

THE
COMMERCIAL
CONDOS



AT CHASTAIN MEADOWS



Office Warehouse Condos For Sale

195 CHASTAIN MEADOWS COURT
KENNESAW, GEORGIA

Developed by

TAYLOR&MATHIS

NAI Brannen Goddard

Commercial Real Estate Services, Worldwide.

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THE COMMERCIAL CONDOS AT CHASTAIN MEADOWS provide businesses with the benefits of ownership and the luxury of a new, custom-built facility. An extraordinary combination of many distinct advantages will enhance your ownership opportunity, including:

- Prime Location
- Protected Environment
- Space Flexibility
- Investment Value

DESCRIPTION

A total of 17 individual units comprise The Commercial Condos at Chastain Meadow, which were recently constructed at 195 Chastain Meadows Court in Kennesaw, Georgia.

Each condo features a private entrance and a wide-open floor plan, which can be customized for your particular business needs. As an owner, you will have individual control over the building access, operating hours and utilities.

LOCATION

Your business will be strategically located with quick and easy access to Atlanta's interstates and major thoroughfares, including I-575, I-75, I-285, and Cobb Parkway (SR 41). Chastain Meadows Parkway provides primary ingress and egress from Chastain Road and Barrett Parkway.



The Commercial Condos at Chastain Meadows are located:

- Less than one mile from the full-diamond interchanges at both I-575/Chastain Road and I-575/Barrett Parkway.
- Just east of I-575, bordered on the north by Chastain Road and spanning south almost to Barrett Parkway.
- One mile from Town Center at Cobb, a regional shopping mall and the largest retail center in Northwest Atlanta.
- Near an abundant array of restaurants, retailers and other amenities in the immediate area.

FEATURES

Protected Environment

Chastain Meadows is a protected 230-acre, master-planned community of dynamic and complementary businesses. Your business will be situated in a quality environment with:

- Meticulous maintenance and landscaping
- Tightly controlled growth, architectural guidelines and signage requirements
- Owners' association for The Commercial Condos at Chastain Meadows

Space Flexibility

The Commercial Condos at Chastain Meadows offer tremendous flexibility for entrepreneurial businesses, light industry and distribution firms with:

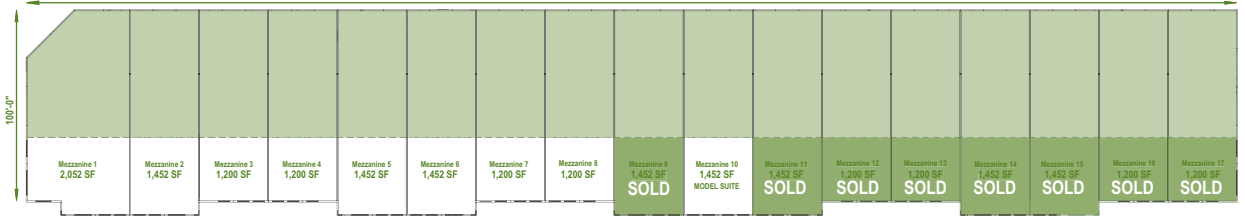
- Units ranging from 4,688 SF up to 41,608 SF
- Flexibility to combine individual units with adjoining units to create larger spaces
- Mezzanine level being built out for additional floor space

Investment Value

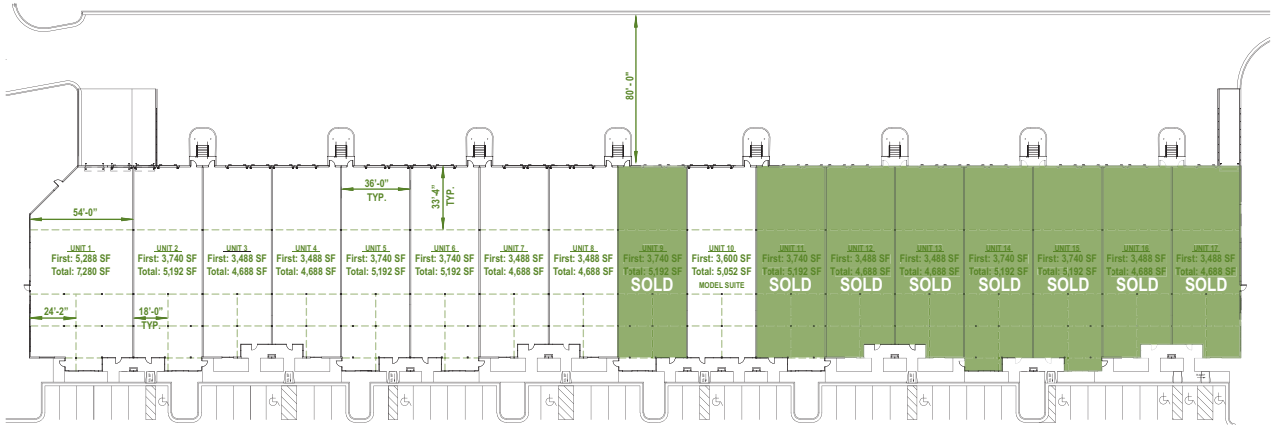
Located on prime real estate within the Atlanta area, The Commercial Condos at Chastain Meadows is a unique offering and prime opportunity with:

- Exceptional infrastructure and location
- Potential for various tax advantages, including equity build up, appreciation and tax benefits

630'-0"



