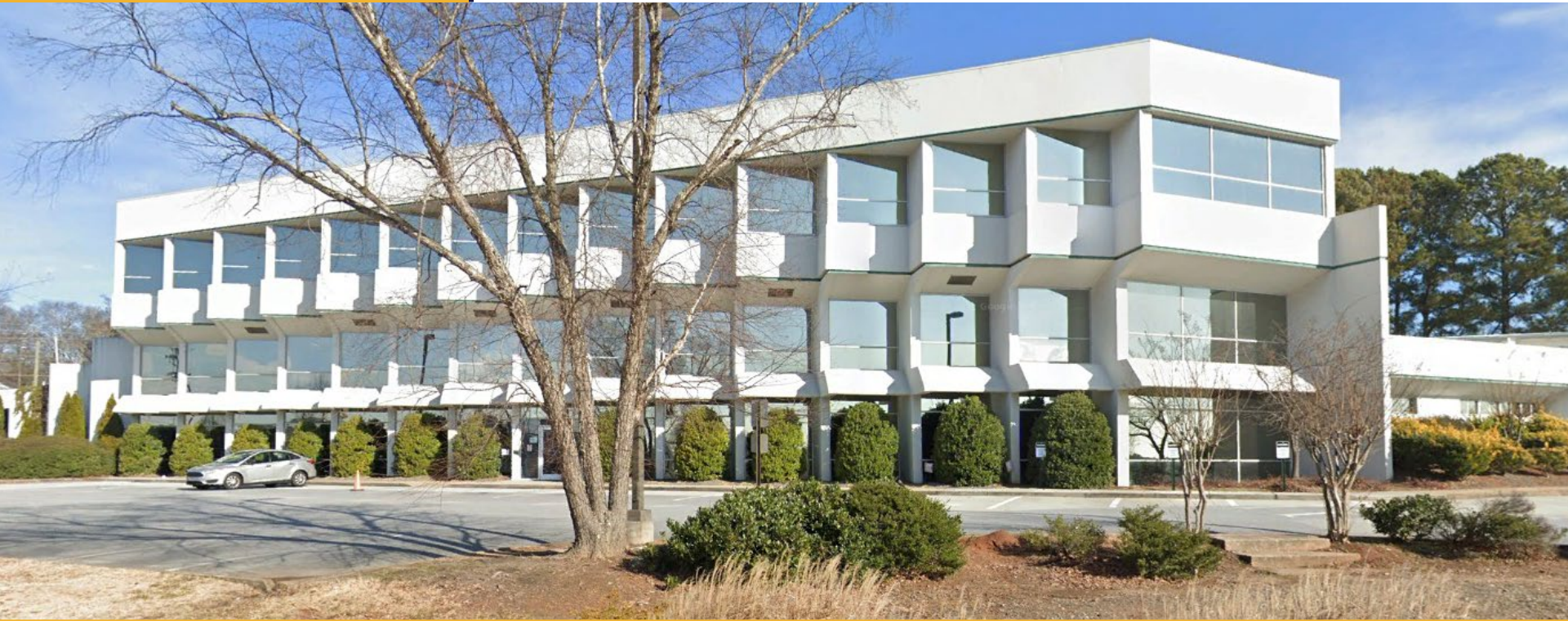


For Sale or For Lease

\$6.7M Asking Price

Reduced Sale Price. Aggressive Lease Price - Inquire!

