

# FOR SALE



EXCLUSIVE OFFERING | 2,860 SF OFFICE SPACE



TAKE A VIRTUAL TOUR

## Office Condo For Sale in Marietta

2255 Sewell Mill Road is a well maintained, beautiful 2,860 SF two-story office condominium. It will be turn key for a professional office user; and an easy conversion for light medical users. The condo features an ample reception area, 9 private offices, conference room, 2 restrooms, a kitchenette on each floor and storage areas. The property is conveniently located at the corner of Highway 120 (Upper Roswell Road) and Sewell Mill Road in bustling Marietta.

### HIGHLIGHTS

- » Ideal for owner/user with potential room for growth and/or for a tenant to generate income.
- » Both stories are fully built-out with reception, offices, private entrance, restrooms and kitchenette
- » Advanced security system with multiple cameras on both levels
- » Ample free parking
- » Professionally landscaped and maintained
- » All brick, maintenance free exterior
- » Within minutes of 120 Loop, I-75 and I-575
- » Close proximity to renowned Downtown Marietta

**2255 Sewell Mill Rd., Ste. 120  
Marietta, GA 30062**



**FOR MORE INFORMATION, PLEASE CONTACT  
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## *Professional / Medical Office For Sale in Marietta*

2255 Sewell Mill Rd., Ste. 120, Marietta, GA 30062

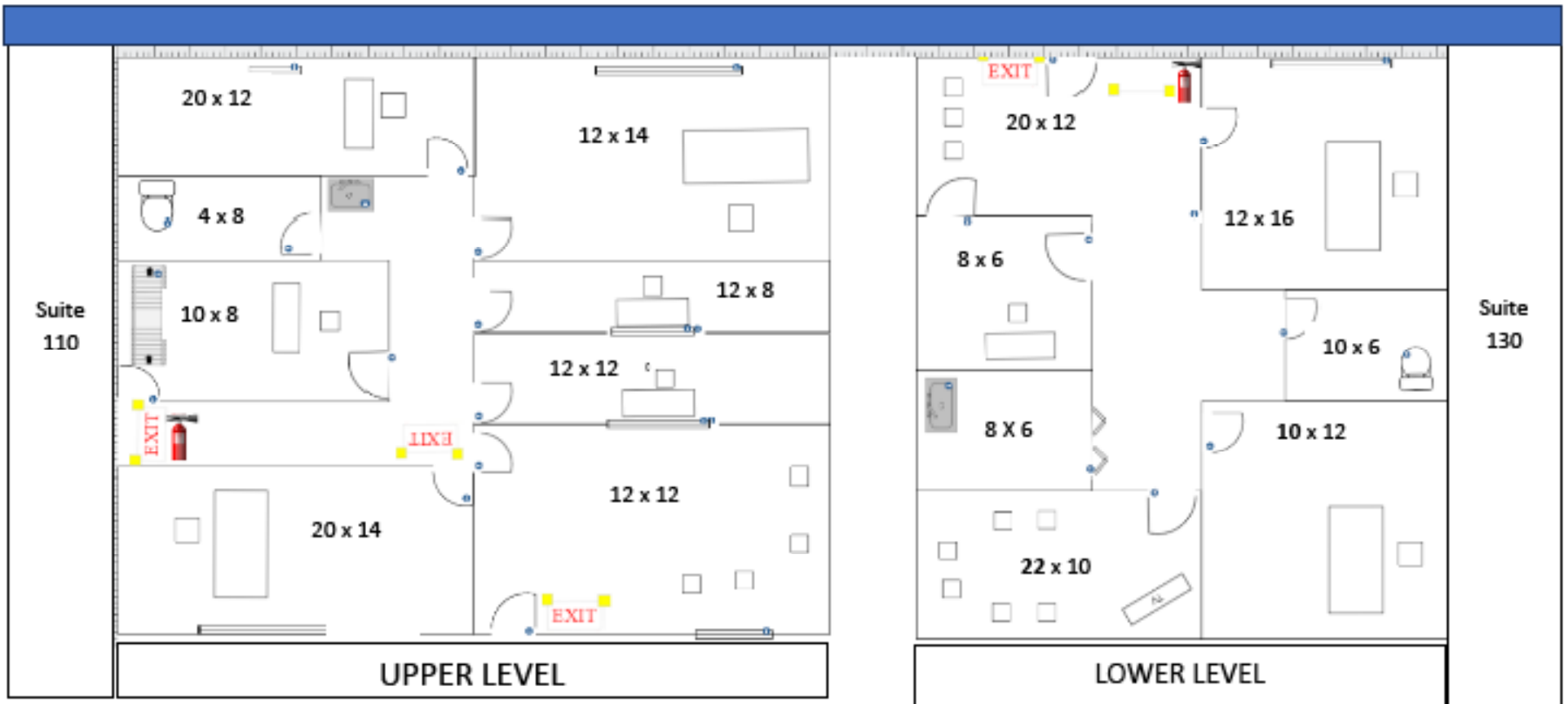


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NOT TO SCALE

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AREA DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	9,259	73,781	195,531
Household Income	\$128,426	\$138,092	\$137,632
Total Households	3,763	28,069	75,408

Source: Esri