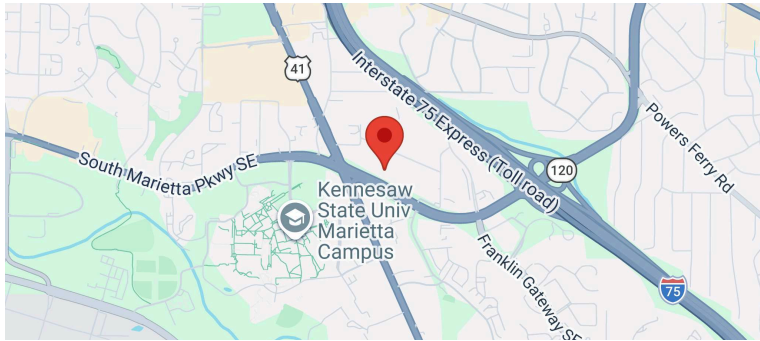


# AMERICAN BUSINESS CENTER

1395 S MARIETTA PARKWAY #500 • MARIETTA, GA 30067



## Property Summary

AVAILABLE SF	1,081-4,065 SF
BUILDING SIZE	272,113 SF
YEAR BUILT	1983
MARKET	Marietta

### For more information, please contact:

**JOHN STELLING**  
LEASING BROKER  
P. 404.259.6430  
E. JOHN.STELLING@OAKLEYREP.COM

**KOLBY ROTHBARD**  
LEASING BROKER  
P. 770.508.6880  
E. KOLBY.ROTHBARD@OAKLEYREP.COM

Square Footage / Acres: 272,113 sqft & 19.33 Acres

Year Built: 1983

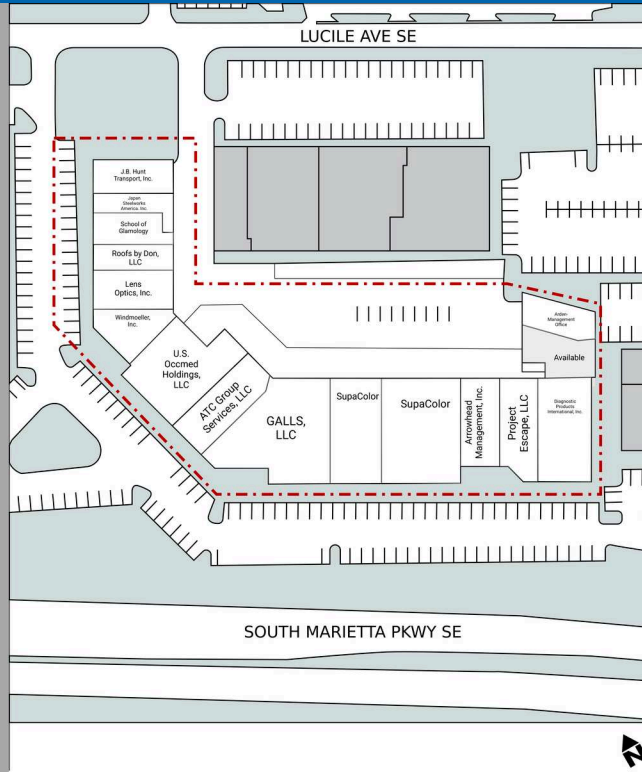
# of Buildings: 6

American Business Center is a flex industrial park situated on 25 acres with 6 single-story and 3 two-story buildings.

- Access to I-75 & I-285
- Located within 5 miles of the Atlanta Braves baseball stadium, SunTrust Park, and the surrounding mixed-use development.
- Break area and fitness facility available to all tenants
- Conference center with complimentary Wi-Fi
- Dock high and drive-in doors - suite dependent
- Approximate clear height of 12-14 feet
- Responsive and dedicated on-site management and maintenance engineer