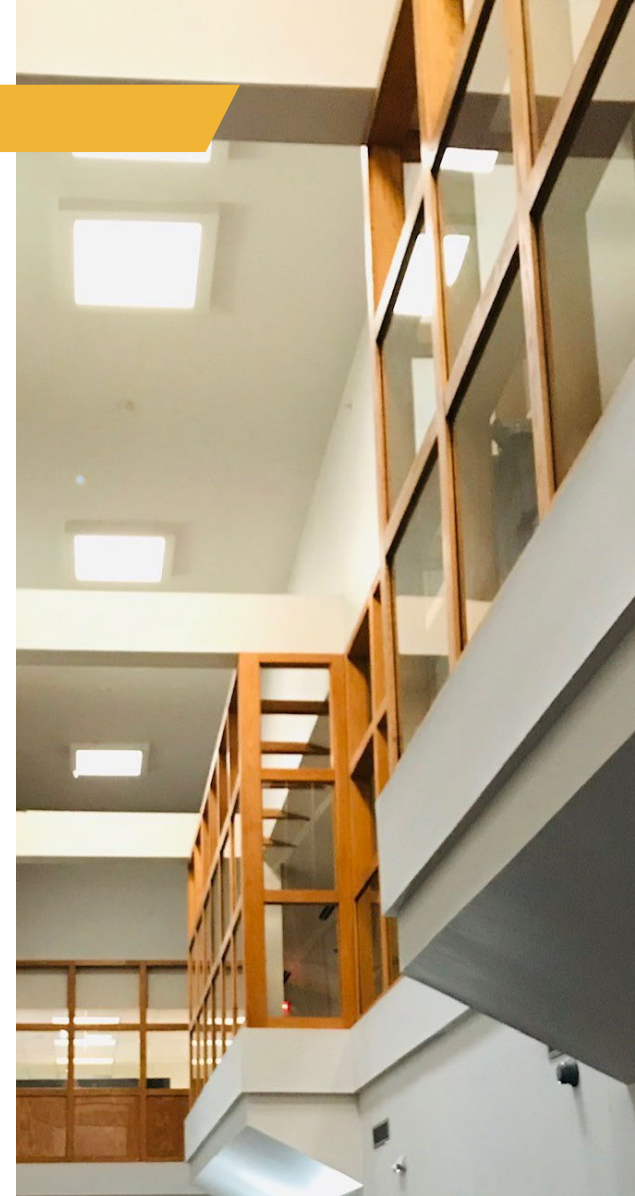


49,000 RSF OFFICE BUILDING

325 S. Fairground Street, Marietta, GA 30060

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!



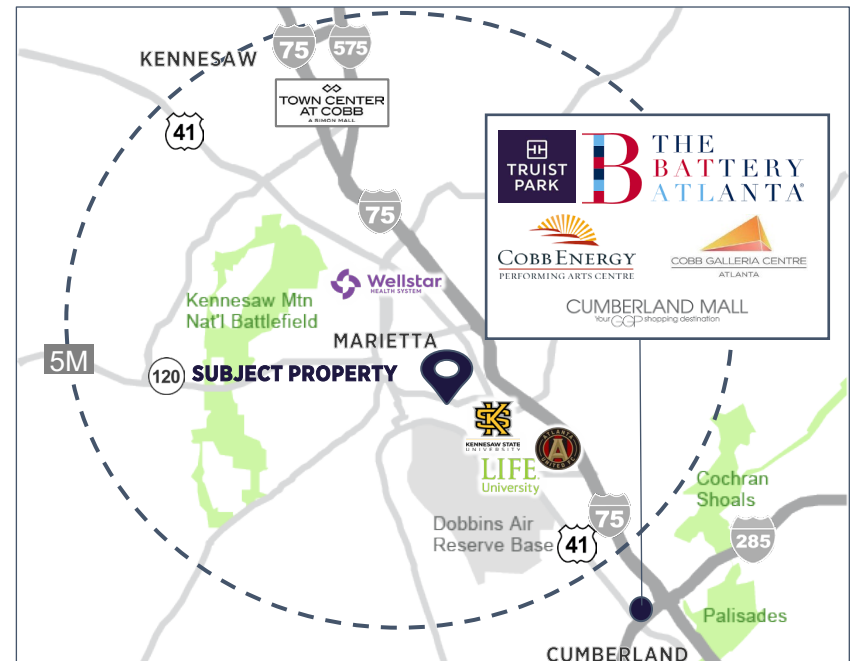
Exceptional Location & Access



Public Transit On-site

Building Size:	49,000 RSF
Occupancy	100% Vacant
Land Area:	2.07 Acres
Zoning:	O-I
Condition:	Leased and Sold "As-Is"
Parking:	114 surface parking spaces

