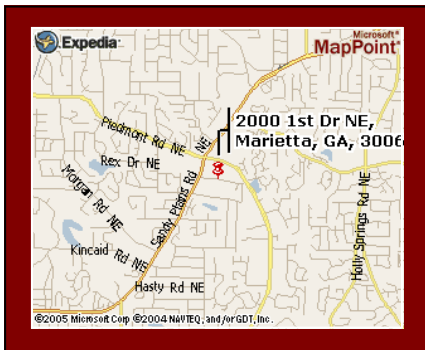


# First Center Office Park For Lease(1136 to 6816 sq ft)

2000 First Drive / Marietta / Georgia/ 30062



- ✓ Seven Office Suites From 1,136 - 2,272 sq ft
- ✓ Class "A" Finish
- ✓ Adaptable Floor Plans
- ✓ Plenty of Parking
- ✓ Great East Cobb Location



Contact Information:

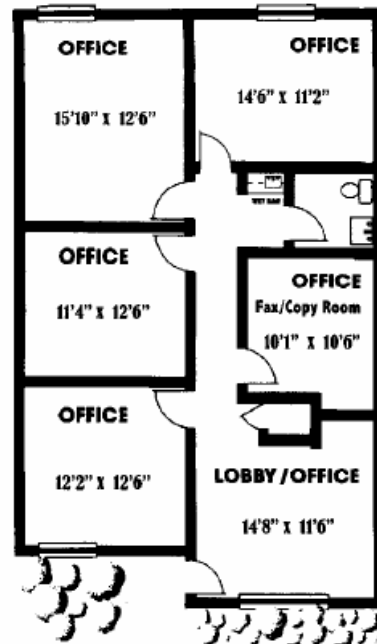
**Roxanne Plummer**  
**(770) 321-5032**

**\$14.75 per square foot**

Come see these impressive office condominiums well located just minutes from Towne Center Mall in one of metro Atlanta's fastest growing communities. Choose between an approximately 1,136 sq ft single story unit to a 2,272 sq ft double unit with beautiful staircase and many upgrades. These upscale office spaces feature effective floor plans, custom cabinetry in wetbar and bathroom. Old World tile flooring ,upgraded trim and chandelier in lobby. Spaces are pre-wired for phone, data, security and cable TV and are easily adaptable for most professional office uses. First Center Office park offers a pleasing environment on approximately 2.67 acres with plenty of parking.

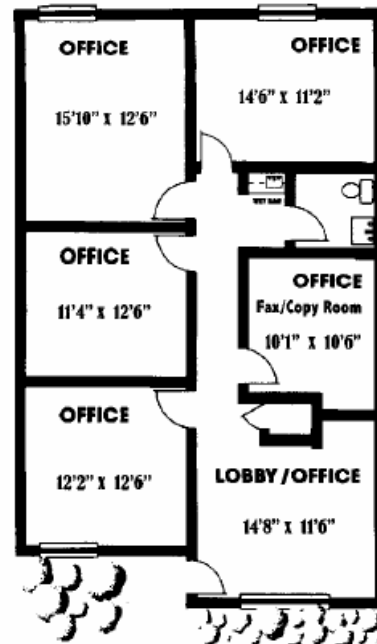


- ✓ **Approximately 2.272 sq ft**
- ✓ **Two story office with beautiful wood stained staircase**
- ✓ **High gloss upgraded trim**
- ✓ **Flexible office layout**
- ✓ **Tile floor entry way**
- ✓ **Chandelier with book shelf in foyer**
- ✓ **Open reception area window**



