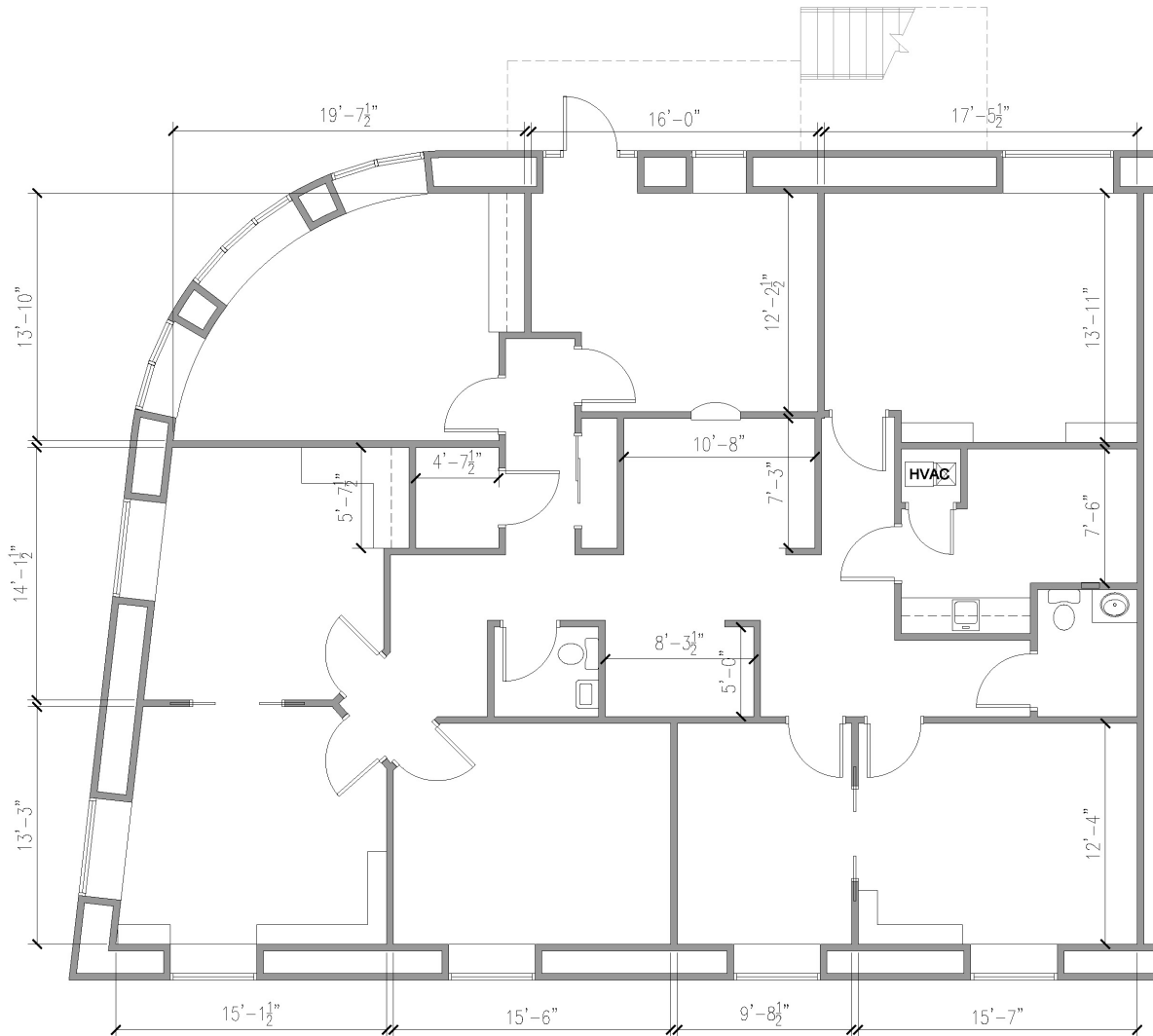


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Commercial Real Estate Since 1981

FIRST FLOOR

SUITE 100
2,597± SF

\$22/SF, NNN



1

FIRST FLOOR (SUITE 100) 2,597 SQ FT

SCALE: 1/8" = 1'-0"

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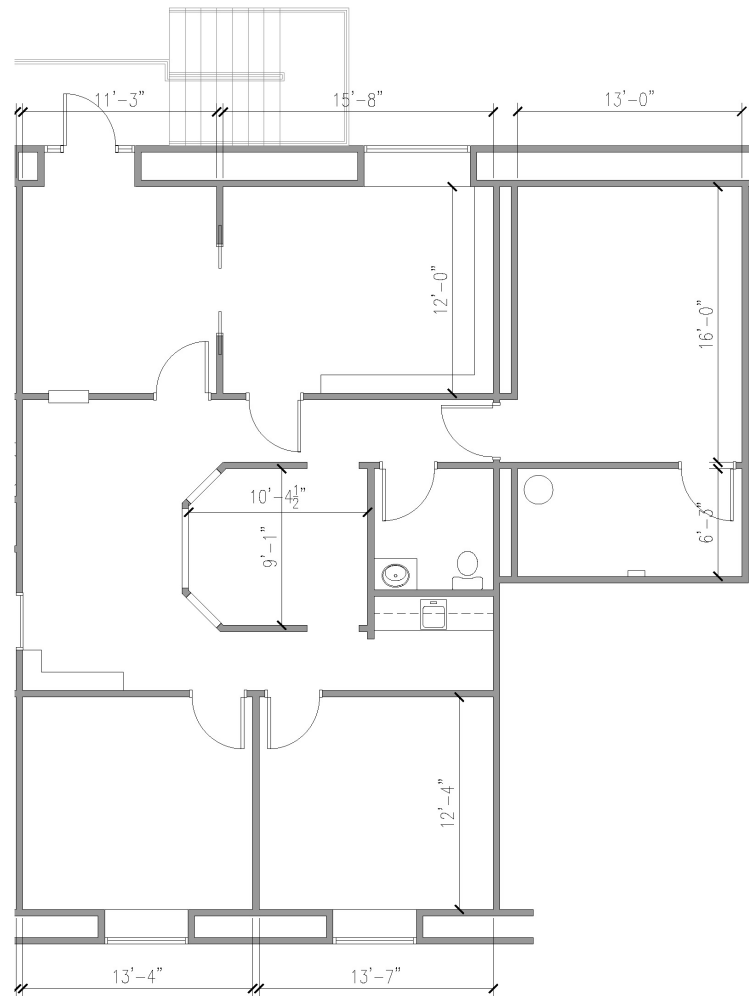


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SECOND FLOOR

SUITE 400
1,645± SF

\$20/SF, NNN



1

SECOND FLOOR (SUITE 400) 1,645 SQ FT

SCALE: 1/8" = 1'-0"

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