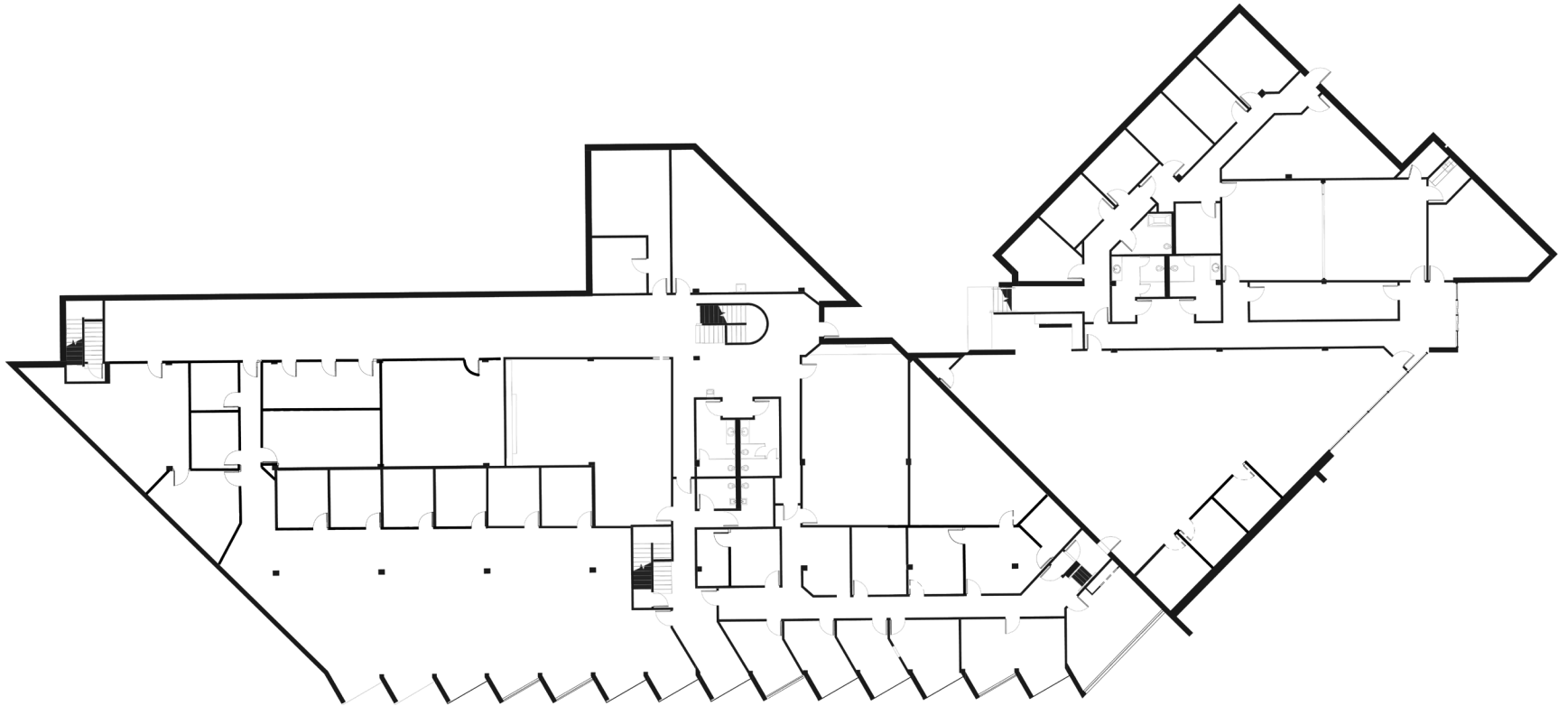
Lease Rate:	Inquire for Rate. Aggressive pricing. Based on "As-Is" for full 49,000 SF
Purchase Price:	\$6.7M (\$136.73/SF)



