

# Lease Availability Report

**119 N Cobb Pky - North 41 Plaza**  
 Marietta, GA 30062 - Kennesaw/NW Cobb Ret Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Community Center</b>
Tenancy:	<b>Multiple</b>
GLA:	<b>112,624 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>112,624 SF</b>
Docks:	<b>2 ext</b>

## AVAILABILITY

Min Divisible:	<b>36,337 SF</b>
Max Contig:	<b>36,337 SF</b>
Total Available:	<b>36,337 SF</b>
Asking Rent:	<b>Withheld</b>

## EXPENSES PER SF

Taxes:	<b>\$0.34 (2018)</b>
Opex:	<b>\$1.25 (2012)</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Retail	Relet	36,337	36,337	36,337	Withheld	Vacant	Negotiable

Skyline Seven Real Estate - Josh Wulz (404) 812-8910, Ryan Holzer (404) 812-8914

## LEASING COMPANY

Company: Skyline Seven Real Estate  
 Contacts: Josh Wulz (404) 812-8910, Ryan Holzer (404) 812-8914

## AMENITIES

Bus Line, Pylon Sign, Signage

## KEY TENANTS

Value Village	33,500 SF	Northern Tool + Equipment	25,277 SF
Office Depot	23,333 SF		

Anchor

## TRAFFIC & FRONTAGE

Traffic Volume: 780 on Howard St & Otis St (2017)  
 29,103 on Cobb Parkway North NW & Richard St (2015)  
 Frontage: 639' on Cobb Parkway (with 2 curb cuts)  
 616' on Gresham Ave (with 2 curb cuts)

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### TRANSPORTATION

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Parking: 677 free Surface Spaces are available; Ratio of 6.01/1,000 SF

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Airport: 34 minute drive to Hartsfield-Jackson Atlanta International Airport

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Walk Score ®: Car-Dependent (48)

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Transit Score ®: Some Transit (27)

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