

**POLLOCK**

Professional Office



**1640 Powers Ferry Rd SE, Bldg. 16**  
**Marietta, GA 30067**

**+/-1,000 SF**  
**For Lease**

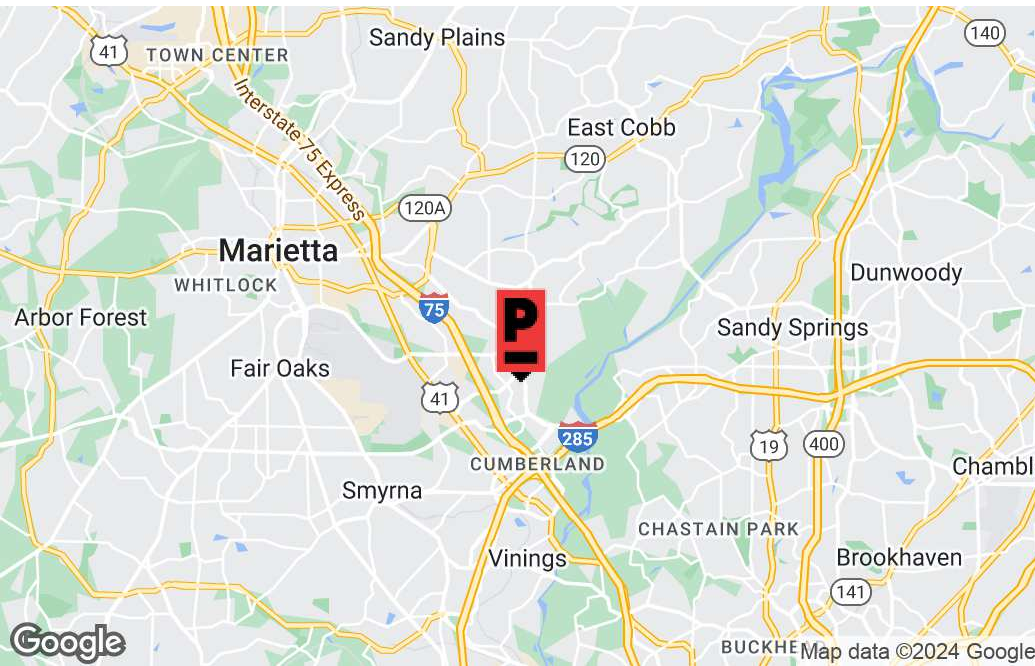
**Katie Sentell**

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### 360° VIRTUAL TOUR

#### OFFERING SUMMARY

Lease Rate:	\$20.40 SF/yr (Full Service)
Available SF:	1,000 SF
Lot Size:	1,972 SF
Building Size:	5,760 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	835	2,282	8,464
Total Population	1,470	4,152	17,194
Average HH Income	\$100,211	\$98,240	\$94,232