FLOOR PLAN



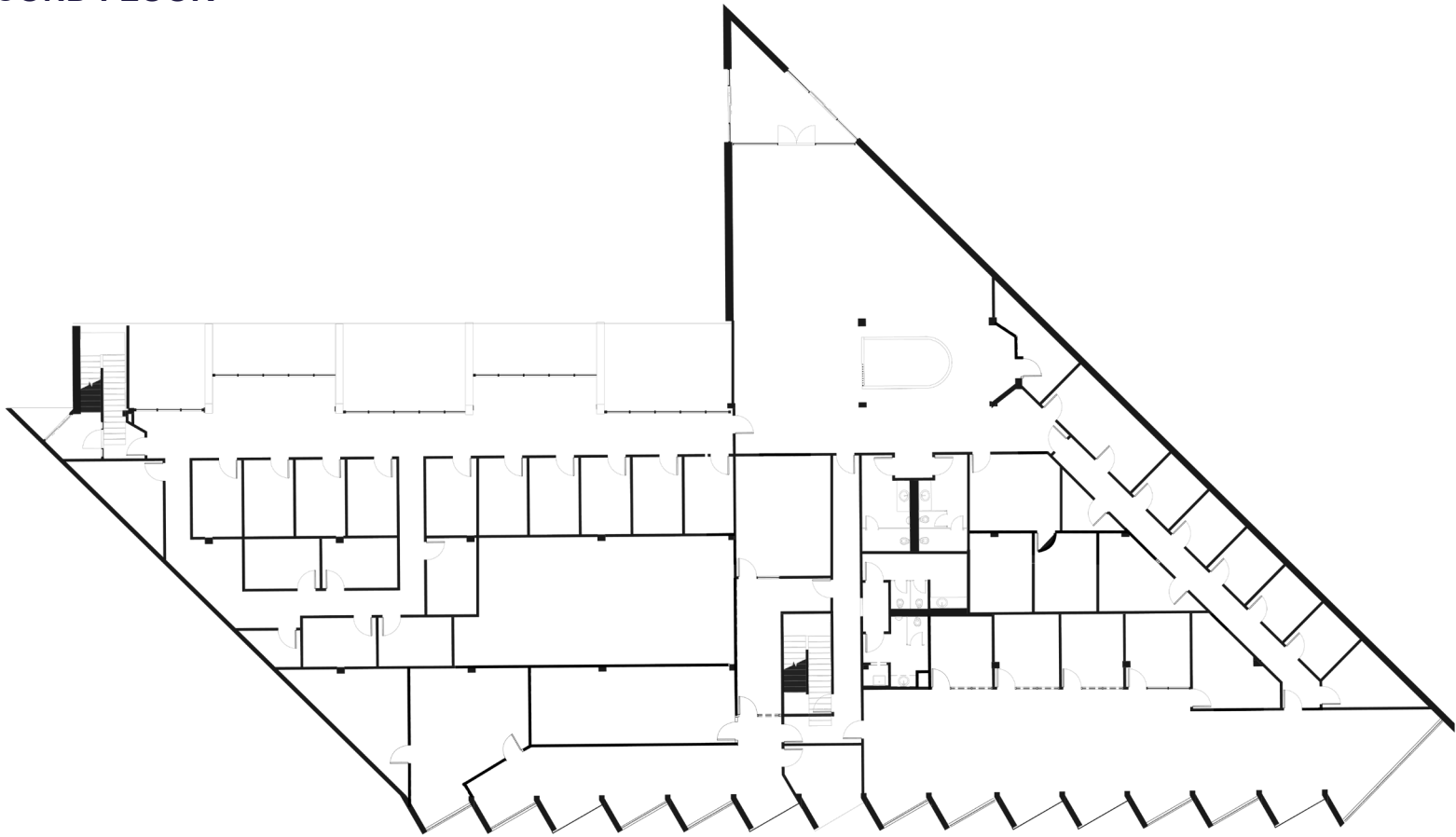
FIRST FLOOR



FLOOR PLAN



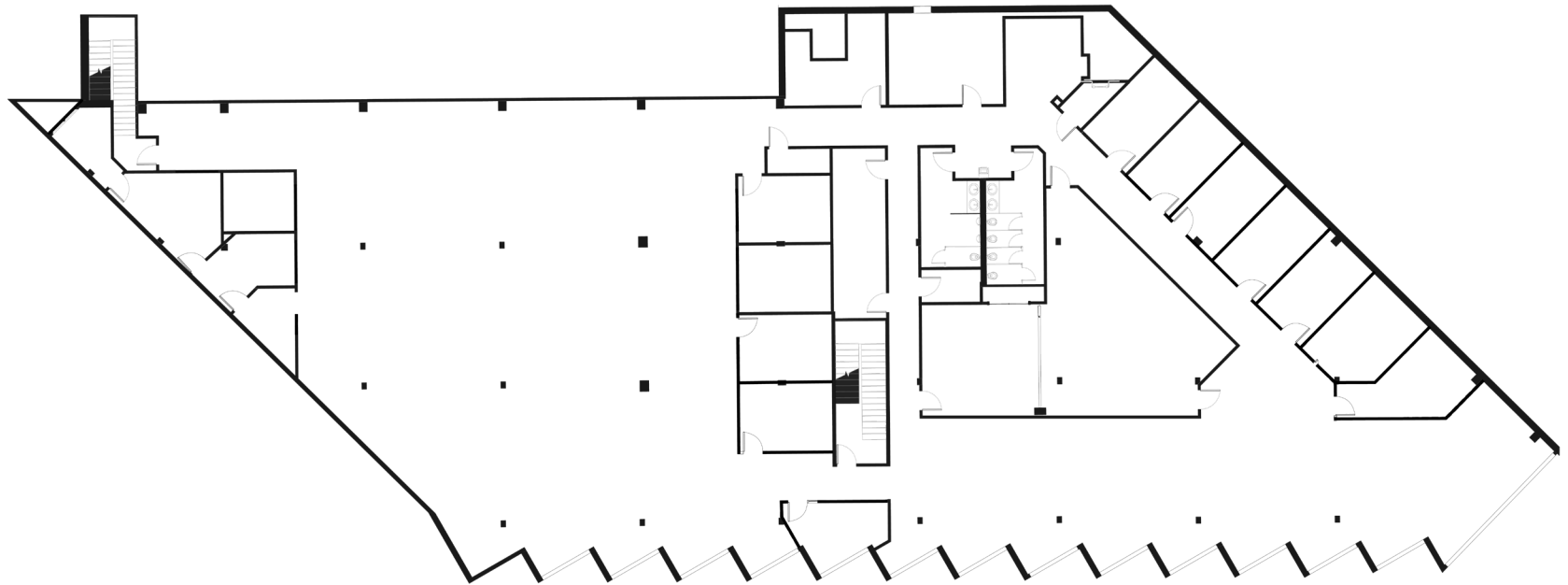
SECOND FLOOR



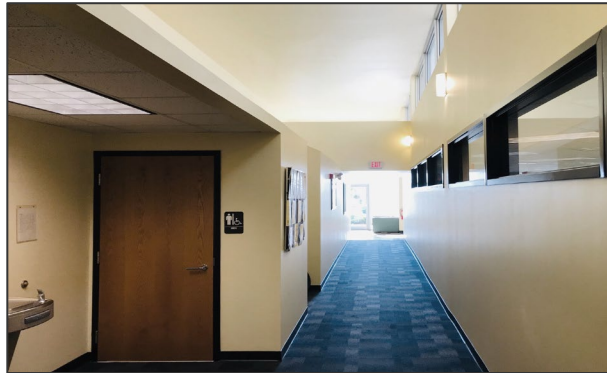
FLOOR PLAN



THIRD FLOOR



CURRENT SPACE PHOTOS



POTENTIAL INTERIOR UPGRADES



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



SITE PLAN

2.07 AC



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



Public Transit Access ON-SITE



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

Fairground Street

Roswell Road

Roswell Road

120

South Marietta Pky.

41

