



PROPERTY DESCRIPTION

Vision Commercial Advisors presents an outstanding office building suite for Lease in Kennesaw just off I-575 at Exit 3 Chastain Rd.. The space has an excellent office layout with class A finishes. The suite can be subdivided into 4560 SF or taken as the whole floor 9800 SF. Restrooms are common with access through an elevator and beautiful hardwood stairs from lobby. The suite is also a full service rate and has janitorial 3 times per week. The building has tight security so please call for an appointment to tour.

PROPERTY HIGHLIGHTS

- 4224 SF - Modified Gross Rate
- 4560 SF - 9800 SF Full Service Rate
- Easy I-575 and I-75 Access
- Suite 210 has Elevator Access
- Class A Finishes
- Great Town Center/Kennesaw Location
- Parking 4/1000

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG; Full Service)
Available SF:	4,224 - 4,560 SF
Lot Size:	0.77 Acres
Building Size:	17,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,002	73,753	230,561
Total Population	6,865	191,530	604,963
Average HH Income	\$69,821	\$92,940	\$105,930

DAVID HACKER, CCIM

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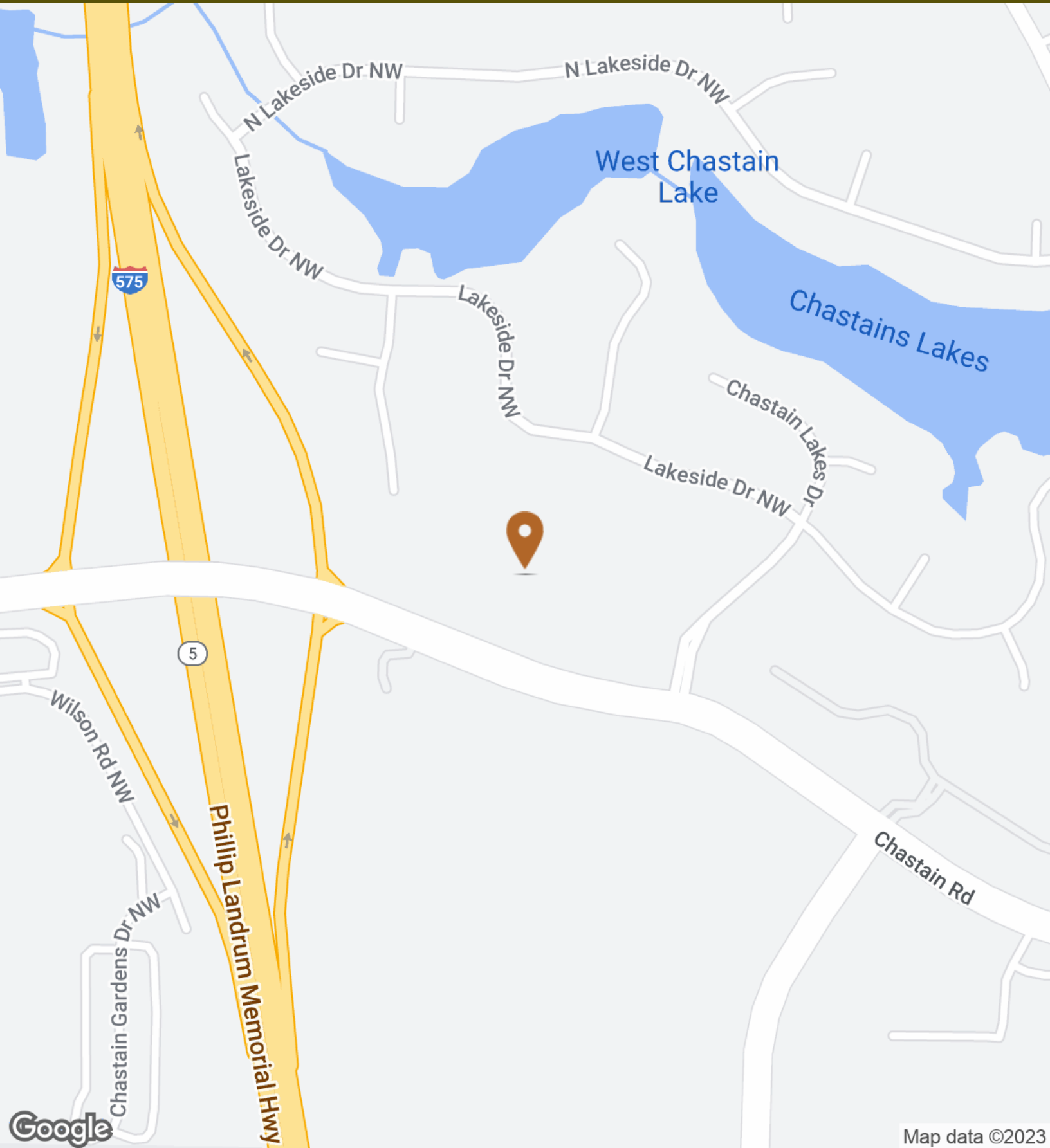


