

Courtyards of Terrell Mill Rd.

1355 Terrell Mill Rd.

For Lease

## **Building 1474**

**1,554 Sq. Ft.**

### **Project Overview**

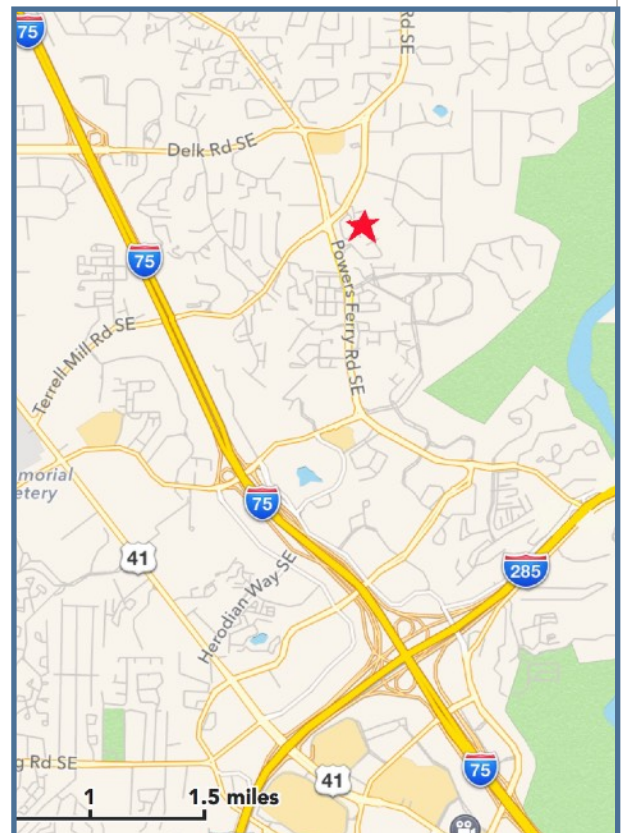
A 5,500 square foot, two story, multi tenant office building in the Northwest Corridor of Marietta, GA. The building is part of the Courtyards of Terrell Mill Rd. Office Park. The address is situated in one of Atlanta's most established primary office sub-markets. The Courtyards of Terrell Mill Rd. Office Park provides a quiet professional setting, which includes two fountains with sitting areas, wide sidewalks and a nice walk area around the parking lot for activities during lunch.

### **Location**

- 1355 Terrell Mill Rd, Marietta GA 30067
- Intersection Powers Ferry Rd./Terrell Mill Rd.
- Northwest Corridor
- Minutes to Truist Park/Braves Stadium
- Walk to restaurants, banks and retail

### **Building Specs**

- 5,500 square feet, 2,750 per floor
- Free Parking, 5/1000
- Fronts Terrell Mill Rd.
- Pylon signage available
- Temperature control

