



# USER-READY OFFICE BUILDING

3-Story - 49,553 RSF - Public Transit On-Site!



**AUCTION SALE**  
**November 3 – 5, 2025**

CLICK HERE FOR

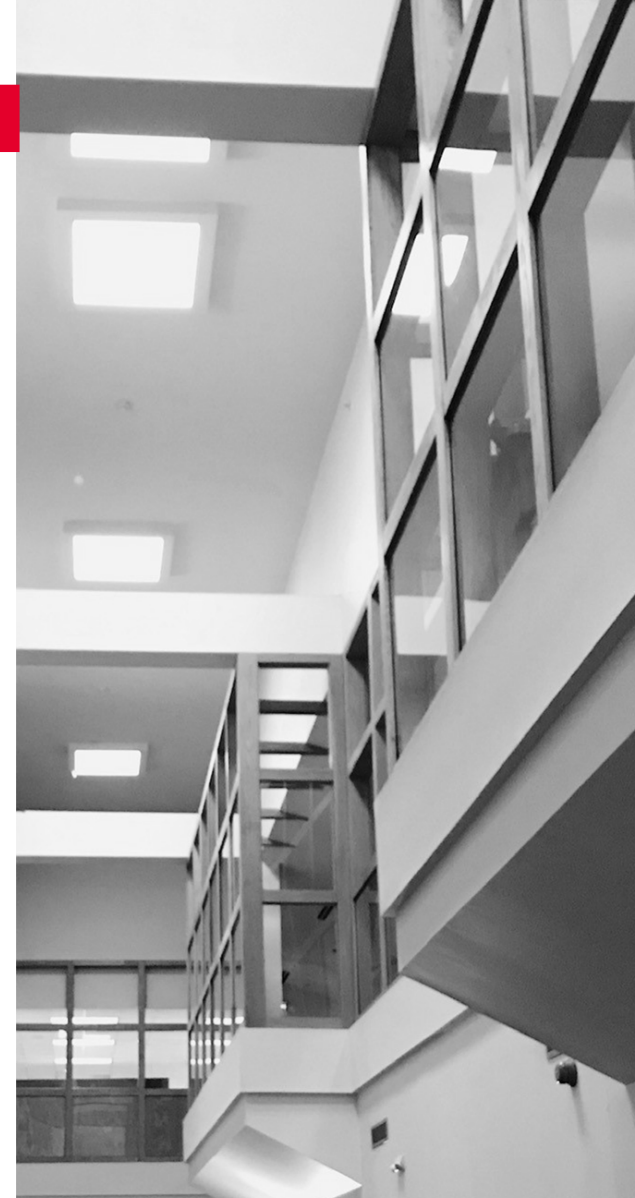
**DETAILS**



**AUCTIONS**  
BY Ten-X™

## AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum ("Memorandum") is being delivered to you for the sole purpose of evaluating the possible investment in The Property located at 325 S. Marietta Parkway, Marietta, GA (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Owner. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Owner. Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Owner has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and all parties approved by Owner and may be used only by parties approved by Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.





