

Courtyards of Terrell Mill Rd.

1355 Terrell Mill

For Lease

Project Overview

Offer is for a 5,500 square foot, two story, multi tenant office building in the Northwest Corridor of Marietta, GA. The building is in excellent condition.

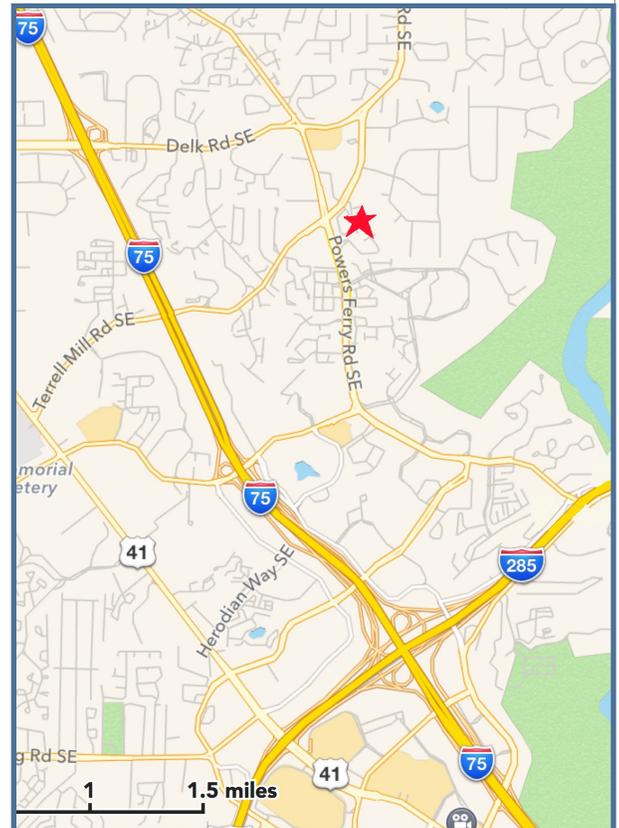
The property's location is exemplary. It is part of the Courtyards of Terrell Mill Rd. Office Park adjacent to the intersection of Powers Ferry Rd. & Terrell Mill Rd. The address is situated in one of Atlanta's most established primary office sub-markets.

The Courtyards of Terrell Mill Rd. Office Park has a quiet professional setting which includes two fountains with sitting areas, wide sidewalks and a nice walk area around the parking lots for exercise during lunch.

The building is a two story, steel frame structure with a brick exterior and thermal pane glass curtain wall. The average floor size of 2,750 RSF offers a smaller tenant a much higher glass ratio. Courtyards is home to quality tenants and owners; some that have been there for over fifteen years.

A tenant can have pylon signage in front of the building which is at the entrance to the project. This is a First Class building designed on a smaller scale.

Building 1462 1,200 Sq. Ft. 1st Floor



ANDERSON BELL

Andy Bell, CCIM

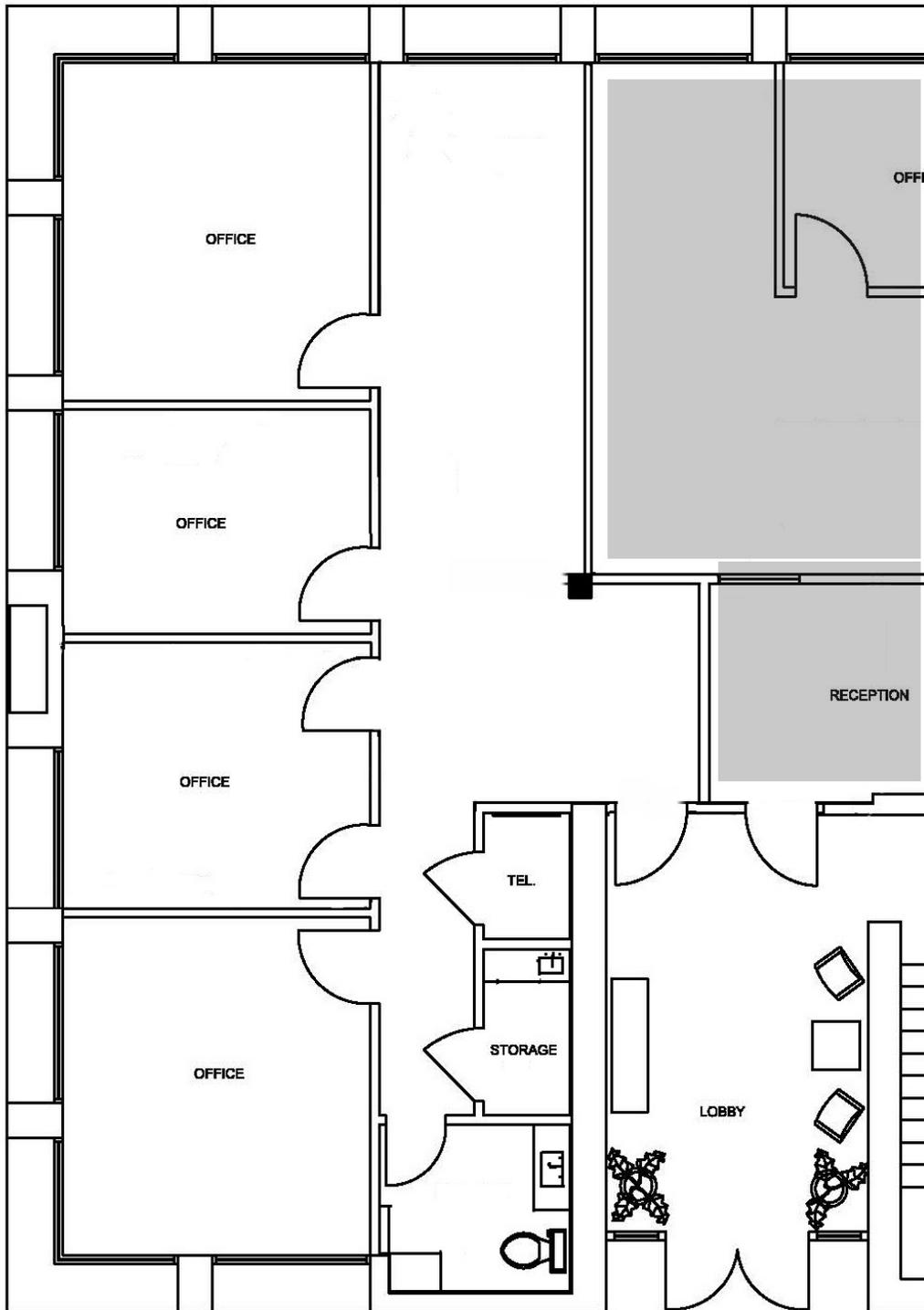
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Building 1462, 1st Floor, 1,200 Sq. Ft.

