



40K SF VACANT OFFICE TRUIST PARK FOR LEASE

1900 LELAND DRIVE SE
MARIETTA, GA 30067

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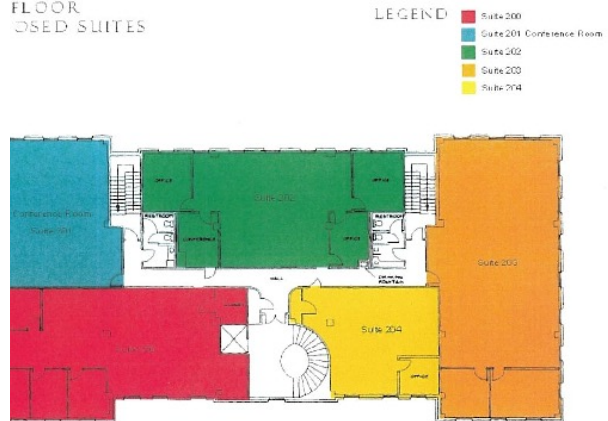
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Property Summary

1ST FLOOR
PROPOSED SUITES



FLOOR
USED SUITES



OFFERING SUMMARY

Available SF:	168 - 53,000 SF
Lease Rate:	\$10.00 - 25.12 SF/yr (MG; NNN)
Lot Size:	2.85 Acres
Year Built:	1976
Building Size:	51,700 SF
Renovated:	1995
Zoning:	Commercial
Market:	Atlanta MSA
Submarket:	Cobb Galleria
Traffic Count:	175,000

PROPERTY OVERVIEW

SVN Creviston Realty, Inc. is now Leasing both 1900 and 1902 Leland Drive. Said properties consist of 2 office buildings, located in a prime Marietta location near Truist Park. Currently Leasing up to 40,000+ SF of office space. Each building boast executive offices, conference rooms, waiting areas with over 180 parking spaces.

PROPERTY HIGHLIGHTS

- Under New Management
- Unparalleled location Near Sun Trust Park
- Average Daily Traffic Count +/-28,500 @ Windy Hill - 175,000 at I-75
- 2 Buildings with Executive Corporate Suites
- Plenty of Parking
- The 1902 Building has a Lower Level Secured Parking Garage
- Executive Suites/Apartments are Available
- Easy Uber or Drive to First Class Retail and Dining
- Elevator in 1902 Handicap access thru basement
- Cobb County Permitted use Link:
- http://cobbcounty.elaws.us/code/coor_pti_ch134_artiv_sec134-215

Additional Photos



Additional Photos

1ST FLOOR
PROPOSED SUITES

LEGEND

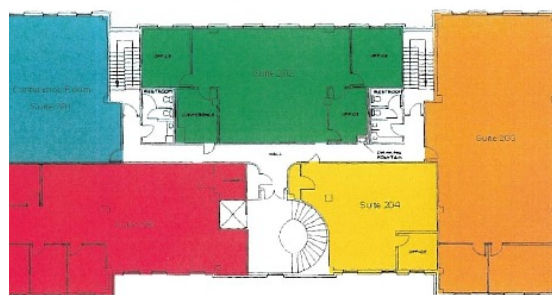
- Red: Suite 100
- Blue: Suite 101
- Green: Suite 102
- Orange: Suite 103
- Yellow: Suite 104



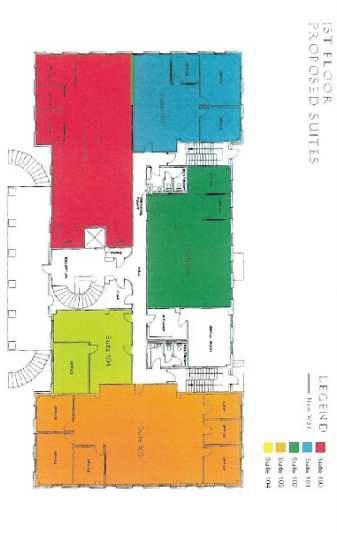
FLOOR
CLOSED SUITES

LEGEND

- Red: Suite 200
- Blue: Suite 201 Conference Room
- Green: Suite 202
- Orange: Suite 203
- Yellow: Suite 204



