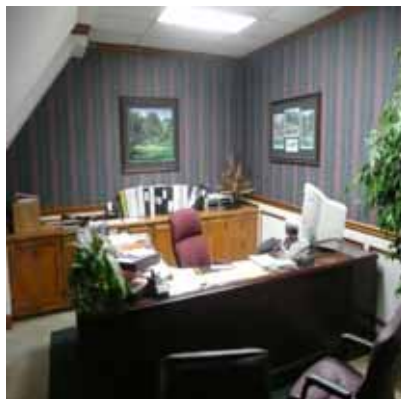


Office
Condominium
for Sale or
Lease

1225 Johnson Ferry Rd
Suites 420 and 430 in Regency Park
Marietta, GA 30068

**LAND
&
INVESTMENT
GROUP**



PROPERTY DETAILS

- Private Access to Suites
- Two Suites; each with its own separate bathroom and break area
- 2,706 Total Square Feet
- Available for immediate occupancy
- Furniture available
- Monument sign at entrance of park
- Attractive wooded park setting with eight buildings
- Ample Parking
- Rental Rate is \$7.00 NNN
- Asking Price is \$283,508.00 / \$104.75 PSF



EXCLUSIVELY MARKETED BY

**LAND
&
INVESTMENT
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Real Estate

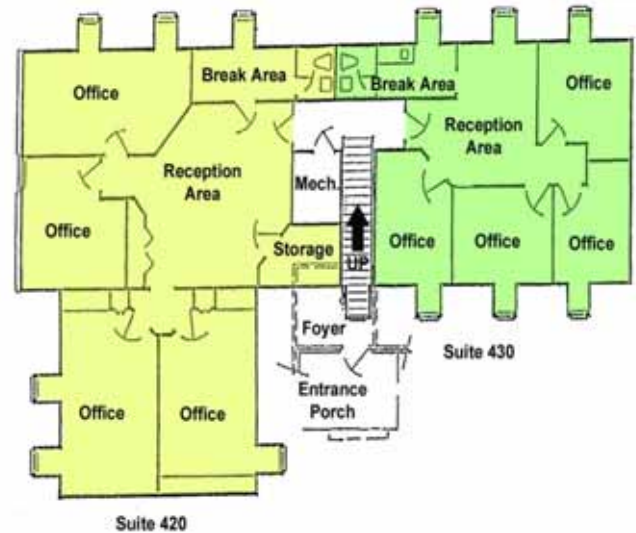
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AREA HIGHLIGHTS

- Entrance to office park on Johnson Ferry Road with Signalized Intersection
- Close proximity to the Market Plaza, Pine Straw Plaza, Merchants Walk, East Cobb Crossing, Woodlawn Point and The Fountains of Old Towne Shopping Centers
- Several well established restaurants and eateries nearby
- Property sits on Johnson Ferry Road between Roswell Road (Hwy 120) and Lower Roswell Road
- Easy Access to I-75 and GA-400

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