#### PROPERTY DESCRIPTION

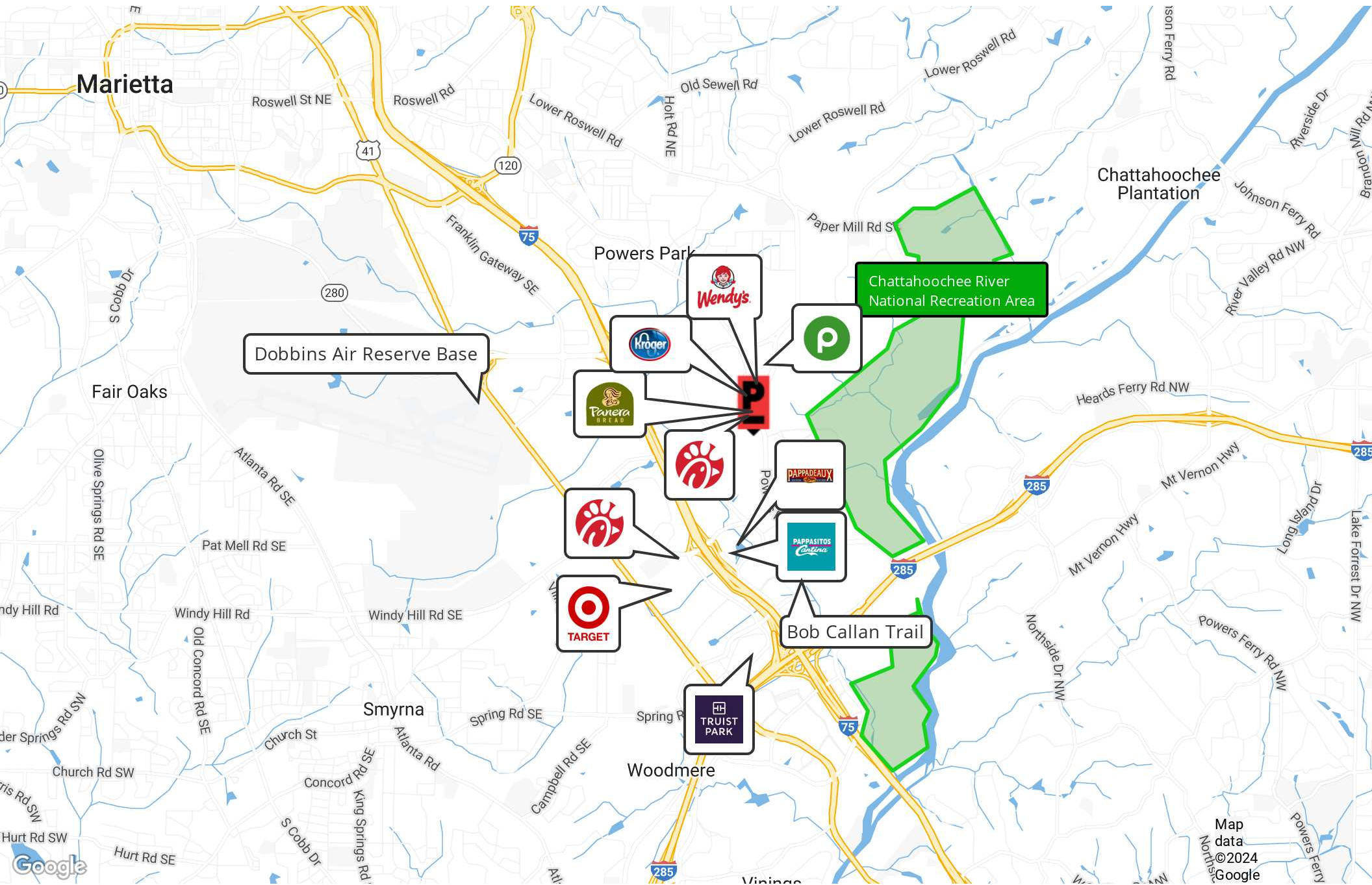
Well located within the park, this upper-level, walk-up unit is move-in ready. Layout includes four offices and a conference room.

#### LOCATION DESCRIPTION

Governor's Ridge Office Park is located in the Cumberland/Galleria submarket across the street from Marketplace Terrell Mill and just minutes to Chattahoochee River National Recreation Area and The Battery Atlanta.

#### PROPERTY HIGHLIGHTS

- Easy access to Northwest Express Tollway, I-75 & I-285
- Free, plentiful surface parking
- Convenient full-service rate
- Natural light
- Professional office park
- Walking distance to Starbucks, Chick-fil-A, Panera and more



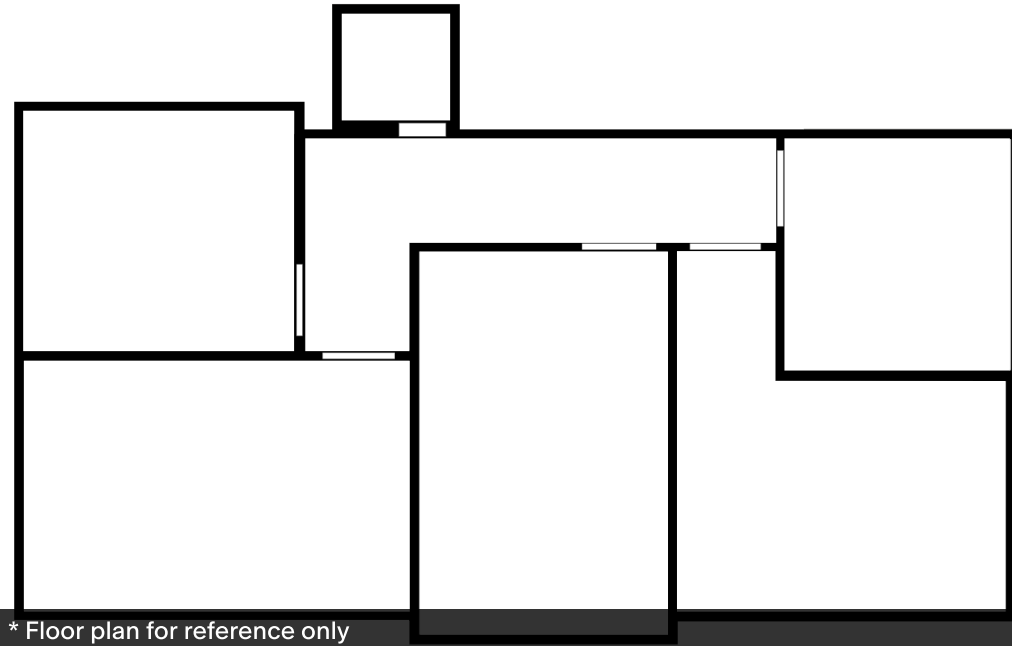


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## Additional Photos



Exterior



\* Floor plan for reference only



Office



Corner Office





**Let's get this leased.**

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