

FOR SALE or LEASE

Rental Rate: \$13 psf
Sale Price: \$695,000

7,200 sq ft.
Office Complex
or can be divided into
Office Condos/Suites
for individual sale or
lease 1,200 -2,400 sq ft.

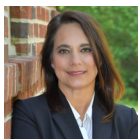
Located on Cherokee
Street close to
downtown Kennesaw,
I-75 & Highway 41



Property Highlights:

- Great investment opportunity for owner/user
- Well-maintained property near downtown Kennesaw
- Conveniently located to I-75 & Highway 41, close to KSU & McCollum Airport
- Complex contains 5 individual suites / 2 currently available for lease (1,200 or 2,400 sq ft) each with conference, reception areas and multiple workspaces
- .51 acres +/- with 22 parking spaces
- Can also be purchased as individual office condos

For more information on this opportunity, **contact Tracey Viars**



Tracey@KennesawBroker.com



678.467.1326

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Suite 100
1,200 sq ft
(leased)

Suite 200
1,200 sq ft
(vacant)

Suite 300
2,400 sq ft
(vacant)

Suite 400
1,200 sq ft
(leased)

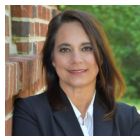
Suite 500
1,200 sq ft
(leased)

KENNESAW, GA

3185 Cherokee Street



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SINGLETON
REAL ESTATE

470.419.7700

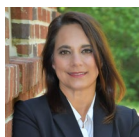
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Singleton Real Estate, LLC
2765 S Main St
Kennesaw, GA 30144
SingletonRealEstate.com



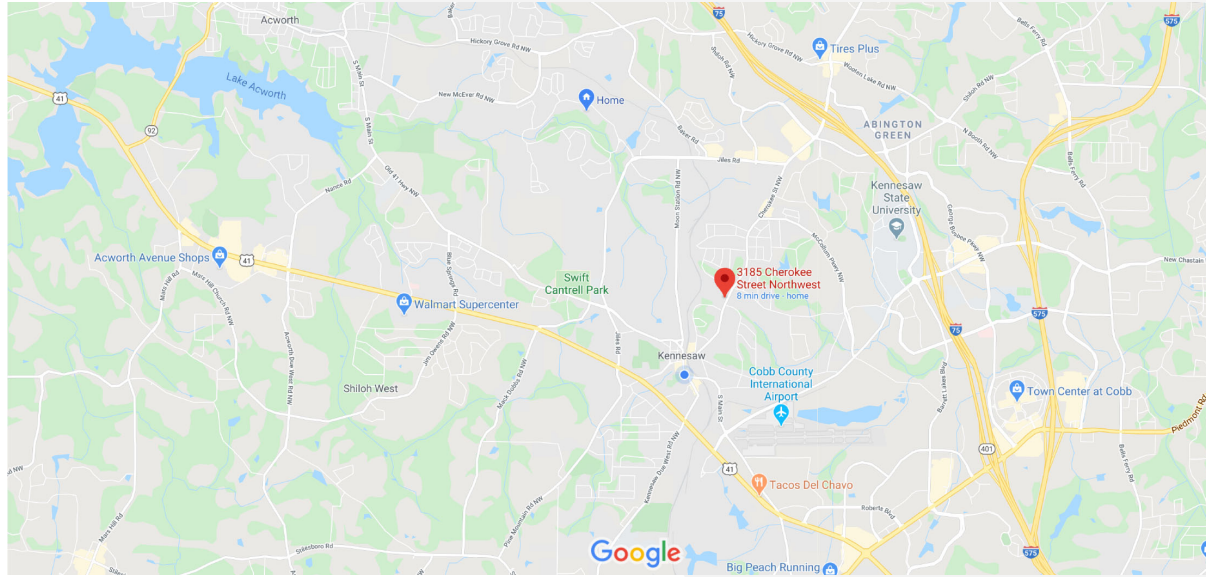
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