

1640 Powers Ferry Road

Governor's Ridge Office Park / Building 4

Marietta, GA 30067

For Sale: 12,150 SF Office Building



Property Details:

- Colonial Williamsburg-Style Architecture
- Well-Maintained
- Low Cost Of Ownership
- Ample Parking
- Easy Access To I-75 And I-285
- Owner Occupies One Floor (4,050 SF) And Will Sign A Lease Upon Sale Or Vacate



Exclusive Agent:

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Richard Bowers & Co.

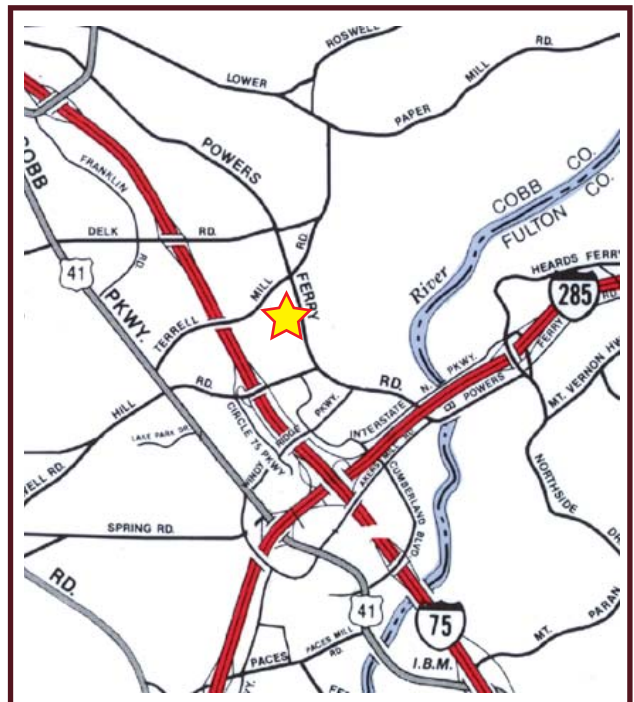
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Real Estate



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Governor's Ridge Office Park Summary

Governor's Ridge is the largest office condominium association in the metro Atlanta area, and serves a broad range of professional firms. The office park benefits from exposure on Powers Ferry Road and has its own dedicated stoplight entrance.

The Williamsburg-style buildings were built in 1984, and the park-like grounds offer mature Bradford Pear and Cherry Blossom tree-lined avenues and well-manicured lawns. The parking is abundant.

Area amenities include abundant restaurants, hotels, conference centers, athletic clubs, and shopping. The property is in close proximity to the Chattahoochee River National Recreation area, and adjoining jogging trails.

The office park is opposite the 2.4 million square foot Class "A" office complex, Wildwood, which will eventually include over 5 million square feet of office space. The Governor's Ridge location provides convenient access to both I-75 and I-285. Distance to Downtown is approximately 10 miles.

Ownership Benefits

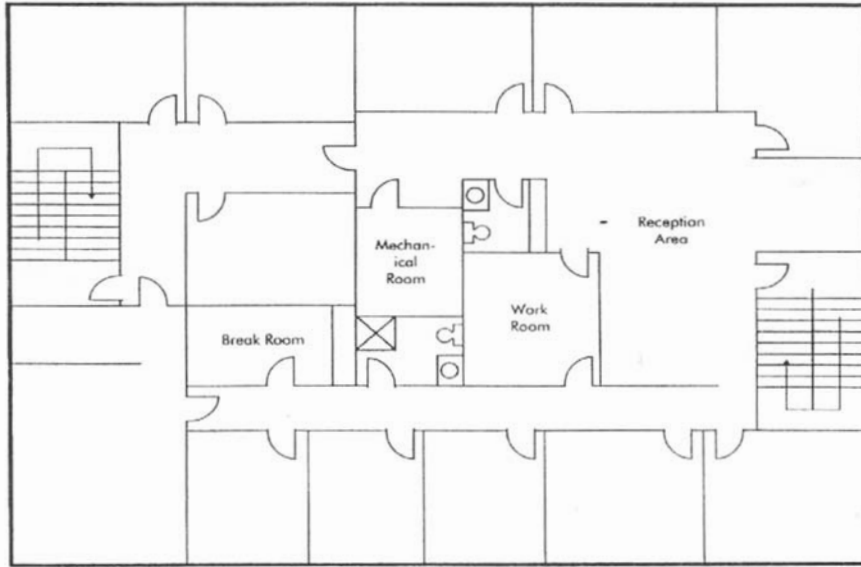
- Build Equity and Appreciation
- Tax Write-Off On Mortgage Interest and Cost Recovery
- Eliminate Rental Rate Increases
- Pay Rent To Yourself - Create Income-Producing Asset



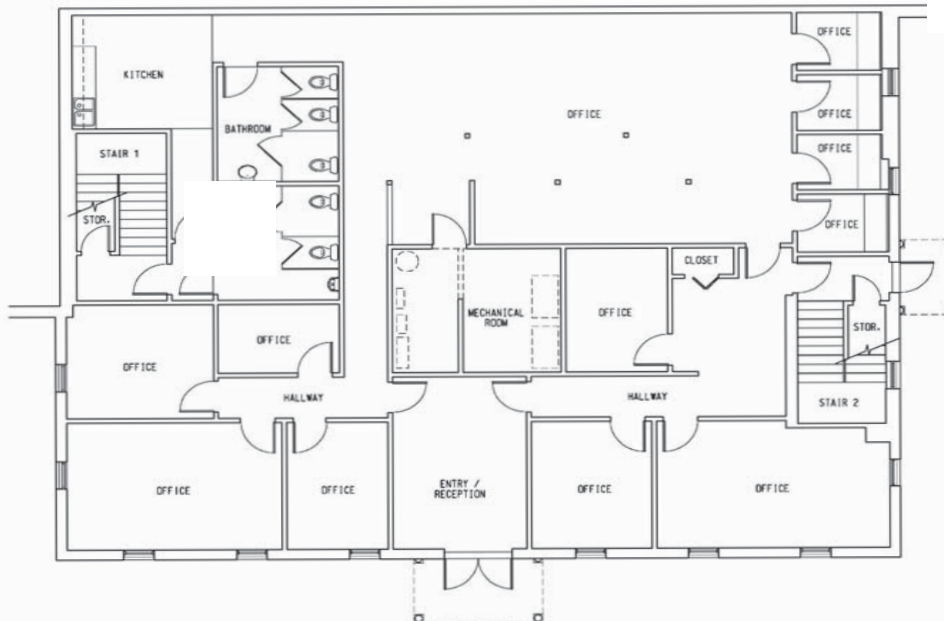
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Second Floor
(Owner's Space)



First Floor
(Vacant)