

FOR LEASE

Northwest Business Center
2270 Northwest Pkwy, Marietta, GA

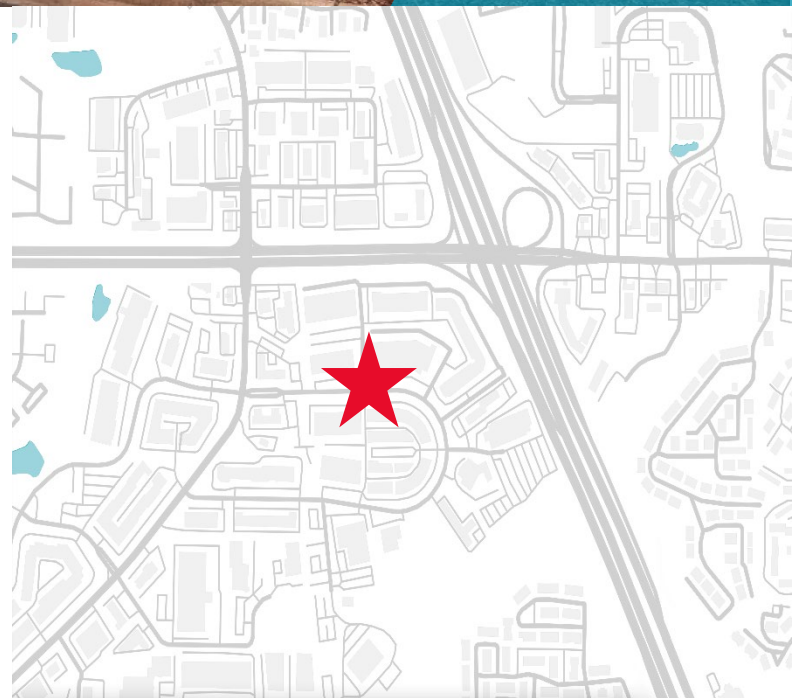


Suite 165 – 2,905SF

PROPERTY HIGHLIGHTS

Northwest Business Center is a 470,971 square foot multi-tenant flex / industrial park located in the Northwest Industrial submarket of Atlanta, Georgia near I-75 and I-285. Built between 1982 and 1988, the property consists of 12 buildings on 34.4 acres of land.

- Within 25 miles from Hartsfield-Jackson Atlanta Intl.
- Near Dobbins Air Force Base
- Near Home Depot Headquarters
- Located in a Military Zone and the Gateway Marietta Community Improvement District (CID), eligible for Opportunity Zone Credits of up to \$17,500 per employee over a five-year period



For more information, contact:

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Owned & managed by:

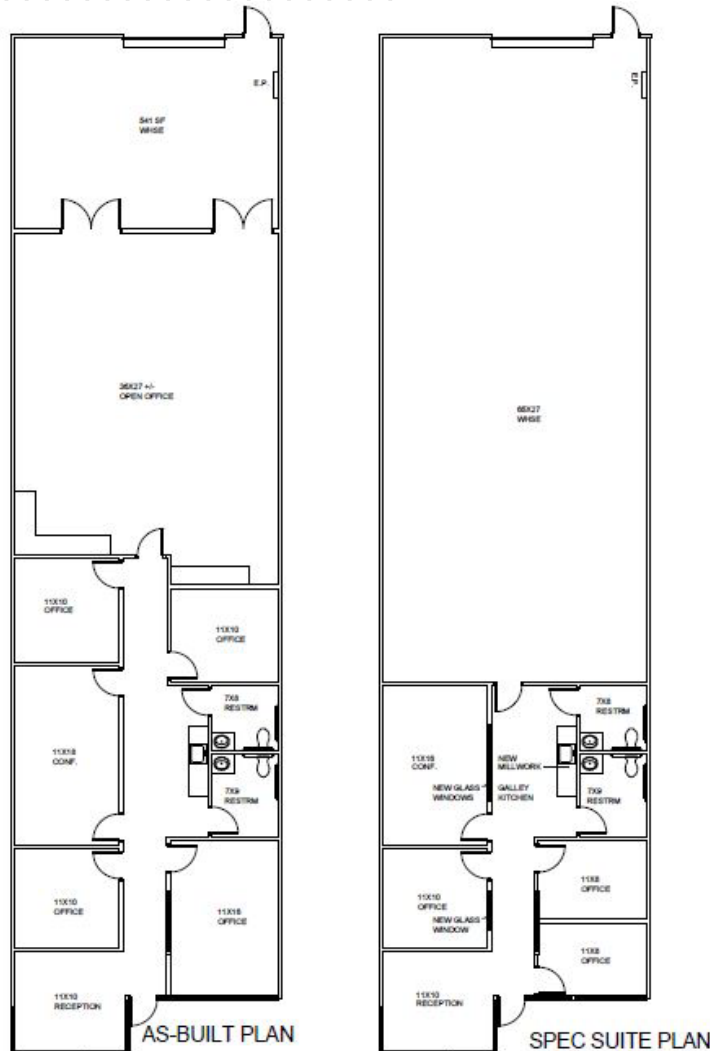
ARDEN | LOGISTICS
PARKS

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FLOOR PLAN Suite 165 – 2,905SF



CONSTRUCTION NOTES:

1. DEMO ALL WALLS AS NOTED IN WAREHOUSE.
2. ADD NEW LED LIGHTING THROUGHOUT OFFICE & WHSE.
3. ADD NEW CEILING TILES IN OFFICE AREA ONLY.
4. ADD NEW PAINT THROUGHOUT.
5. ADD NEW LVP FLOORING THROUGHOUT COMMON OFFICE AREAS ONLY.
6. ADD NEW CARPET IN OFFICES & CONFERENCE RM.
7. ADD NEW MILLWORK IN GALLEY KITCHEN.

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