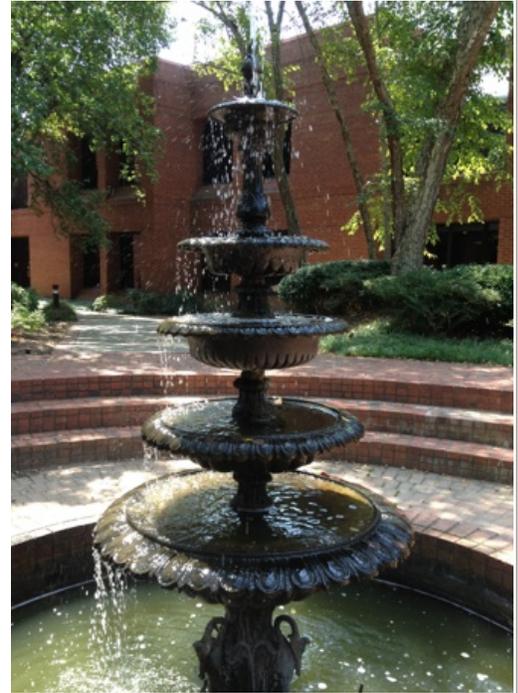


1355 Terrell Mill Rd., Building 1462, 1st Floor

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Building Specifications - Building 1462

LOCATION:	1355 Terrell Mill Rd. Marietta, Georgia; southeast corner of the intersection of Terrell Mill Rd/Powers Ferry Rd. Building 1462 within the Courtyards of Terrell Mill Rd. Office Condominiums.
FLOORS:	Two floors. 2,750 Sq. Ft. /floor.
BUILDING SQ FT.	Total Building: 5,500 Square Feet
EXTERIOR:	Reflective thermal insulated glass with brick surface.
HVAC:	Separate, multi-zoned, variable air volume systems for each floor designed to meet and exceed the energy code.
LIGHTING:	2' x 4' (tenant areas) and 2' x 2' (common areas) flush-mounted, lay-in, 3 bulb fluorescent fixtures.
ELEVATOR:	None
LOBBY:	Stone tile flooring, concealed spline ceiling, fluorescent and incandescent down lighting, brick wall accents.
TENANT FLOORING:	Wall to wall carpet throughout.
PARTITIONING:	Sheetrock on metal studs.
CEILING:	9' high ceiling with 2x4 lay-in grid system and tile throughout; lobby, high profile regressed spline; public spaces and tenant spaces, textured, exposed spline.
DOORS/HARDWARE:	3' x 8' solid core, wood laminate with brushed chrome finish hardware.
WINDOW COVERS:	Thin line, 1" horizontal mini blinds.
PUBLIC CORRIDORS:	Wall to wall carpeting; paint and vinyl wall covering.
LAVATORIES:	Ceramic tile, vinyl wall covering, marbleized sinks.
PARKING:	Free surface parking for 4 spaces per 1000 usable sq. ft. of building area.
SYSTEMS:	Fully sprinklered structure, exterior plaza entry, underground landscape irrigation system, all underground utilities.



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