# PROPERTY HIGHLIGHTS



**Great  
Owner/User  
Opportunity!**



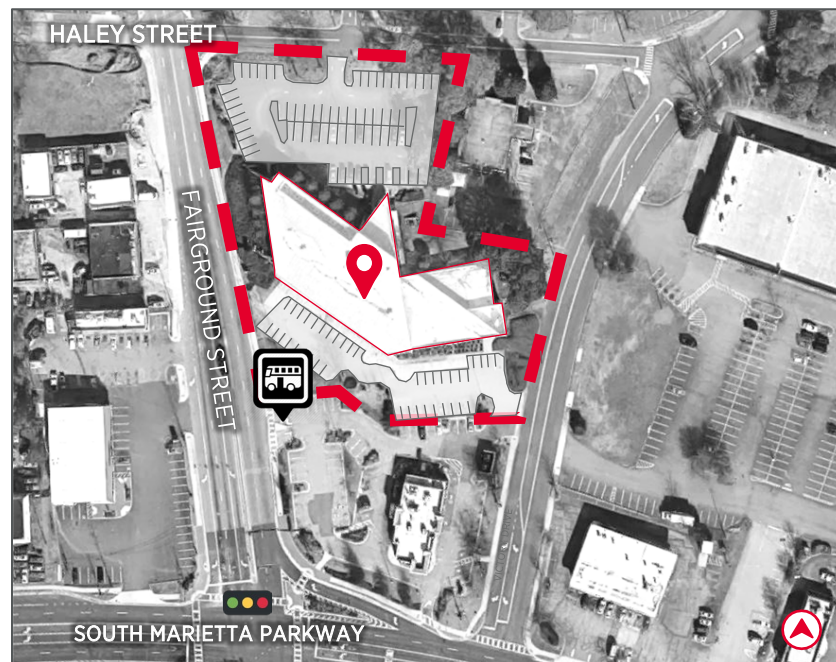
**Exceptional  
Location & Access**



**Public Transit  
On-site**



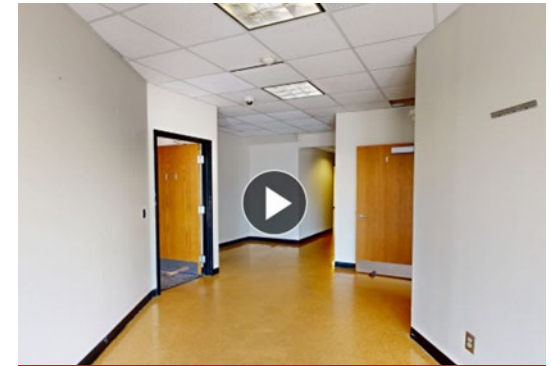
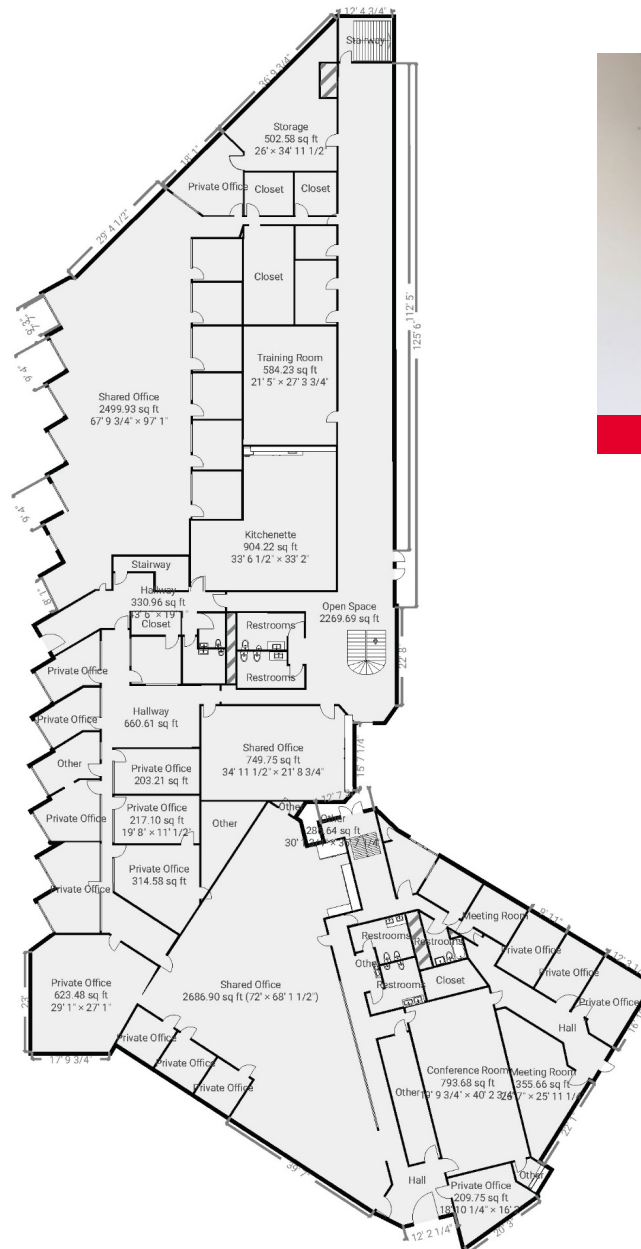
|                       |                            |
|-----------------------|----------------------------|
| <b>Building Size:</b> | 49,553 RSF                 |
| <b>Occupancy</b>      | 100% Vacant                |
| <b>Land Area:</b>     | 2.07 Acres                 |
| <b>Zoning:</b>        | O-I                        |
| <b>Condition:</b>     | Sold "As-Is"               |
| <b>Parking:</b>       | 114 surface parking spaces |





