

Courtyards of Terrell Mill Rd.

1355 Terrell Mill Rd.

For Lease

## **Project Overview**

Building 1468, 5,500 Sq. Ft.

Offer is for a 11,000 square foot, two story, multi-tenant office building in the Northwest Corridor, Marietta, GA. The building is in excellent condition.

The property's location is exemplary. It is part of the Courtyards of Terrell Mill Rd. condominium office park adjacent to the intersection of Powers Ferry Rd. Terrell Mill Rd. The address is situated in one of Atlanta's most established primary office sub-markets and only 5 minutes from the new Braves SunTrust Stadium.

The building is a two story, steel frame structure with a brick exterior and thermal pane glass curtain wall. The smaller floor size of up to 5,500 RSF offers a smaller tenant a much higher glass ratio. It has quality tenants and owners; some that have been there for over fifteen years.

This is a First Class building designed on a smaller scale.

5,500 Sq.Ft. per Floor  
Building 1470, 5,500 Sq.Ft.



 **ANDERSON BELL**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Anderson Bell 2015

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5 Concourse Pkwy Ste 3000 Atlanta, GA 30328

## **Financial Analysis**

### **Overview:**

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Building 1468	5,500 RSF
1st Floor	2,750 Sq.Ft.
2nd Floor	2,750 Sq. Ft.
Building 1470	5,500 RSF
1st Floor	2,750 Sq.Ft.
2nd Floor	2,750 Sq. Ft.
Year Built	1983
Lot Size	13 Acres
Ownership	Condominium



### **Location:**

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1355 Terrell Mill Rd.

Marietta, GA 30068

Northwest Corridor Office Sub-Market

Walk to Banks, Retail and Restaurants

30 minutes to Atlanta Airport

5 minutes to Truist Park/Braves Stadium

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**Building Specifications**

LOCATION:	1355 Terrell Mill Rd. Marietta, Georgia; southeast corner of the intersection of Terrell Mill Rd/Powers Ferry Rd. Two Buildings 1468 & 1470 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



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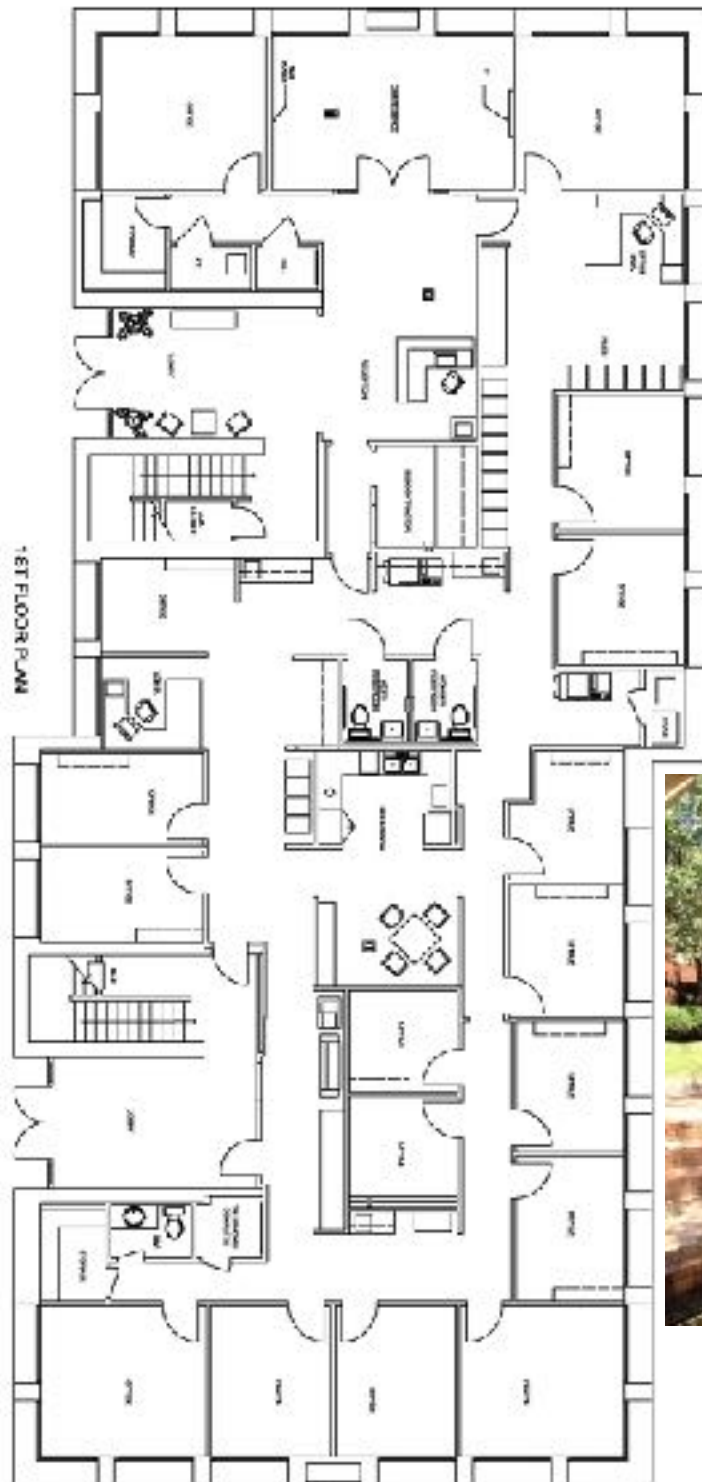