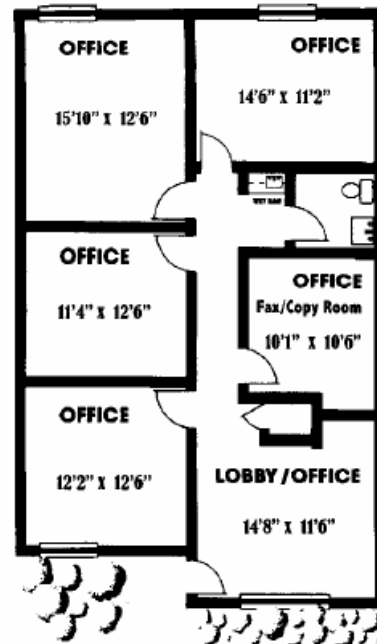


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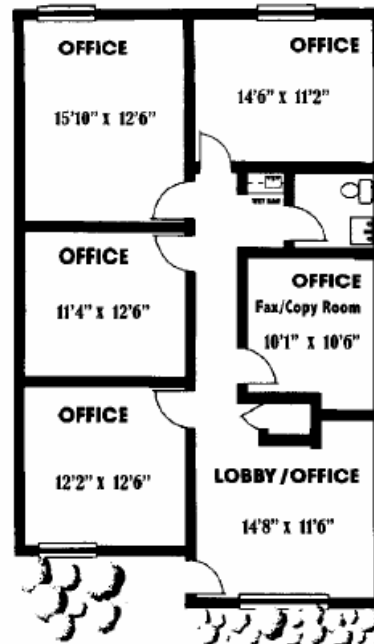


- ✓ Approximately 1,136 sq ft
- ✓ Single story office
- ✓ High-end trim finish
- ✓ Tile floor entry way
- ✓ Chandelier, with book shelf in foyer
- ✓ Open reception area window



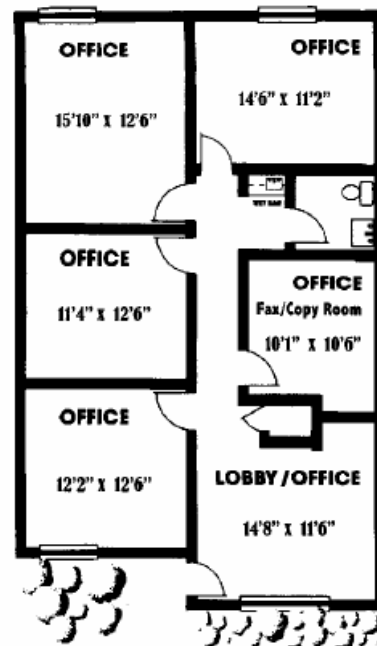


- ✓ **Approximately 1,136 sq ft**
- ✓ **Single story office**
- ✓ **High-end trim finish**
- ✓ **Tile floor entry way**
- ✓ **Chandelier with book shelf in foyer**
- ✓ **Open reception area window**
- ✓ **Lots of light**



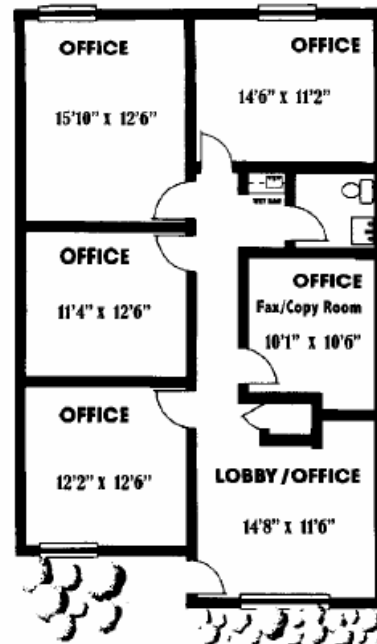


- ✓ **Approximately 1,136 sq ft**
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- ✓ **Approximately 1,136 sq ft**
- ✓ **Single story office**
- ✓ **High gloss upgraded trim**
- ✓ **Kitchenette space with custom cabinetry**
- ✓ **Desired term 5 years**



## Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population:</b>			
Total Population	8,068	67,970	178,000
Male Population	49.6%	49.8%	49.7%
Female Population	50.4%	50.3%	50.3%
Median Age	39.0	38.5	37.9
Population Density (per sq. mi.)	2,568.1	2,404.0	2,266.4
Employees	1,578	19,730	81,359
Establishments	273	2,417	8,614
<b>Income:</b>			
Median HH Income	\$79,172	\$80,281	\$76,549
Per Capita Income	\$31,416	\$33,093	\$34,242
Average HH Income	\$84,899	\$88,951	\$91,309
<b>Households:</b>			
Total Households	3,021	25,195	66,272
Average Household Size	2.67	2.69	2.66
Household Growth 1990 - 2000	24.2%	25.3%	22.0%
<b>Housing:</b>			
Owner Occupied Housing Units	91.3%	84.6%	76.9%
Renter Occupied Housing Units	7.0%	12.8%	20.1%
Vacant Housing Units	1.7%	2.5%	3.1%

Current year data is for the year **2004**, 5 year projected data is for the year **2009**.

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