Available Spaces



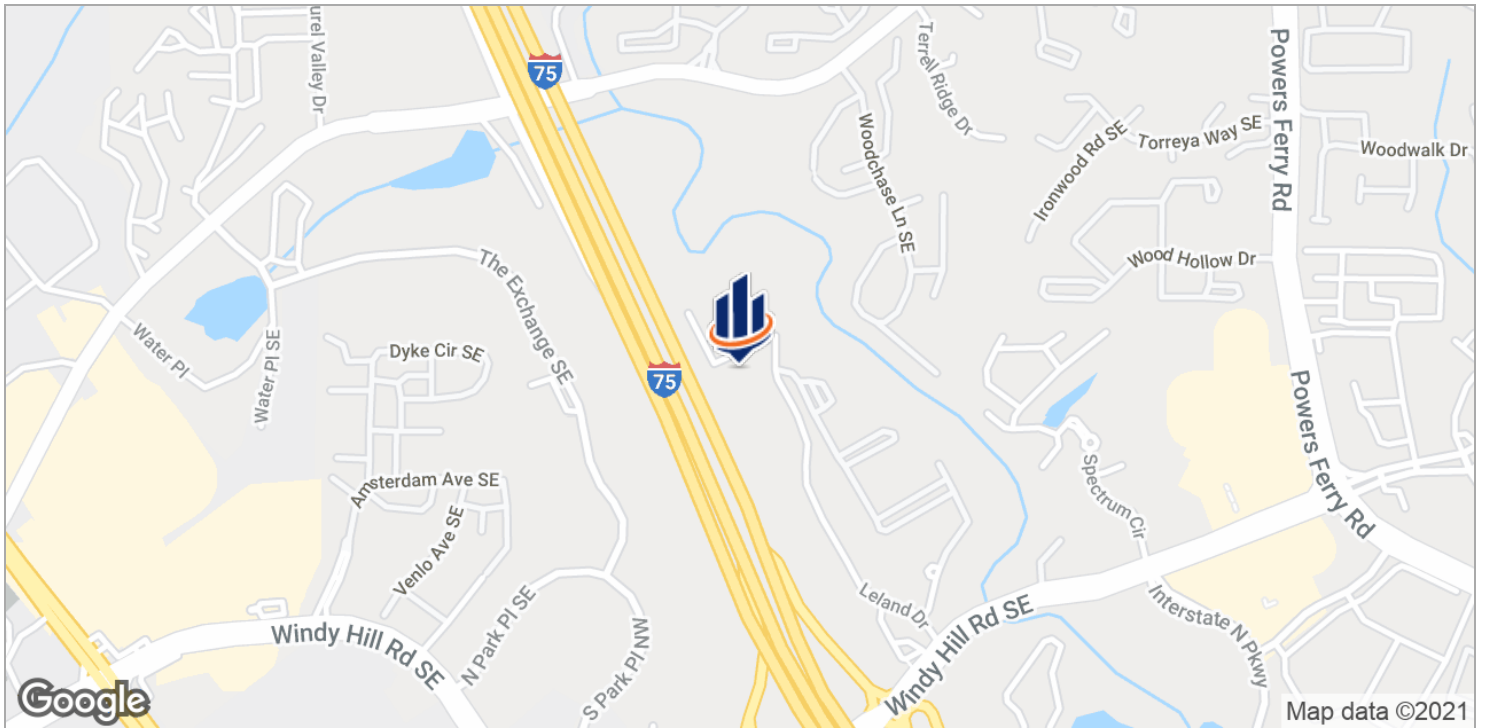
LEASE TYPE MG; NNN | **TOTAL SPACE** 168 - 53,000 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$10.00 - \$25.12 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1902 Leland - 100	Available	2,340 SF	Modified Gross	\$18.00 SF/yr	3 Private Offices One large open Floor Space Shared Break Room and Restrooms
1902 Leland -101	Available	1,353 SF	Modified Gross	Negotiable	3 Private offices Large open area Shared Break Room and Restrooms
1902 Leland-102	Available	2,240 SF	Modified Gross	\$18.00 SF/yr	2 private offices Large open Area Shared Break Room and Restrooms
1902 Leland-103	Available	2,508 SF	Modified Gross	\$18.00 SF/yr	6 Private offices Large open area Shared Break Room and Restrooms
1902 Leland-104	Available	900 SF	Modified Gross	\$18.00 SF/yr	1 Private Office Large Open Area Shared Break Room and Restrooms
1902 Leland-200	Available	1,950 SF	Modified Gross	\$18.00 SF/yr	4 Private Offices Large open area Shared Break Room, Conference Room and Restrooms
1902 Leland -202	Available	2,000 SF	Modified Gross	\$18.00 SF/yr	3 private offices Large Open Area Shared Break Room, Conference Room and Restrooms
1902 Leland -201	Available	1,312 SF	Modified Gross	\$18.00 SF/yr	Conference Room Shared Break Room and Restrooms
1902 Leland -203	Available	2,928 SF	Modified Gross	\$18.00 SF/yr	2 Private offices Large Open Area Shared Break Room, Conference Room and Restrooms
1902 Leland- 204	Available	810 SF	Modified Gross	\$18.00 SF/yr	1 Private office Large Open Area Shared Break Room, Conference Room and Restrooms
1902 Leland - 301	Available	1,080 SF	Modified Gross	\$18.00 SF/yr	Executive Office Private Bathroom with Shower

