



**AMERICAN  
BUSINESS  
CENTER**



AMERICAN BUSINESS CENTER is situated on 25 acres with 6 single-story and 3 two-story buildings. Conveniently located off I-75 and Cobb Parkway, with immediate access to the highway and the I-75 and I-285 interchange. The I-75 Express Lane Interchange is located just north of the property at Roswell Road. A multitude of restaurants, banking, retail, and services are in located near the property.

- Responsive and dedicated on-site management and maintenance engineer
- Break area and fitness facility available to all tenants
- Roving courtesy officer and enhanced evening lighting
- Conference center with complimentary Wi-Fi
- A variety of office suites and flex warehouse/office spaces
- A mix of drive-in and dock-high bay suites available



## EASY ACCESS

**1/4** mile to I-75

**26** miles to Hartsfield-Jackson International Airport

**9** miles to I-285

**3** miles to Marietta Square

**1.5** miles to Northwest Corridor Express Lanes

1395 South Marietta Parkway, Marietta, Georgia



# AMERICAN BUSINESS CENTER

## TENANT MIX

Welcoming a wide range of tenants from professional office, education, healthcare, light production and distribution. A sampling of our Tenant Mix as follows:



# AMERICAN BUSINESS CENTER

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## INCENTIVES

The Georgia Job Tax Credit Program in a Less Developed Census Tract (LDCT) provides for new businesses creating more than five (5) net new full-time jobs are eligible for state income tax credits of \$17,500 per employee over a five year period.

## LEASING CONTACTS

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