

# Governor's Ridge Office Park, Bldg. 11

1640 Powers Ferry Road, Marietta, Georgia

For Sale or Lease

## FEATURES:

**Signature Building at Governor's Ridge**

**35,303 Sq. Ft. Available**  
**Ample Free Parking**  
**Excellent Access to I-75 and I-285**  
**Ideal for Owner/User**  
**Adaptable Floor Plans**  
**Well Maintained Landscaped Office Park**  
**Less than 2 Miles from Braves Stadium**  
**Nearby Restaurants, Banks & Fitness**  
**MARTA Service**  
**Year Built: 1984**  
**Construction: Brick**  
**Floor Plans Available**

**FOR SALE: \$3,000,000 (\$85 PSF)**

**FOR LEASE: \$16.00 PSF (Full Service)**

**Southeast Property Advisors**  
**5784 Lake Forrest Drive**  
**Atlanta, Georgia 30328**

**Exclusive Agent:**  
**Tommy Bond**  
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