Cobb County Civic Center

Cobb Aquatic Center

Marietta Park & Ride

KENNESAW STATE UNIVERSITY

DOBBINS AIR RESERVE BASE

LIFE University

Atlanta United Training Ground
Franklin Gateway Sports Complex

TRUIST PARK
THE BATTERY ATLANTA
Cobb Energy
CUMBERLAND MALL
Only 6 miles from Subject Property

FAMILY DOLLAR
Food Depot
CITITRENDS
GRAINGER
boost
WNS FACTORY
ZAXBY'S
SUBWAY

Sams Club
Walmart

SONNY'S BBQ
Chick-fil-A

Marietta JUNE

Wendy's Home

DO

Pecanillo

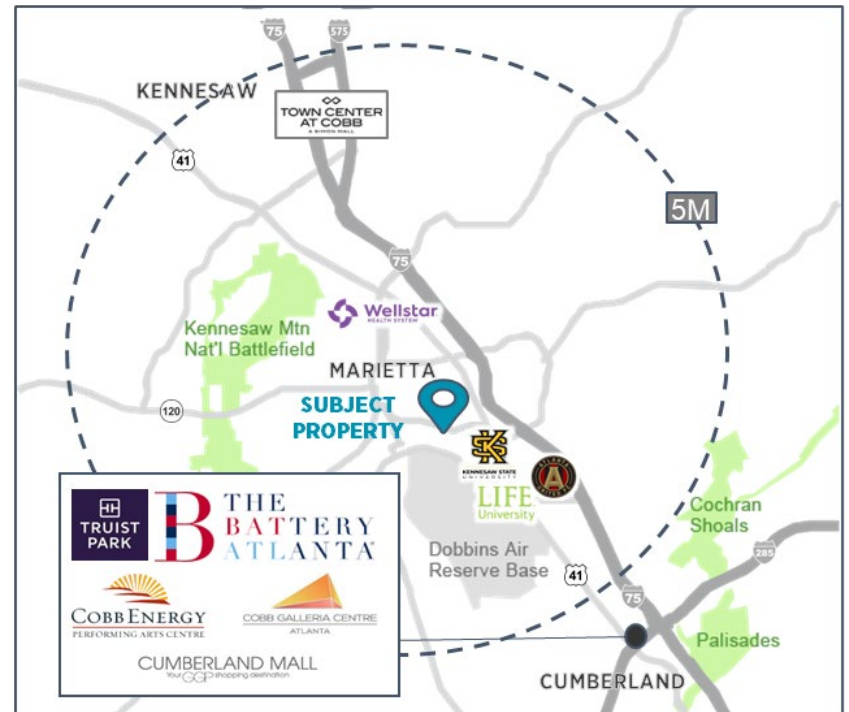
COOK OUT
the BIG Chicken

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.