Courtyards of Terrell Mill Rd.

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**Buildings 1468 & 1470**

**1st Floor, 5,500 Sq. Ft.**



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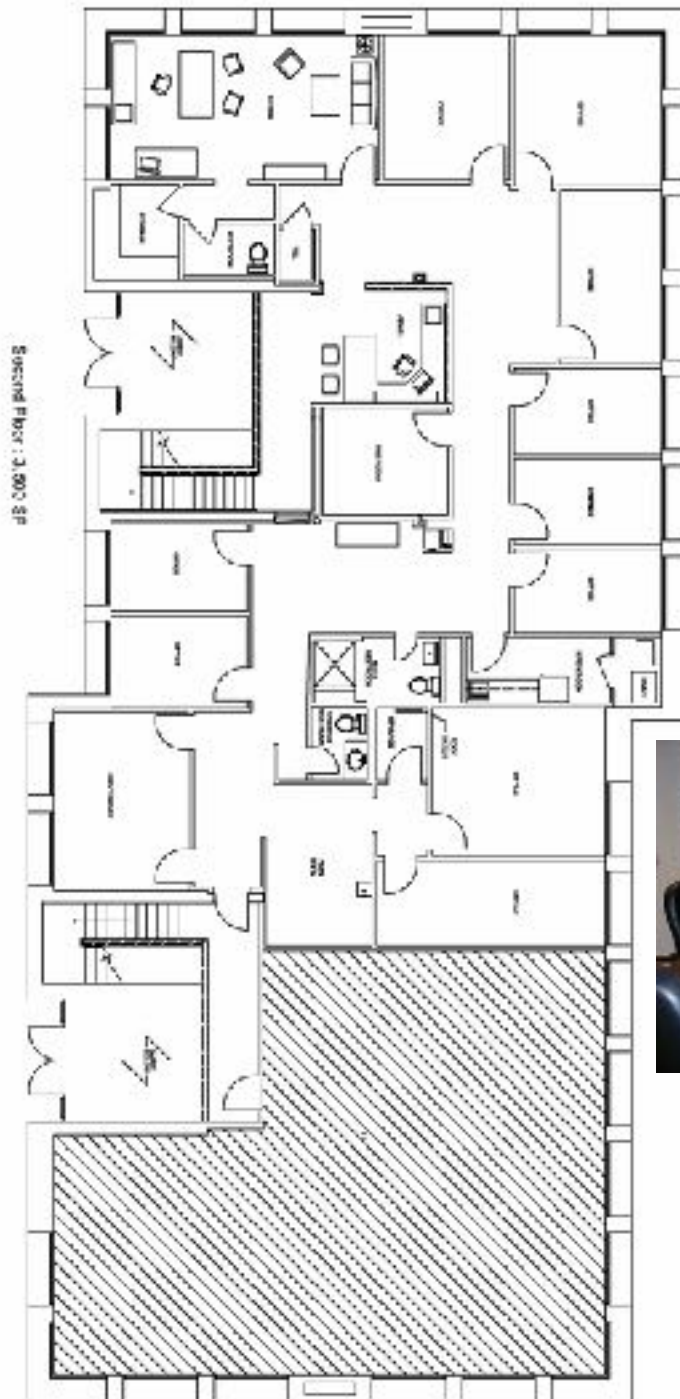
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**Buildings 1468 & 1470**

**2nd Floor, 3,500 Sq. Ft.**



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