# 1ST FLOOR

- 21,736 SF
- 64 Rooms
- Private Offices
- Shared Offices
- Kitchenette
- Training Room
- Conference
- Restroom
- Storage
- Multiple Closets



[CLICK HERE FOR TOUR](#)

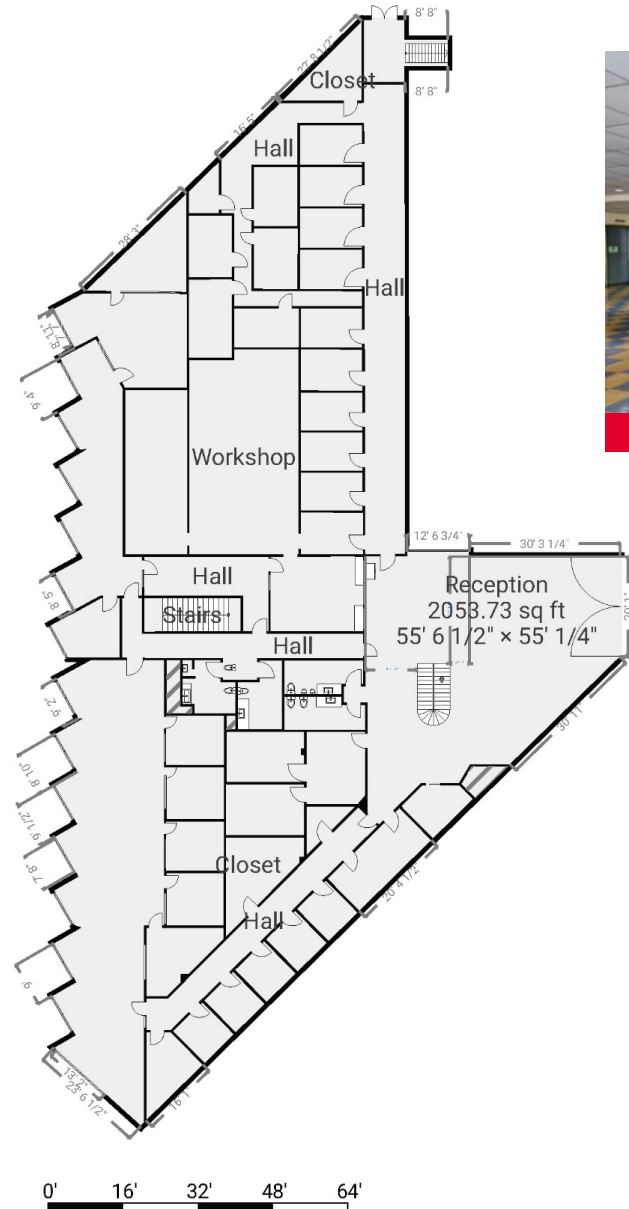
0' 16' 32' 48' 64'