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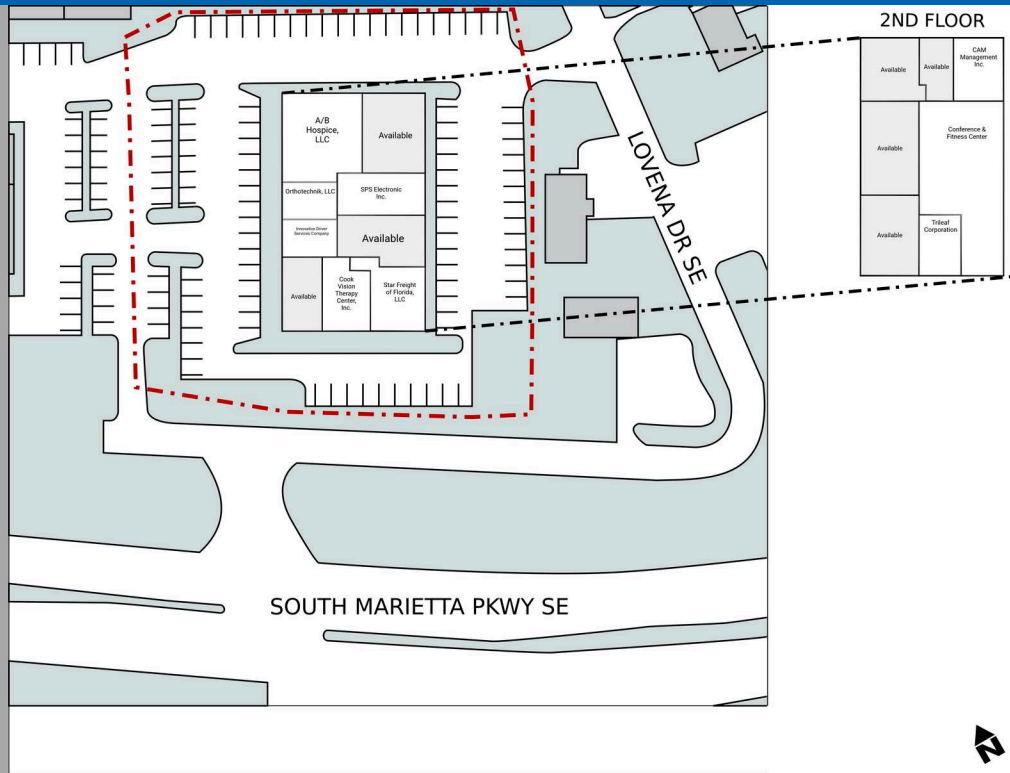
■ AVAILABLE    ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE
1395 S. Marietta Pkwy #200	213	2,338
1395 S. Marietta Pkwy #200	252	3,057

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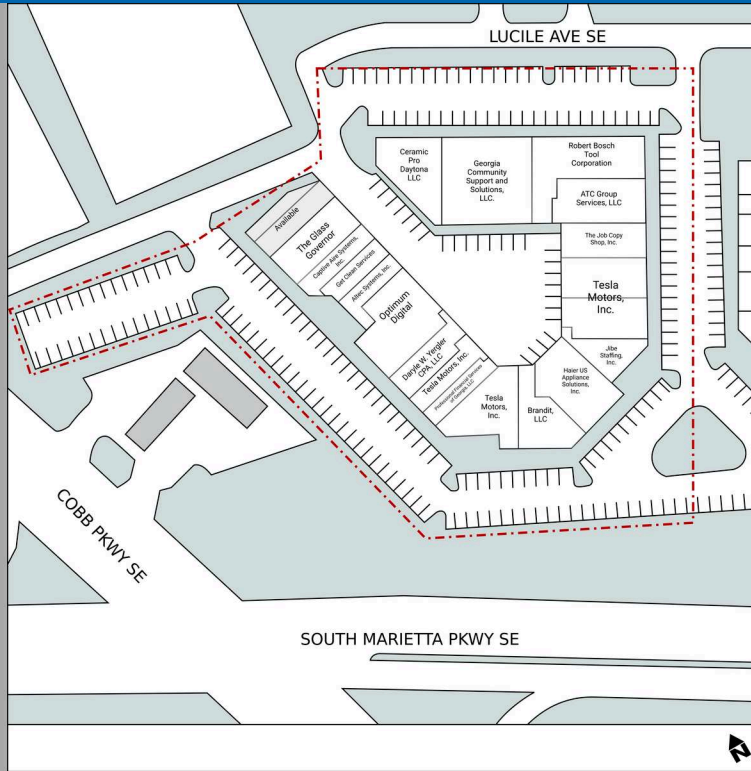
■ AVAILABLE    ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE
1395 S Marietta #400	106	2,107
1395 S Marietta #400	112	1,577
1395 S Marietta #400	116	2,598
1395 S Marietta #400	200	2,202
1395 S Marietta #400	204	2,530
1395 S Marietta #400	208	2,060
1395 S Marietta #400	212	1,081