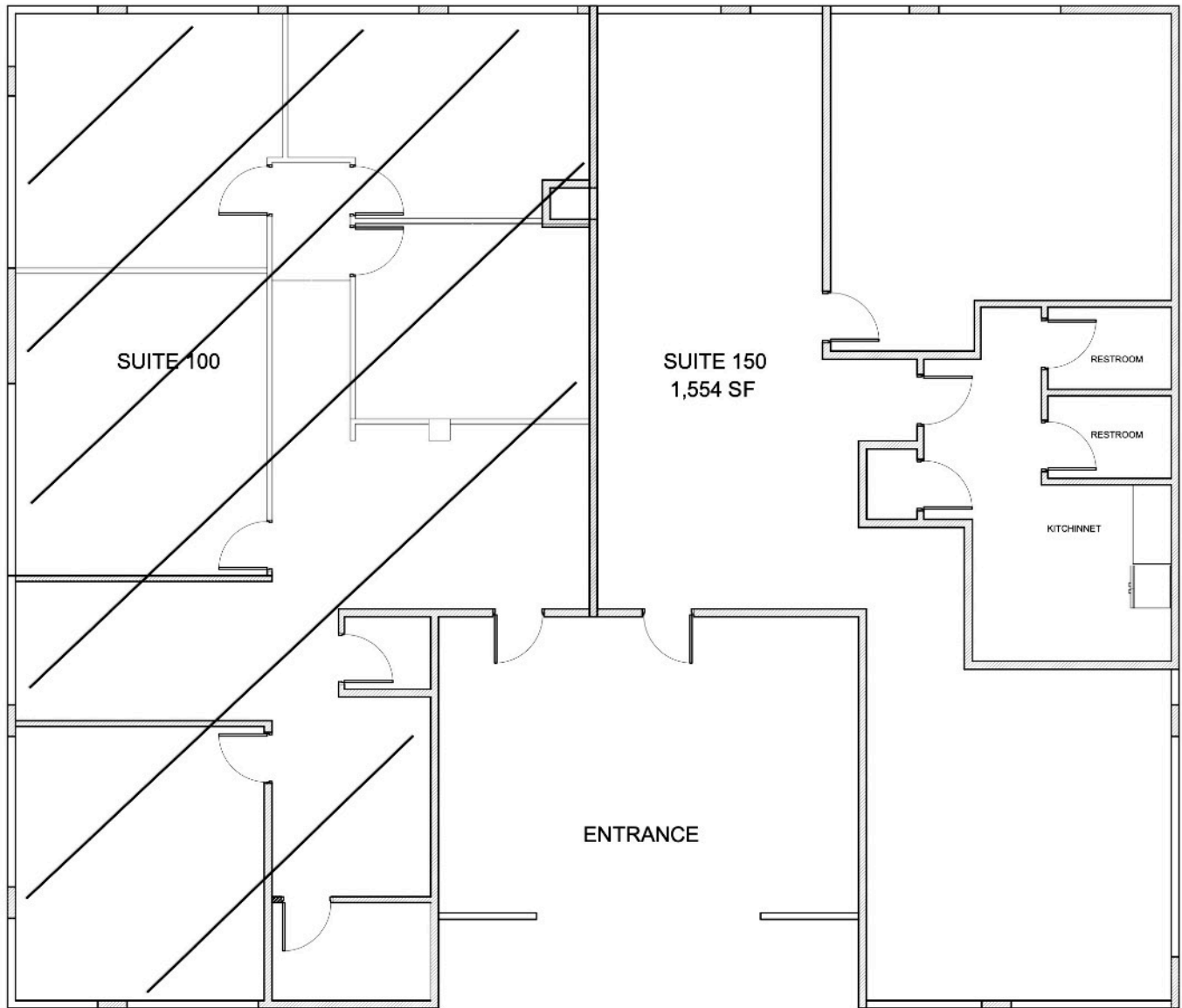


**ANDERSON BELL**

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**Building Specifications - Building 1474**

LOCATION:	1355 Terrell Mill Rd. Marietta, Georgia; southeast corner of the intersection of Terrell Mill Rd/Powers Ferry Rd. Building 1462 within the Courtyards of Terrell Mill Rd. Office Condominiums.
FLOORS:	Two floors. 2,750 Sq. Ft. /floor.
BUILDING SQ FT.	Total Building: 5,500 Square Feet
EXTERIOR:	Reflective thermal insulated glass with brick surface.
HVAC:	Separate, multi-zoned, variable air volume systems for each floor designed to meet and exceed the energy code.
LIGHTING:	2' x 4' (tenant areas) and 2' x 2' (common areas) flush-mounted, lay-in, 3 bulb fluorescent fixtures.
ELEVATOR:	None
LOBBY:	Stone tile flooring, concealed spline ceiling, fluorescent and incandescent down lighting, brick wall accents.
TENANT FLOORING:	Wall to wall carpet throughout.
PARTITIONING:	Sheetrock on metal studs.
CEILING:	9' high ceiling with 2x4 lay-in grid system and tile throughout; lobby, high profile regressed spline; public spaces and tenant spaces, textured, exposed spline.
DOORS/HARDWARE:	3' x 8' solid core, wood laminate with brushed chrome finish hardware.
WINDOW COVERS:	Thin line, 1" horizontal mini blinds.
PUBLIC CORRIDORS:	Wall to wall carpeting; paint and vinyl wall covering.
LAVATORIES:	Ceramic tile, vinyl wall covering, marbleized sinks.
PARKING:	Free surface parking for 4 spaces per 1000 usable sq. ft. of building area.
SYSTEMS:	Fully sprinklered structure, exterior plaza entry, underground landscape irrigation system, all underground utilities.



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