## 2nd FLOOR

- 14,287 SF
- 55 Rooms
- Reception
- Workshop
- Multiple Closets

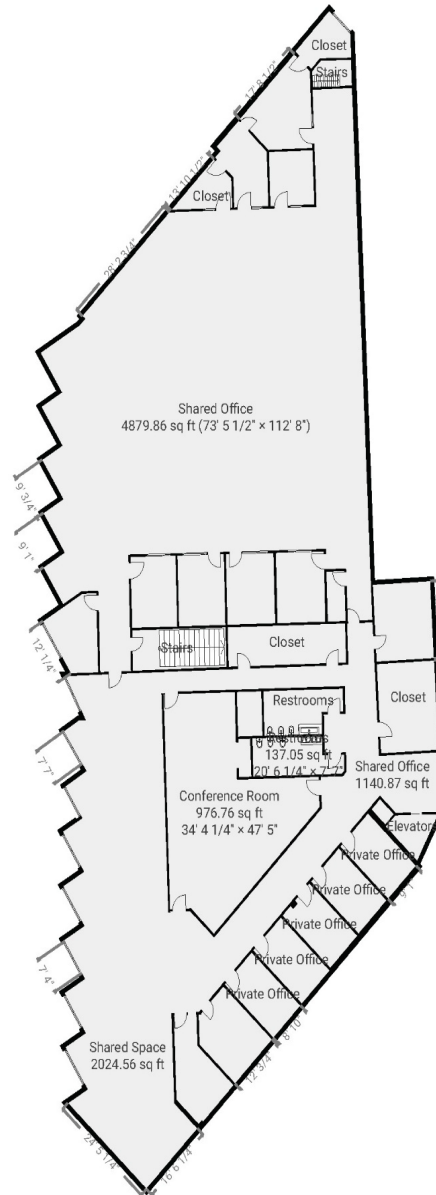


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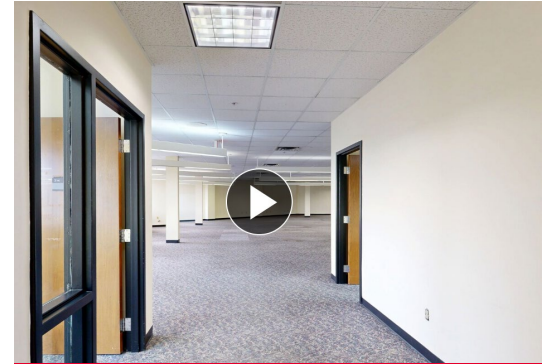


## 3rd FLOOR

- 13,528 SF
- 33 Rooms
- Shared Office
- Conference
- Restroom
- Shared Space
- Multiple Closets



FOR SALE | 325 S. FAIRGROUND STREET, MARIETTA, GA

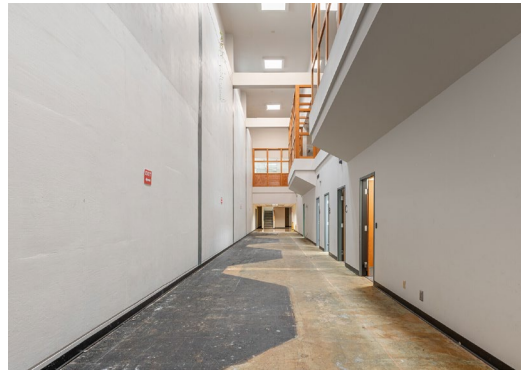


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0' 16' 32' 48' 64'

# INTERIOR PHOTOS

FOR SALE | 325 S. FAIRGROUND STREET, MARIETTA, GA





# INTERIOR PHOTOS

FOR SALE | 325 S. FAIRGROUND STREET, MARIETTA, GA





# AREA AMENITIES



1.2 Miles to Marietta Square retail, dining & amenities



40+ Restaurants & Dining Options



Ample Shopping & Retail options within 6-mile radius of property



KSU Marietta Campus  
Life University  
Chattahoochee Tech



Truist Park & The Battery(6 miles from property)

## MARIETTA SQUARE MARKET & LOCAL RESTAURANTS



Hilton Atlanta/  
Marietta Hotel & Conference Center



South Marietta Parkway

Roswell Road

Roswell Road

120

South Marietta Pky.  
75

Kennesaw State University

THE BATTERY ATLANTA  
Only 6 miles from Subject Property

Atlanta United Training Ground  
Franklin Gateway Sports Complex

LIFE University



# LOCATION OVERVIEW

325 S. Fairground Street is situated in Marietta, Georgia, just minutes from one of Atlanta's most well-known historic areas, Marietta Square. Recognized for its unique charm, history and lively atmosphere, Marietta Square offers an abundance of unforgettable historical museums, numerous beautiful parks and trails, celebrated theatres, access to court and government buildings, antique and boutique shopping, and local cuisine and dining options.

A little closer to the property, with walkable access, sits the Cobb County Civic Center which provides a venue for public or ticketed events like conferences, private gatherings, meetings and receptions, and trade shows with an overall seating capacity of 1,800 people.