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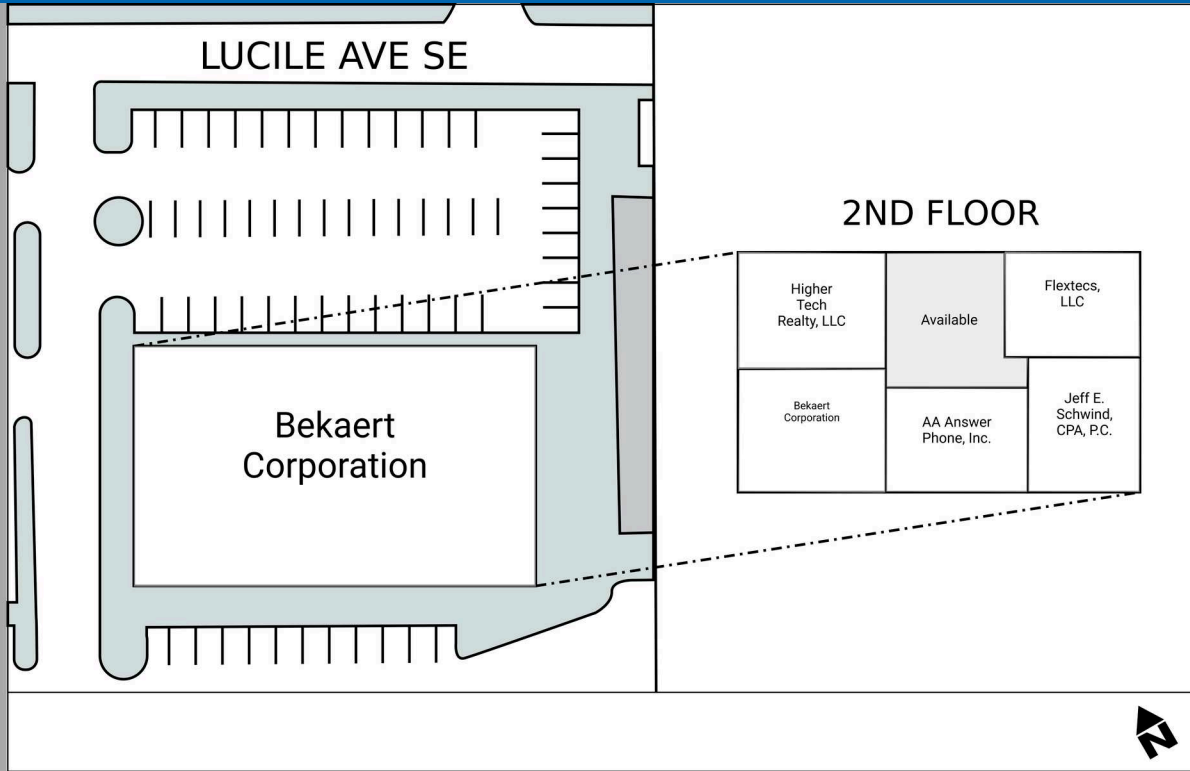
■ AVAILABLE    ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE
1395 S. Marietta Pkwy #100	101, 102	3,475

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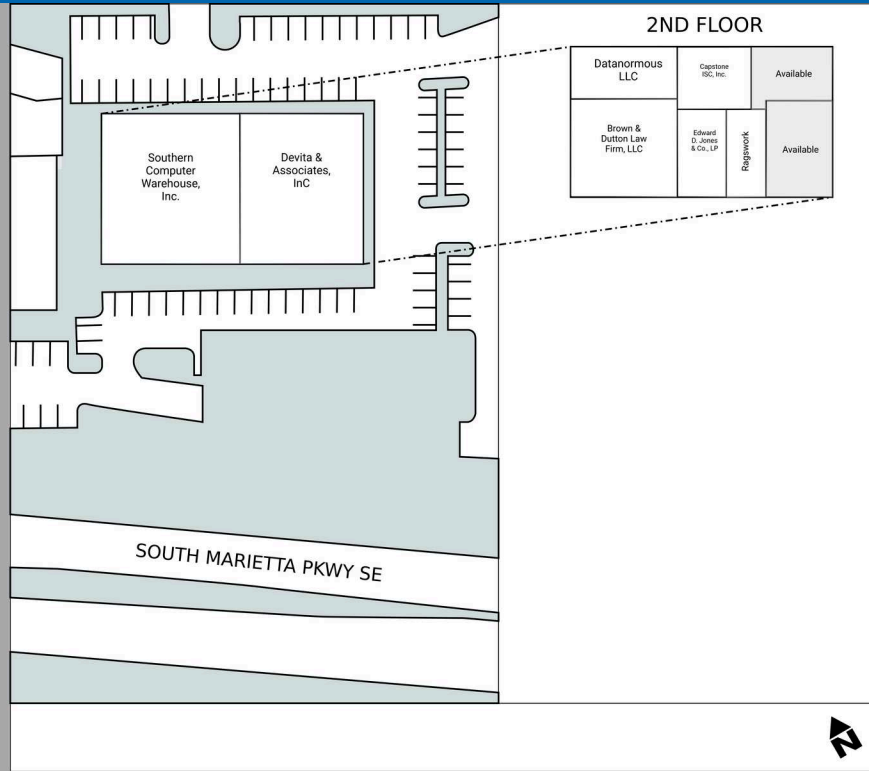
■ AVAILABLE    ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE
1395 S Marietta #500	203	1,766

# AMERICAN BUSINESS CENTER

1395 S MARIETTA PARKWAY #500 • MARIETTA, GA 30067



## Current Availabilities

BUILDING	SUITE	TOTAL SIZE
1395 S Marietta #300	210	4,065
1395 S Marietta #300	212	2,189