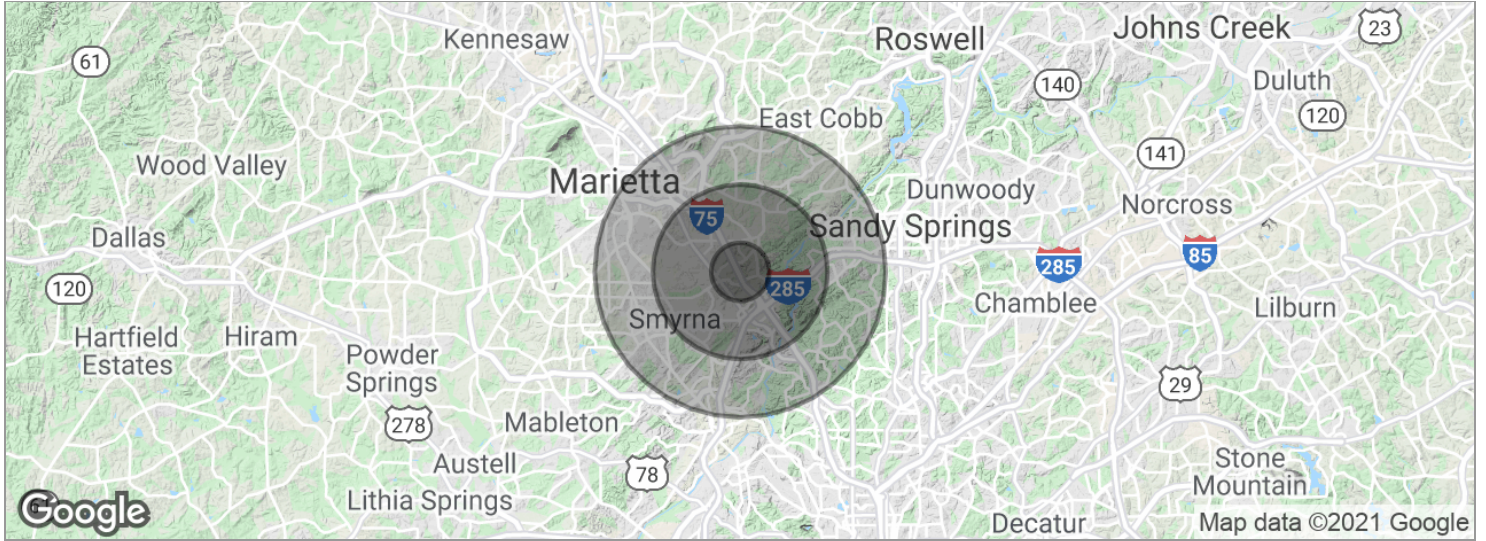
Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1902 Leland - 302	Available	2,340 SF	Modified Gross	\$18.00 SF/yr	Executive Office with Apartment Private Bathroom with shower Private Kitchen
1902 Leland - 303	Available	2,100 SF	Modified Gross	\$10.00 SF/yr	Unfinished Storage area
1902 Leland - 304	Available	2,340 SF	Modified Gross	\$18.00 SF/yr	-
1902 Leland - 305	Available	1,200 SF	Modified Gross	\$18.00 SF/yr	Unfinished space
1902 Leland	Available	40,000 SF	NNN	\$13.50 SF/yr	Entire Building
1900 Leland B 5	-	144 SF	Modified Gross	\$350.00 SF/yr	Entire Building
1900 LelandC2	Got Ta Know Enterprizes, LLC	417 SF	Modified Gross	\$625.00 SF/yr	Entire Building
1900-1902 Leland	Available	53,000 SF	Modified Gross	\$18.00 SF/yr	Both Buildings
1900 Leland	Available	215 SF	Modified Gross	\$450 per month	\$75 in addition to base rental amount for CAM/Utilities
1900 Leland B-10	Available	168 SF	Modified Gross	\$350 per month	Additional \$75 for Utilities/CAM

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,814	84,425	188,008
Median age	28.7	32.0	34.4
Median age [Male]	30.1	32.2	34.2
Median age [Female]	27.7	31.7	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,408	40,588	83,308
# of persons per HH	2.2	2.1	2.3
Average HH income	\$54,544	\$69,605	\$90,321
Average house value	\$274,650	\$287,521	\$380,580

* Demographic data derived from 2010 US Census

Meet The Team



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