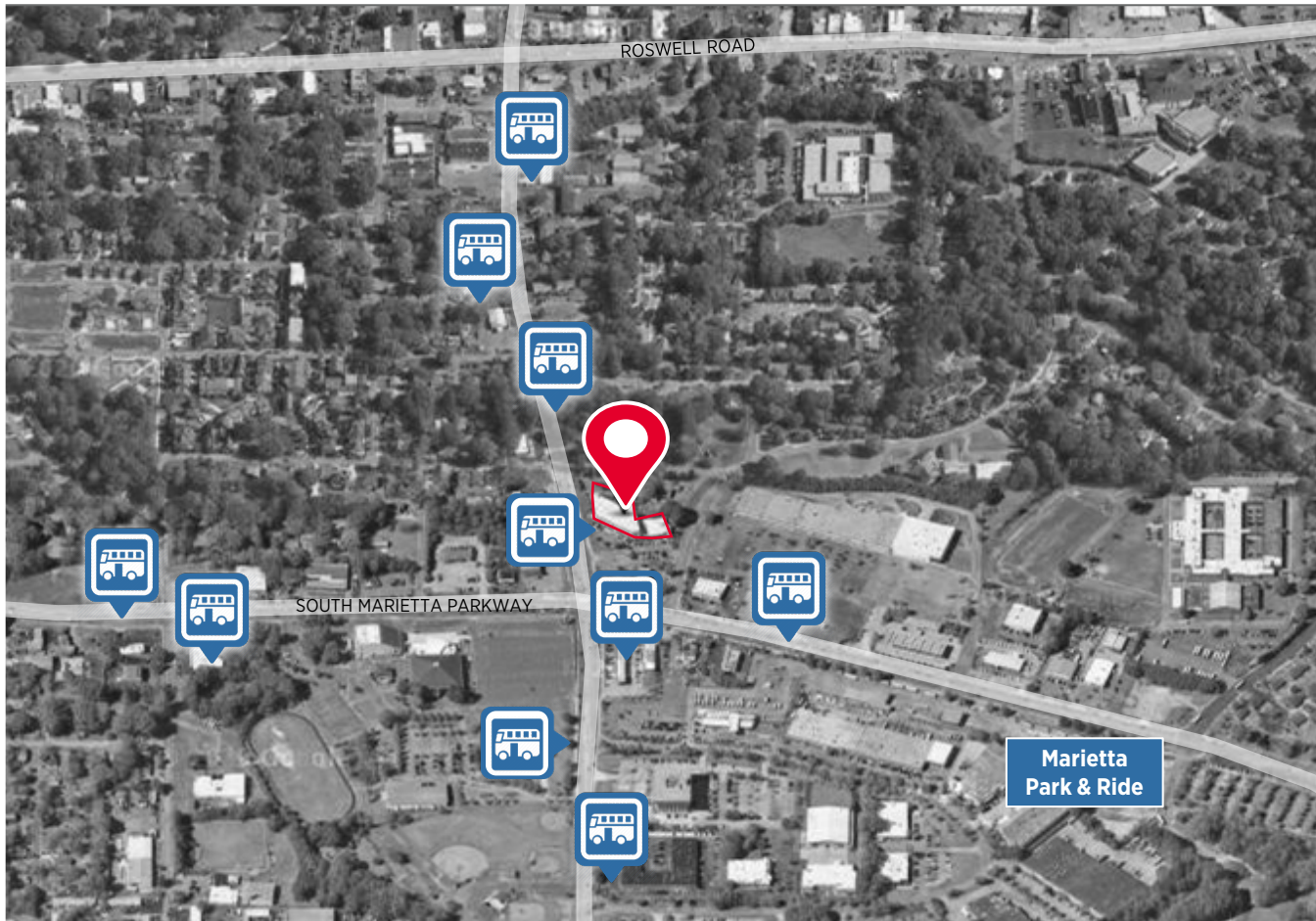
Marietta is also easily accessible to major highways and offers access to numerous amenities as it is positioned nicely between two flourishing submarkets: Kennesaw/Town Center and Cumberland/Galleria submarkets. This ideal location offers quick access to a variety of notable retail amenities and entertainment and sporting venues. Not to mention, superb access to medical facilities, top colleges, a best-in-class public school system, and excellent public transportation and affordable housing.