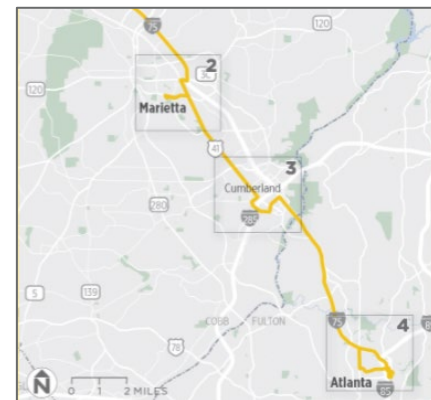
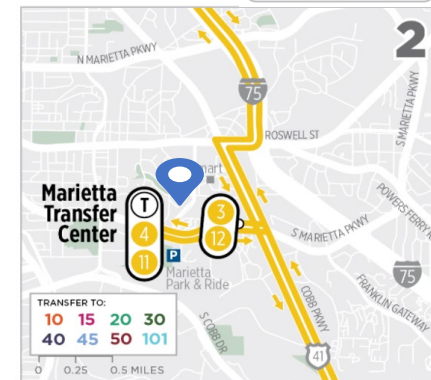
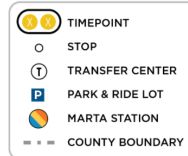
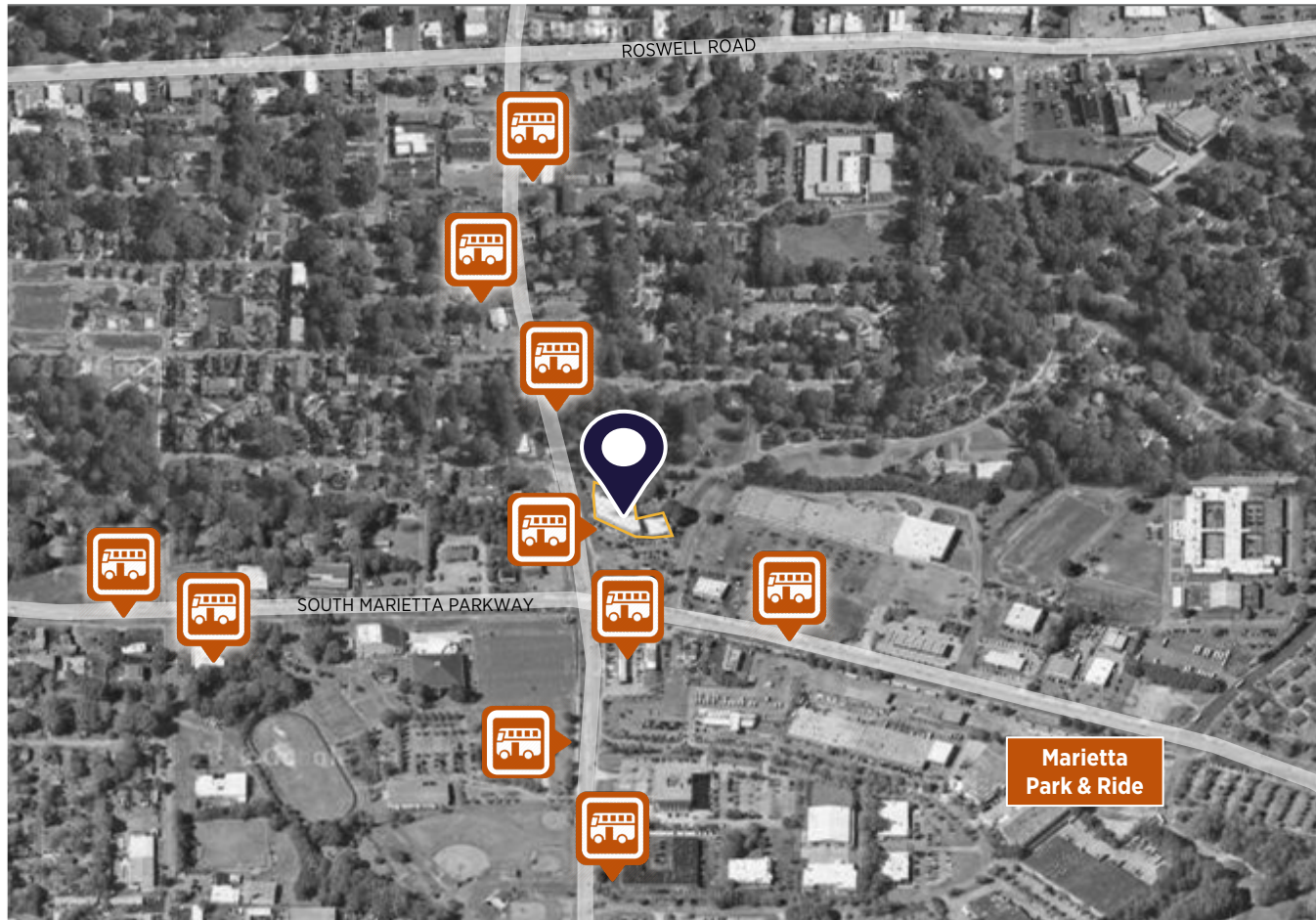
A little closer to the property, with walkable access, sits the Cobb County Civic Center which provides a venue for public or ticketed events like conferences, private gatherings, meetings and receptions, and trade shows with an overall seating capacity of 1,800 people.

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.

