



FOR LEASE

# Gateway Oaks

885 Franklin Road, Building 300  
Marietta, GA 30067

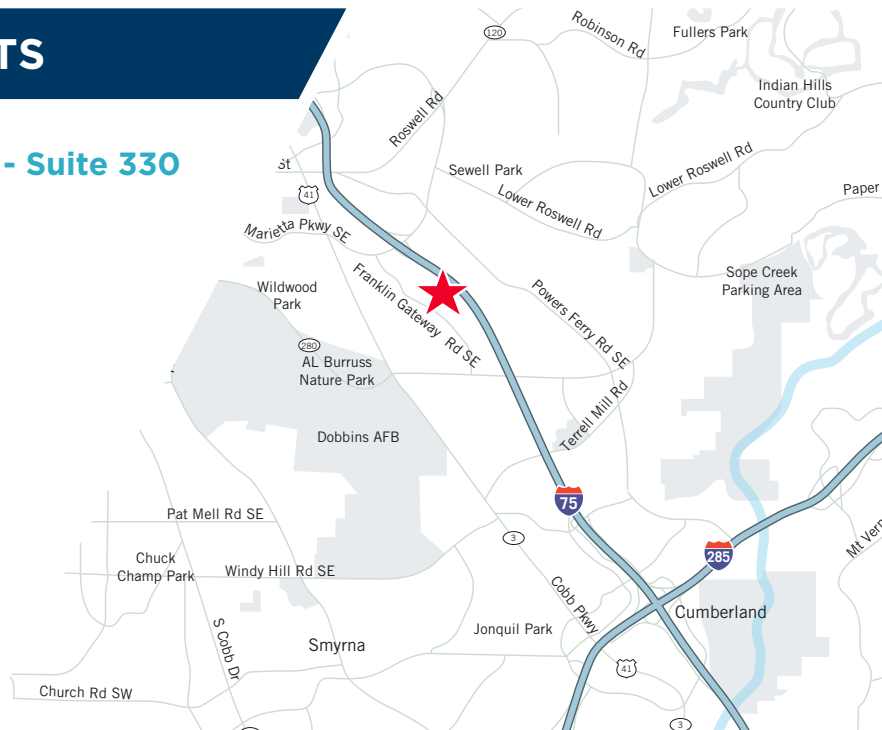
**MOVE-IN READY!**



## PROPERTY HIGHLIGHTS

• **10,941 SF (3,000 SF office) Available - Suite 330**

- Modern, upgraded finishes completed
- New lighting in warehouse
- Warehouse freshly painted
- 14' minimum clear height with 3 drive-in doors
- 3.4/1,000 SF parking ratio
- Located in the Gateway Marietta Community Improvement District (CID)
- Opportunity Zone Credits Available - Up to \$17,500 per employee over a five year period
- Immediate access to Cobb Galleria via I-75, I-285 and Cobb Parkway
- Hartsfield-Jackson Atlanta International miles



## Gateway Oaks

IN THE HEART OF  
**EVERYTHING**

### FOR MORE INFORMATION, CONTACT:

**Pat Murphy**  
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**Boris Garbuz**  
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## FLOOR PLAN: Suite 330 - 10,941 SF



KEY PLAN



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## INTERIOR PHOTOS



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