

# FOR SALE

922 Elnora Drive

Marietta, Georgia 30066



**Rob Binion**

770.729.2832 :: Direct  
770.448.6400 :: Main  
770.729.2856 :: Fax  
[rbinion@lavista.com](mailto:rbinion@lavista.com)

**Bobby Mayson**

770.729.2817 :: Direct  
770.448.6400 :: Main  
770.729.2856 :: Fax  
[bmayson@lavista.com](mailto:bmayson@lavista.com)

## Investment Summary



### OVERVIEW

Qualified investors are extended the opportunity to purchase the fee simple interest in the single-story, single-tenant office/warehouse/data center building located at 922 Elnora Drive in Marietta, Georgia. This property represents an excellent opportunity to acquire a fully-leased investment property with supplemental cell tower income. The property consists of 10,055 SF of office space, 2,720 SF of data center space and 6,850 SF of warehouse space.

### TENANT

Comcast, the country's largest provider of cable services - and one of the world's leading communications companies, fully occupies this building on a triple-net lease through 2013.

### BUILDING

Building Size: 19,625 SF  
Year Built: 1998

### TOWER LEASE

Additional income is derived from the shared cell tower lease income. The tenant master leases the tower and shares sublease income with the Landlord.

## Property Summary

### TRAFFIC COUNT

According to the Georgia Department of Transportation's 2007 traffic study, 25,130 cars travel on Canton Road just north of its intersection with Elnora Drive each day.

### LOCATION

The subject property is an office/warehouse/data center building located in Marietta, Cobb County, Georgia, approximately 25 miles northwest of the Atlanta CBD. The subject property is located off Canton Road, just south of its intersection with Jamerson Road.

### ACCESSIBILITY

Specific access to the property is provided from Elnora Drive via Canton Road. The traffic-controlled intersection of Canton Road and Jamerson Road is located less than 1/2 mile from the property.

### LAND AREA

The subject building is situated on 4.223 acres.

### ASKING PRICE

\$ 4,400,000