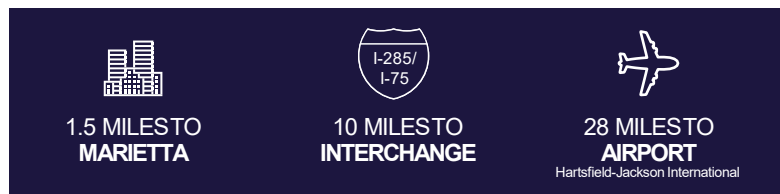
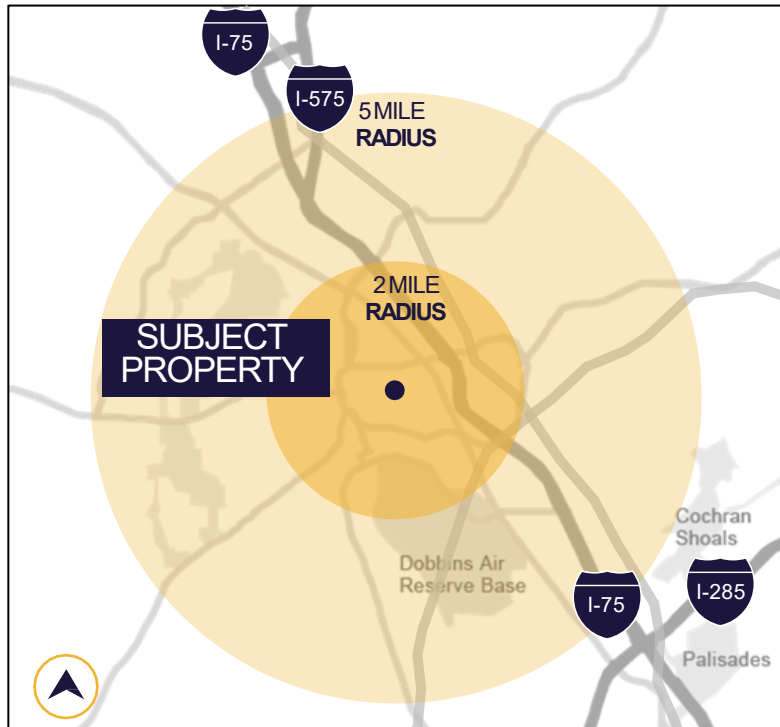