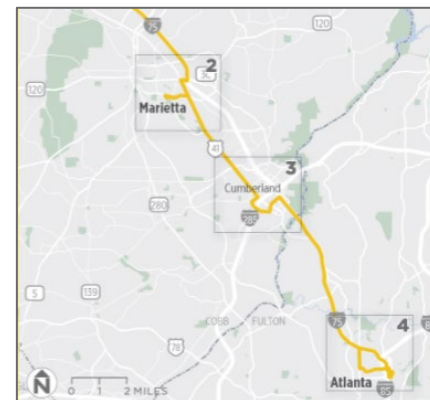
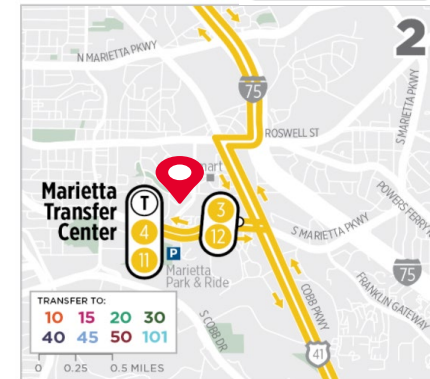


# PUBLIC TRANSIT ACCESS

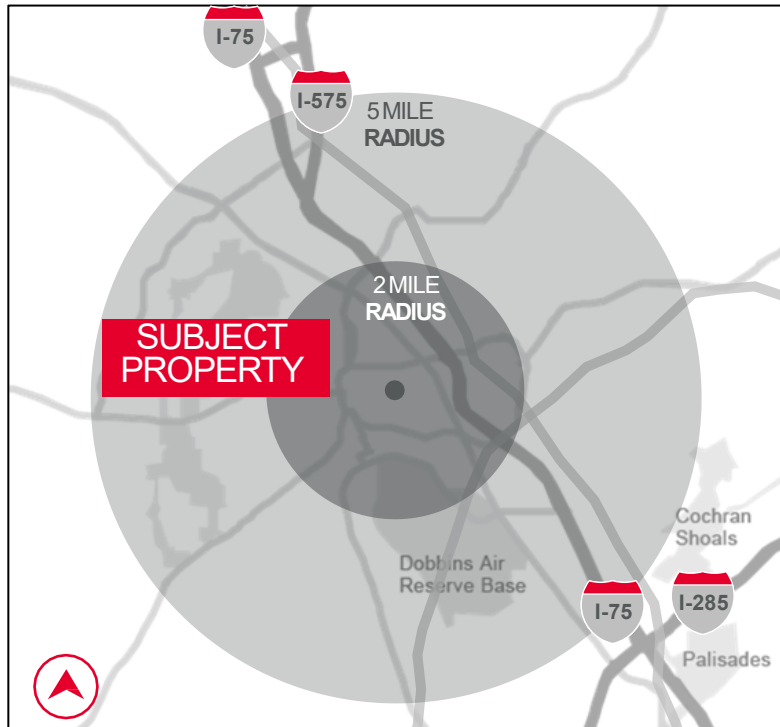
## EXCELLENT ACCESS TO THE PUBLIC TRANSIT SYSTEM



