

Courtyards of Terrell Mill Rd.

1355 Terrell Mill Rd.

**For Lease**

## Project Overview

Offer is for a 5,500 square foot, two story, multi tenant office building in the Northwest Corridor of Marietta, GA. The building is in excellent condition.

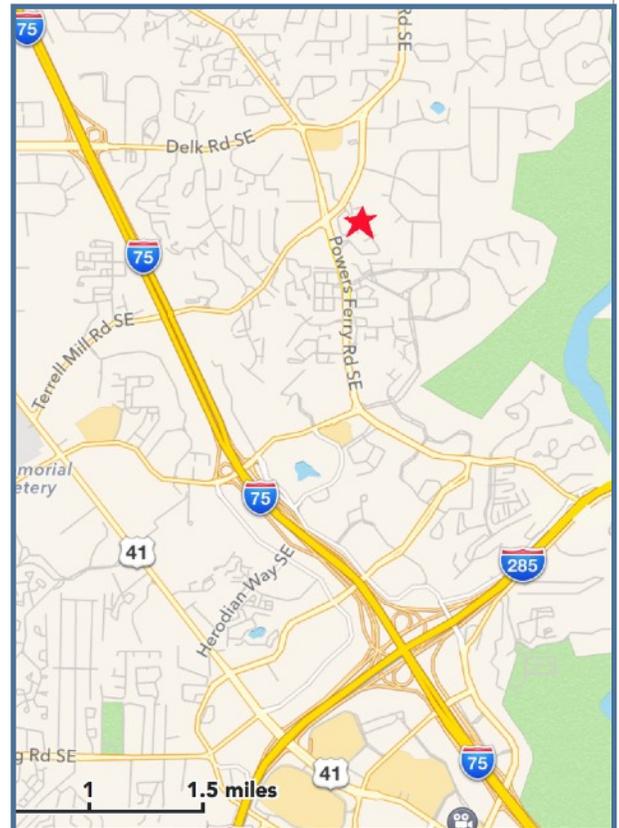
The property's location is exemplary. It is part of the Courtyards of Terrell Mill Rd. Office Park adjacent to the intersection of Powers Ferry Rd. & Terrell Mill Rd. The address is situated in one of Atlanta's most established primary office sub-markets.

The Courtyards of Terrell Mill Rd. Office Park has a quiet professional setting which includes two fountains with sitting areas, wide sidewalks and a nice walk area around the parking areas for exercise during lunch.

The building is a two story, steel frame structure with a brick exterior and thermal pane glass curtain wall. The average floor size of 2,750 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.

A tenant can have pylon signage in front of the building which is the first unit as you enter the project. This is a First Class building designed on a smaller scale.

## **Building 1462 1,550 Sq. Ft. 1st Floor**



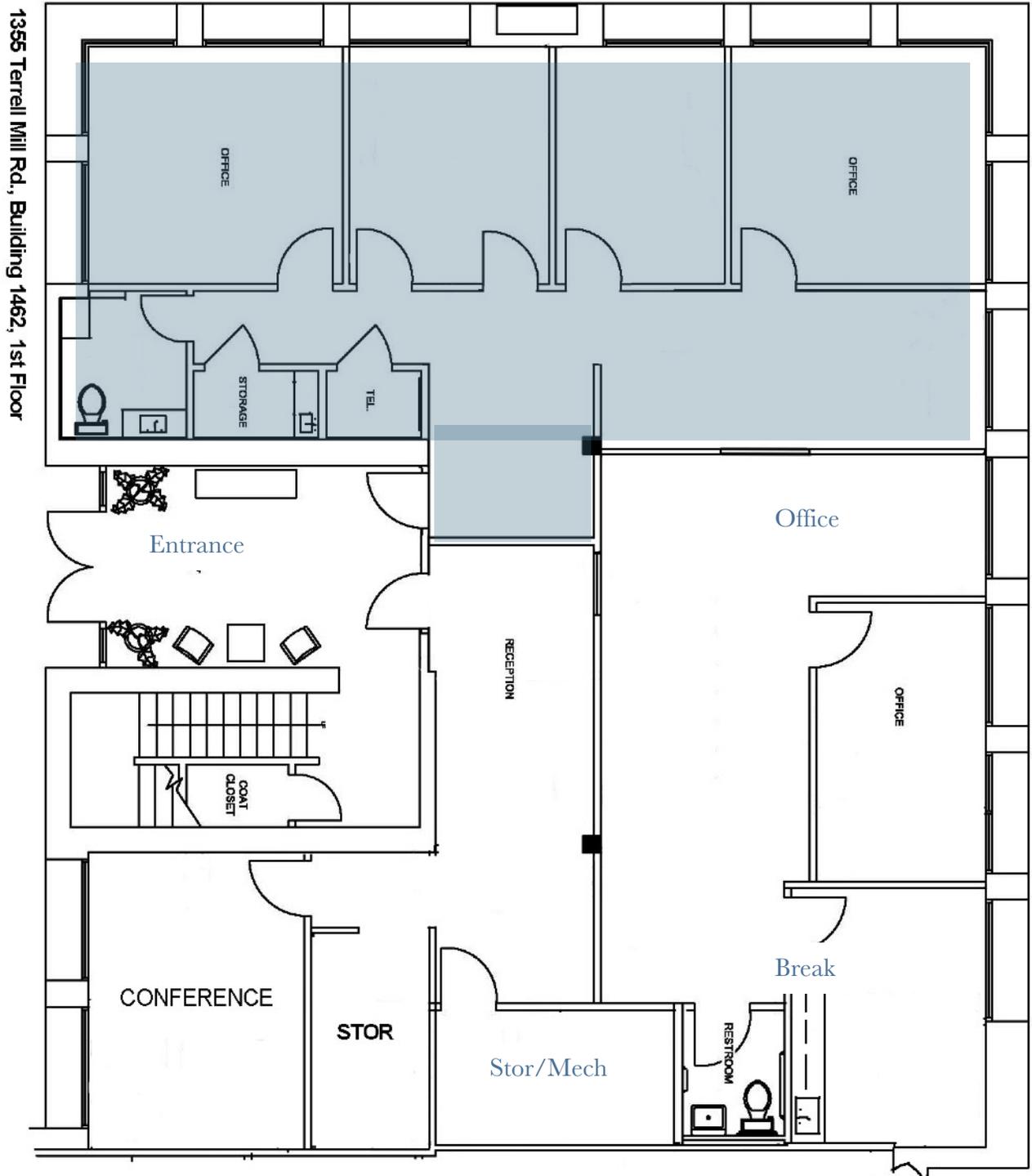
 **ANDERSON BELL**

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**Building 1462, 1st Floor, 1,550 Sq. Ft.**



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