

FOR SALE

11,000 SF OFFICE BUILDING

445 Franklin Gateway SE
Marietta, GA 30067



PROPERTY HIGHLIGHTS

- ✓ New Construction, Upgraded Finishes Throughout
- ✓ Three-story Building Equipped With Elevator
- ✓ Prominent Building Signage On Two Sides
- ✓ Abundant Visitor & Employee Parking
- ✓ One Block From I-75 @ South Marietta Pkwy
- ✓ Customized Furniture Included



Richard Bowers & Co.
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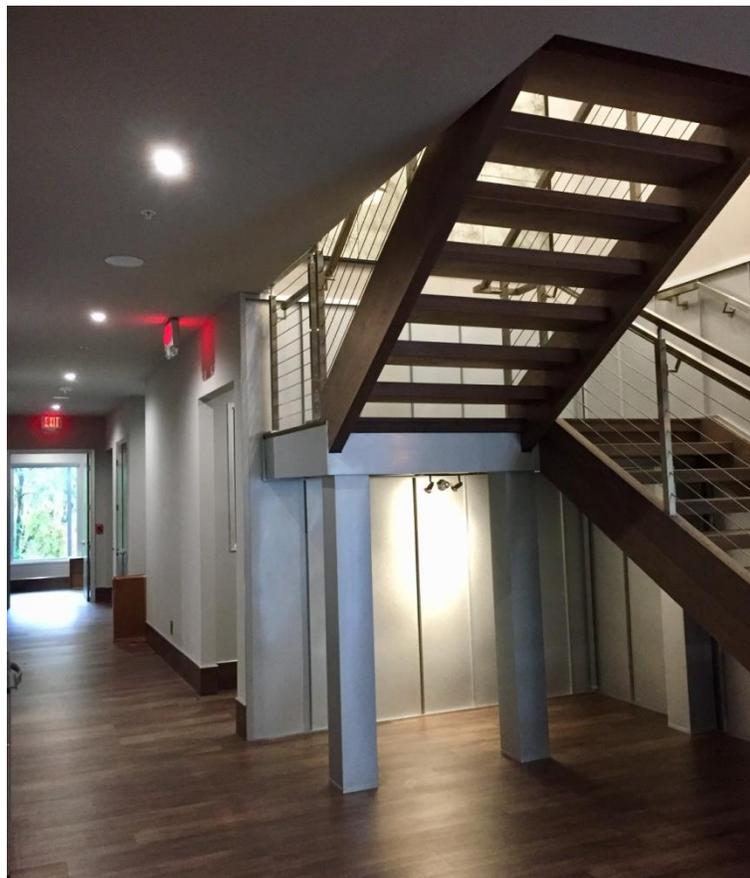
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EXECUTIVE SUMMARY

Richard Bowers & Company is pleased to present the unique opportunity to acquire 445 Franklin Gateway (the "Property"), a high performing Marietta investment perfectly positioned to accommodate an owner-user seeking up to 11,000 square feet of upgraded space highlighted by prominent top-of-the-building signage. Instead of paying a landlord more than \$250,000 to rent 11,000 SF, a business owner seeking top notch office space in Marietta can purchase 445 Franklin Gateway and secure a high rate of investment return, pay down loan principal, and capture lucrative tax savings available through real estate ownership

The Property provides FREE on-site parking to its Employees and Guests with convenient accessibility to I-75, I-285, Marietta and Northwest Atlanta. Excellent restaurants and amenities nearby.

As a result of the combination of quality tenant space, convenience, and nearby amenities, the ability to acquire an asset similar to 445 Franklin Gateway in Marietta is rare. This offering will attract interest and the buyer will have purchased an outstanding and unique investment opportunity well located to maintain value and functionality for decades to come.



- ★ Beautiful, stately new office building
- ★ First class, exquisite, and one of a kind

BENEFITS OF OWNERSHIP

Many business choose **to purchase office buildings because there are a number of benefits**. These advantages, in comparison to leasing office space, include but are not limited to:

- Maintaining control over office occupancy and overall environment (i.e. adjacent tenants)
- Building equity and appreciation in value over time
- Capitalizing on tax savings available through ownership of commercial properties
- Eliminating the possibility of increased rental rates



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