- TIMEPOINT
- STOP
- TRANSFER CENTER
- PARK & RIDE LOT
- MARTA STATION
- COUNTY BOUNDARY



# AREA DEMOGRAPHICS



1.5 MILE TO  
MARIETTA



10 MILE TO  
INTERCHANGE



28 MILE TO  
AIRPORT  
Hartsfield-Jackson International



**33,960**  
POPULATION  
Within 2 Miles



**\$84,923**  
AVG. INCOME  
Within 2 Miles



**\$339,991**  
AVG. HOME VALUE  
Within 2 Miles



**34.3**  
AVG. AGE  
Within 2 Miles

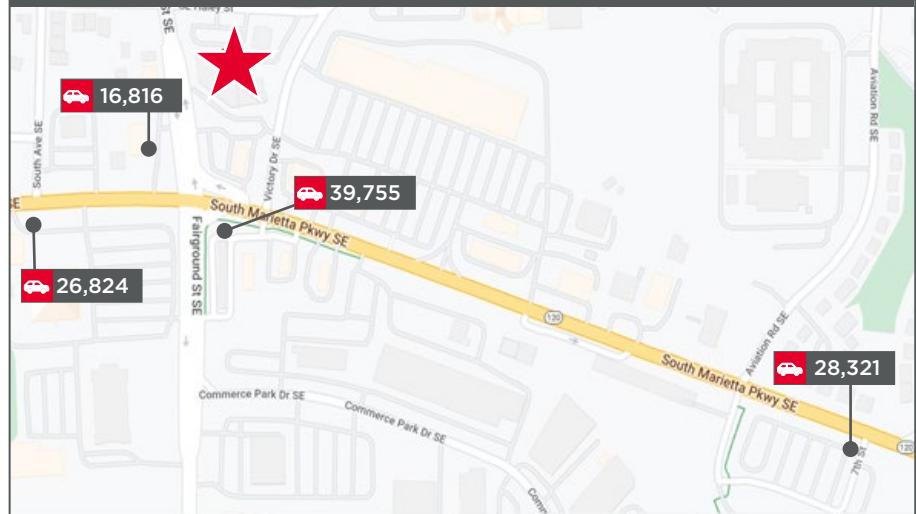
**220,156**  
POPULATION  
Within 5 Miles

**\$98,584**  
AVG. INCOME  
Within 5 Miles

**\$342,236**  
AVG. HOME VALUE  
Within 5 Miles

**36.2**  
AVG. AGE  
Within 5 Miles

## 2022 TRAFFIC COUNT DATA





# THE “NEW” NORTHWEST TRANSFORMATION

## TRUIST PARK/THE BATTERY: SIGNIFICANT IMPACT



### **\$18.9M FISCAL IMPACT**

annual average total net fiscal impact on Cobb County

- **450,000 SF NEW RETAIL**
- **5 NEW HOTELS**
- **1,700 NEW MULTI-FAMILY UNITS**
- **60+ RESTAURANTS** in walking distance
- **\$900M INFRASTRUCTURE IMPROVEMENTS**

## \$300M IN PUBLIC/PRIVATE INVESTMENT IN THE AREA



**Northwest Corridor  
Express Lanes**



**Windy Hill Diverging  
Interchange**

### **Northwest corridor express lanes**

\$834M project with two 30-mile reversible express lanes along I-75 which significantly improves traffic flow; there are two Express Lane entrances within minutes of 325 S. Fairground Street.

### **Windy hill corridor improvements**

\$46.4M project impacting Windy Hill Road, a major artery connecting Cumberland and West Cobb, to improve traffic flow, increase vehicle and pedestrian capacity, and reduce the higher-than-average crash and injury rates in the area

# Q2 2025

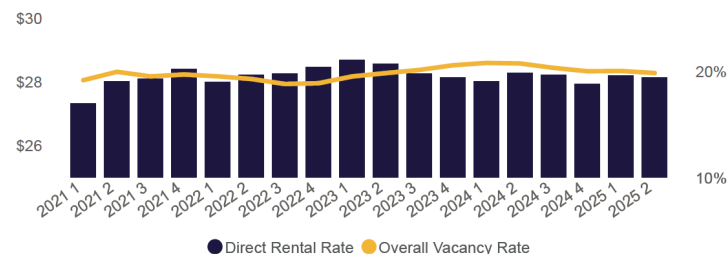
## MARKET REPORT

### NW/Cumberland/Galleria Office

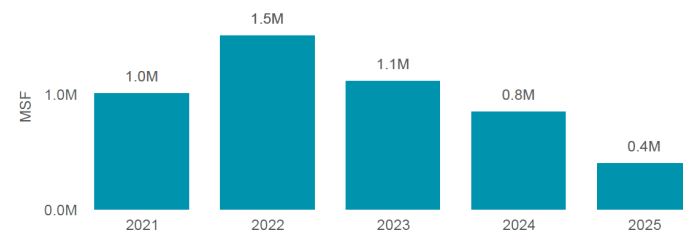
#### Submarket Overview

- Occupancy improved in Q2 with 36,287 sf of positive absorption recorded. Three spaces of over 90,000 sf each were occupied, though the Piedmont Healthcare move-out at Two Paces West partially offset the large move ins. Still, demand outpaced supply in Cumberland/Galleria, and as a result, the overall vacancy rate declined by 20 basis points to 19.8%, the lowest since Q2 2023.
- New leasing demand moderated in the second quarter to 186,137 sf, slightly below the Q1 total. AtkinsRealis (25,234 sf) and OM Partners (25,080 sf) signed the two largest new leases in the submarket. Additionally, renewal activity reached 52,942 sf as six tenants extended their leases.
- The direct asking rate in Cumberland/Galleria recorded very little movement in Q2, declining by a slight 0.2% to \$28.14 per square foot (psf). The submarket offered a discount over the metro-wide average of \$33.42 psf. The Braves' build-to-suit project at The Battery remained the only building underway in the submarket, with a completion date set for Q3 of this year. Upon delivery, the firm will have 250,000 sf of new office space.