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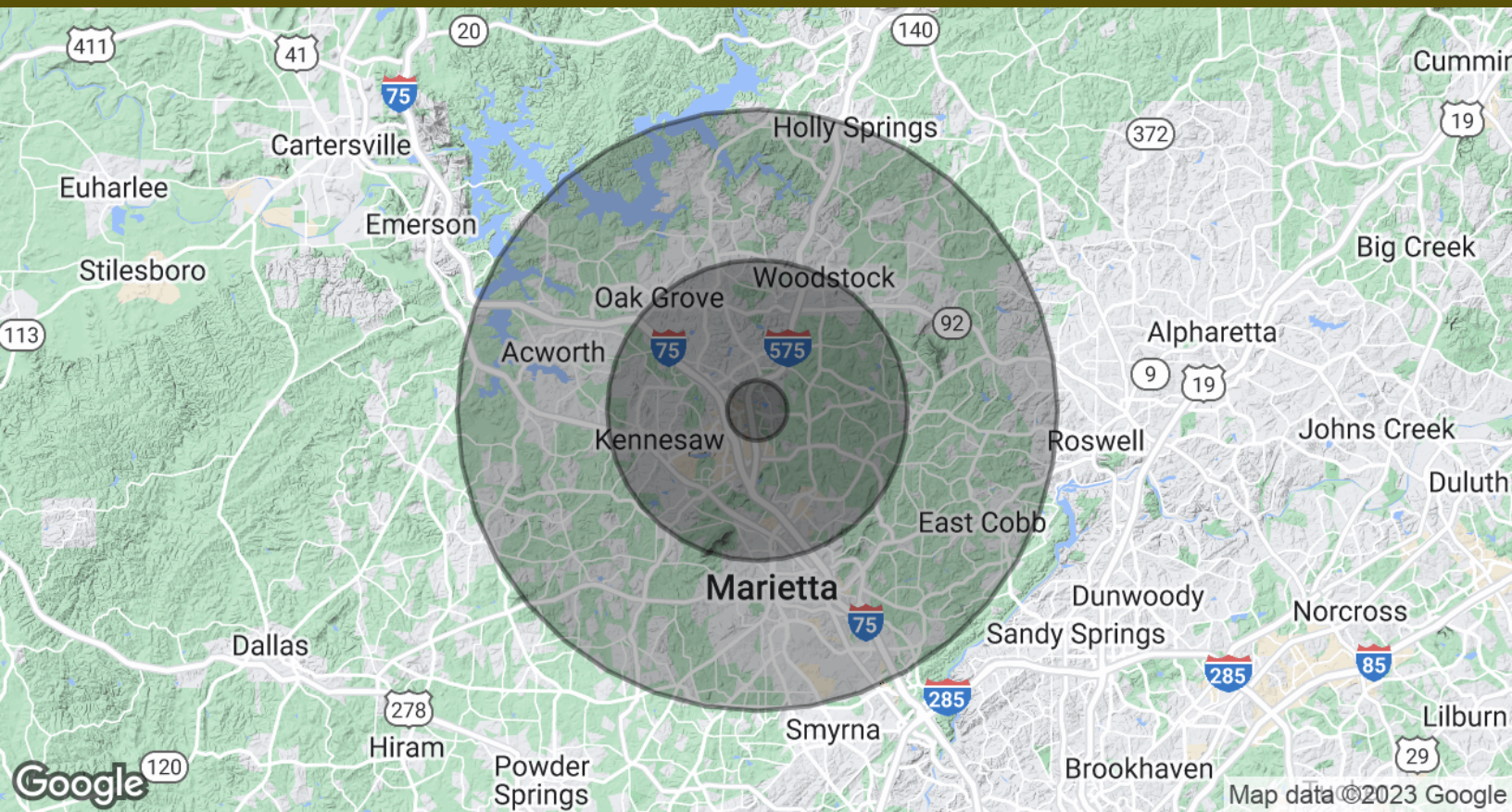
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,865	191,530	604,963
Average Age	35.4	37.3	39.1
Average Age (Male)	38.6	35.4	37.4
Average Age (Female)	35.2	38.4	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,002	73,753	230,561
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$69,821	\$92,940	\$105,930
Average House Value	\$139,199	\$234,231	\$283,336

* Demographic data derived from 2020 ACS - US Census

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