PUBLIC TRANSIT ACCESS

EXCELLENT ACCESS TO THE PUBLIC TRANSIT SYSTEM



AREA DEMOGRAPHICS



33,960
POPULATION
Within 2 Miles



\$84,923
AVG. INCOME
Within 2 Miles



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



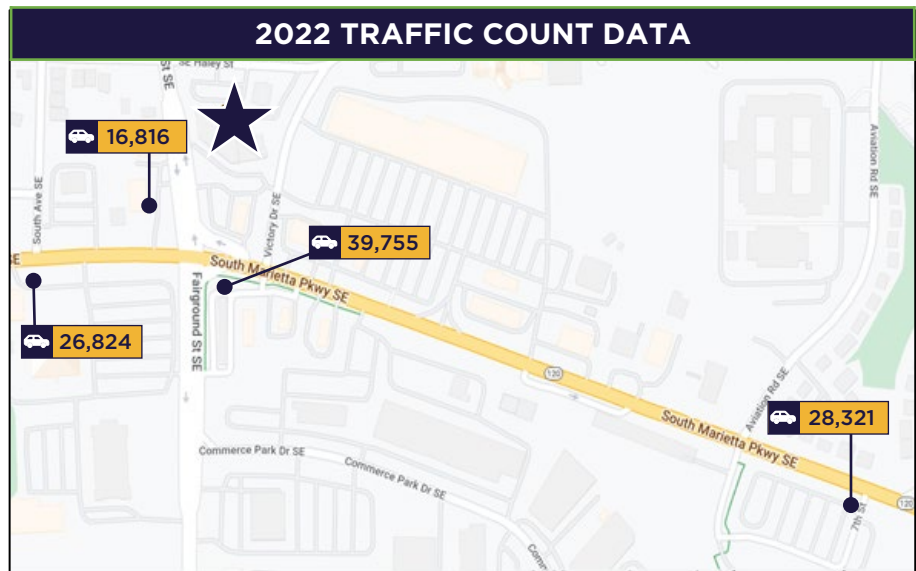
34.3
AVG. AGE
Within 2 Miles

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



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**

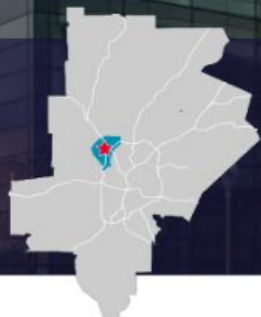
Northwest corridor express lanes

\$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

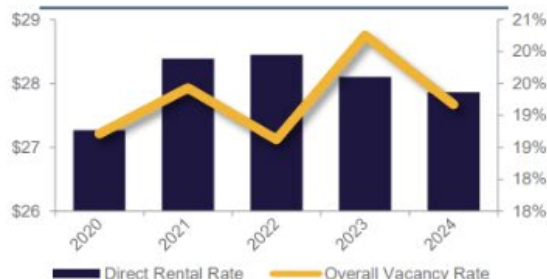
Office Q4 2024


Inventory
19.1 msf
YoY
Chg12-Mo.
Forecast

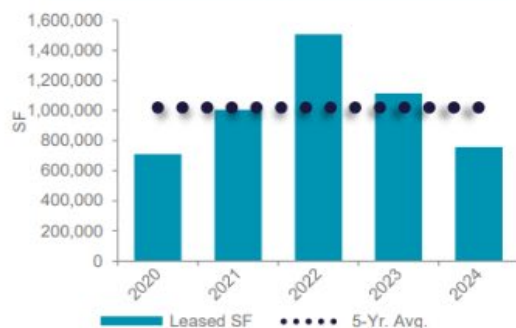
(All Property Classes)

Vacancy Rate
19.2%
YoY
Chg12-Mo.
Forecast
Direct Asking Rent
\$27.87 psf
YoY
Chg12-Mo.
Forecast
Leasing Activity YTD
758.5 ksf
YoY
Chg12-Mo.
Forecast

OVERALL VACANCY & DIRECT ASKING RENT



ANNUAL LEASING ACTIVITY



Submarket Overview

- New leasing activity reached 105.5 thousand square feet (ksf) in the fourth quarter. Despite recording a decline since Q3, annual leasing totaled 758.5 ksf. Additionally, renewal activity picked up throughout the year as 592.7 ksf of tenants recommitted to their spaces—marking a five-year high for the submarket.
- The overall vacancy rate in Cumberland/Galleria declined by 70 basis points (bps) since Q3. At 19.2%, the submarket's vacancy rate was 600 bps below the metro-wide average. In parallel with declining vacancy, Cumberland/Galleria recorded positive occupancy in Q4. The Galleria buildings recorded large tenant move-ins as GE/Vernova occupied 77,163 sf and FirstKey Homes moved into 51,432 sf at building 600, while Assurance America Insurance moved into 24,974 sf at building 100.
- With no recent development activity to introduce modern, high-priced spaces to the market, asking rates have declined across the submarket. The asking rate totaled \$27.87 per square foot in Q4, down 1.1% since the prior quarter. The Truist build-to-suit project remained the only building underway in the area. It is expected to deliver in early 2025.

KEY LEASE TRANSACTIONS Q4 2024

PROPERTY	TENANT	SF	TYPE*
Overlook III	Messe Frankfurt Inc	24,568	New Lease
Powers Ferry	Meditech	23,914	New Lease
Dupree at Powers Ferry Landing	Goodwyn Mills Cawood	23,688	Renewal*
Galleria on the Park, Bldg. 300	Balfour Beatty Construction	12,444	Renewal*

*Renewals not included in leasing statistics

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

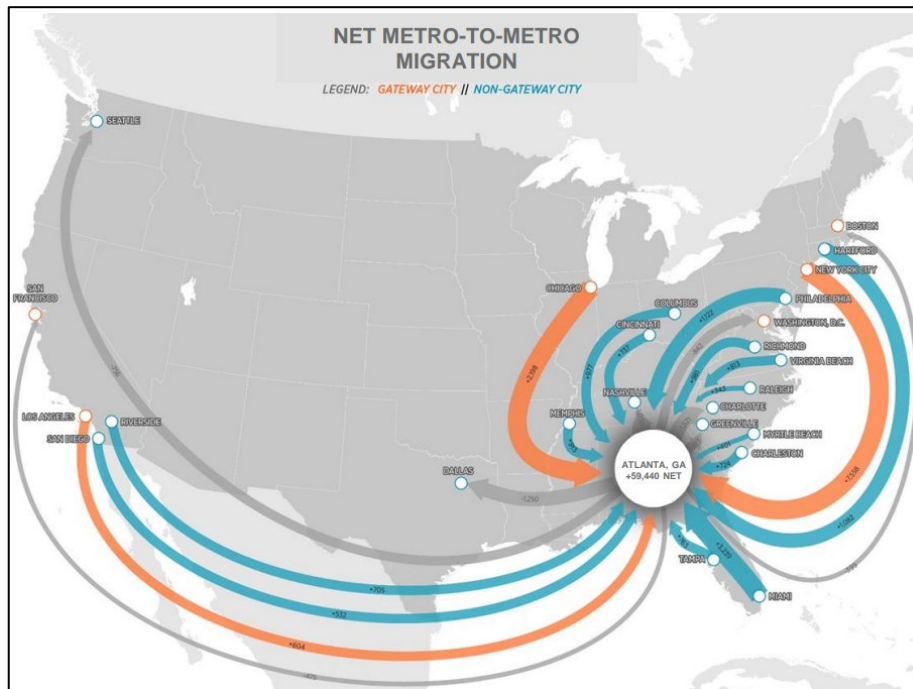
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WHY ATLANTA?

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



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