OVERALL VACANCY RATE & DIRECT ASKING RENT



ANNUAL LEASING ACTIVITY



| Address               | Tenant                 | Size (SF) | Lease Type        |
|-----------------------|------------------------|-----------|-------------------|
| 2018 Powers Ferry Rd. | AtkinsRealis           | 25,234    | New Lease         |
| 400 Galleria Pky.     | OM Partners            | 25,080    | New Lease         |
| 3100 Cumberland Blvd. | CH Robinson Co., Inc.  | 17,363    | New Lease         |
| 2839 Paces Ferry Rd.  | Beasley Allen Law Firm | 14,489    | Expansion/Renewal |

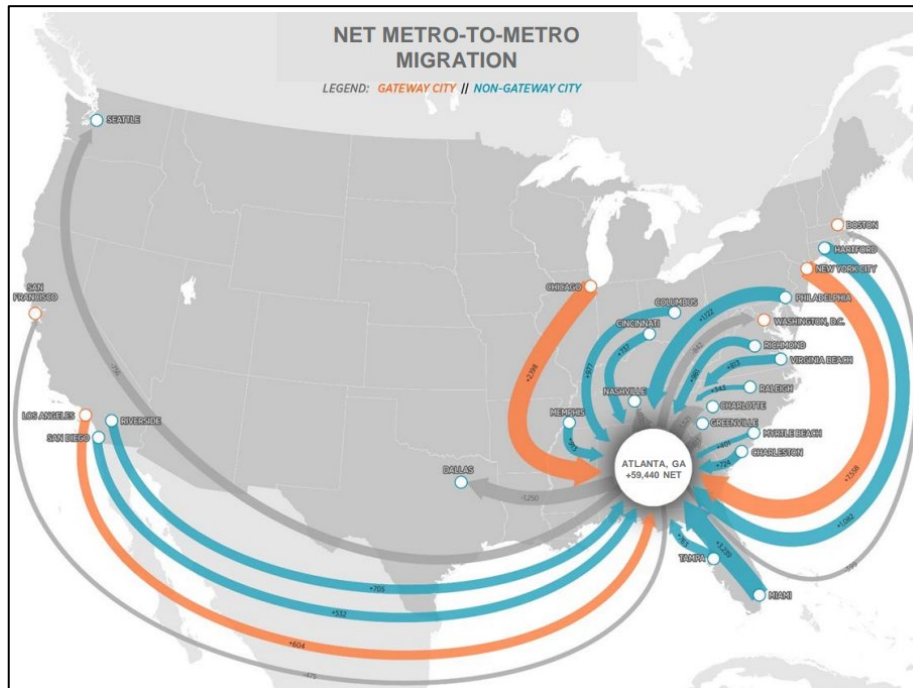


# WHY ATLANTA?

## THE ECONOMIC & SOCIAL ENGINE OF THE SOUTHEAST



### NET MIGRATION: Annual Average Net Migration to Atlanta



- #1 State for Doing Business for 9 consecutive years
- #1 State Workforce Development Programs for 7 consecutive years
- #1 Airport (busiest and most efficient) in the World since 1998
- #10 Largest Economy with GDP of \$396.5B
- 3.1M residents in workforce
- 1.6M millennial residents
- 17.0% projected average household income growth in the next 5 years (to \$131,897)
- 39.2% of population has annual household income of \$100k+
- 6.5M: Expected population growth by 2027; 25% increase from 2020
- 31 Fortune 500/1000 companies, #3 highest concentration in the U.S.
- 41.9% of the population has earned a bachelor's degree or higher (U.S.: 35.1%)
- 57 Colleges and Universities in the region



# CONTACT INFORMATION



**BORIS GARBUZ**

Senior Director

[boris.garbuz@cushwake.com](mailto:boris.garbuz@cushwake.com)

+1 404-682-3418 office +1 312-285-8172 mobile



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