

# FOR SALE OR LEASE

## 75 CANTON - 500 SF to 98,000+ SF

Professional Park

# FULL SERVICE!

1335-1343 Canton Road  
Marietta, GA 30066



For more information,  
please contact:

**Dan Buyers**

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**McWhirter Realty  
Partners, LLC**

300 Galleria Parkway

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770.955.2000

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## FEATURES

- **Close proximity to WellStar Kennestone Hospital** (1.4 mi.), WellStar Administration Building (HQ) & Marietta Square
- 5 Free-standing office buildings (18,265 sf to 22,624 sf each, for a total of 98,755 sf on 8.8± acres) **for sale at below-market price of \$75 per square foot**
- Office suites available from 360 sf to 20,000+ sf **for lease at below market rate of \$13.95 per square foot**
- Monument signage available on well-traveled Canton Rd.
- Convenient access from I-75, I-575, Canton Road, Cobb Parkway (US Hwy. 41) & Sandy Plains Road
- Numerous existing medical and professional tenants
- Abundant, free parking with grade level entry to buildings
- 75 Canton Professional Park includes one vacant, graded office building pad site of 1.87 acres for sale for \$400,000, Zoned O-I - City of Marietta

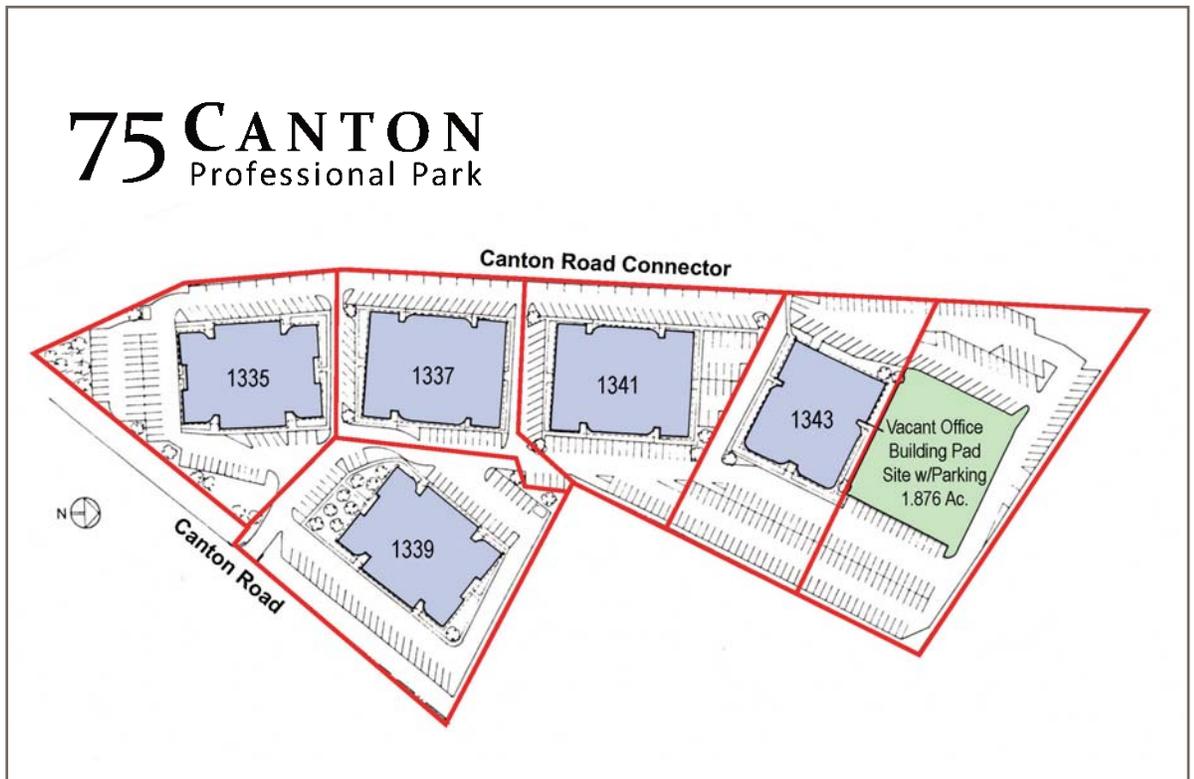
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# 75 CANTON

Professional Park



### 1335 Building

- 21,120 SF
- 1.597 Acres
- 100% Occupied
- 58 Parking Spaces
- \$1,584,000 (\$75/sf)

### 1337 Building

- 18,265 SF
- 1.147 Acres
- 63% Occupied
- 52 Parking Spaces
- \$1,369,875 (\$75/sf)

### 1339 Building

- 18,781 SF
- 1.501 Acres
- 71% Occupied
- 59 Parking Spaces
- \$1,408,575 (\$75/sf)

### 1341 Building

- 20,257 S F
- 1.371 Acres
- 35% Occupied
- 66 Parking Spaces
- \$1,519,275 (\$75/sf)

### 1343 Building

- 22,813 SF - 2 Story
- 1.36 Acres
- 30% Occupied
- 67 Parking Spaces
- \$1,696,800 (\$75/sf)

### Vacant Parcel

- 1.876 Acres
- Vacant office building pad site
- Graded with parking and all utilities
- \$400,000 (\$213,220/ac)

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