Mezzanine

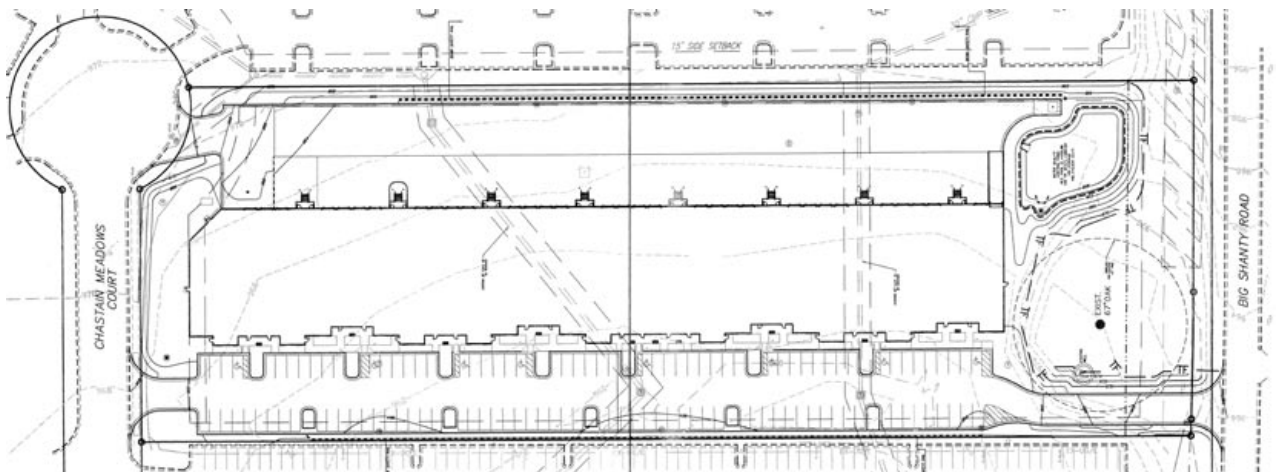


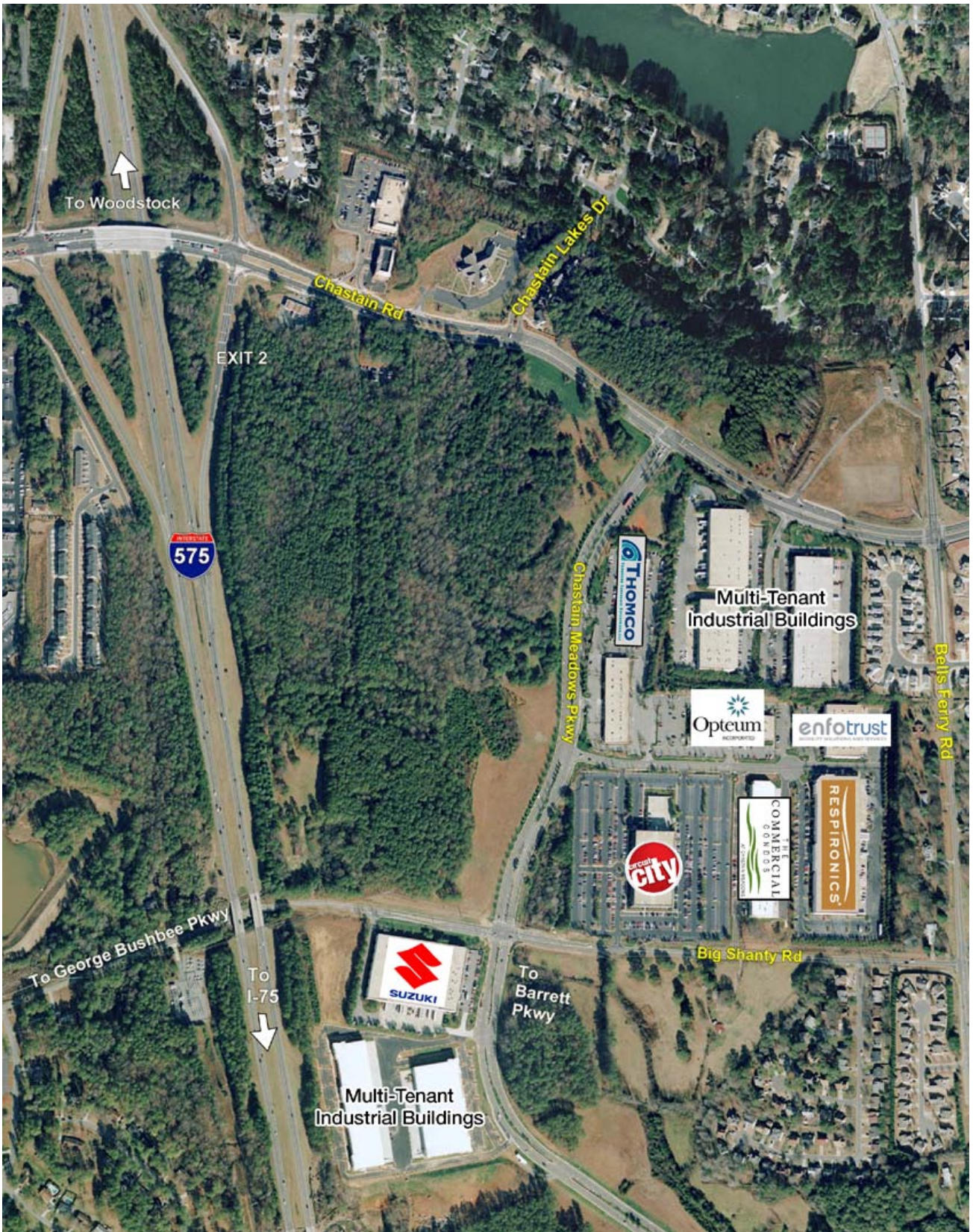
Total Floor Plan

Unit Number	Square Feet		
	1st Floor	Mezzanine	Total
1	5,288	2,052	7,280
2	3,740	1,452	5,192
3	3,488	1,200	4,688
4	3,488	1,200	4,688
5	3,740	1,452	5,192
6	3,740	1,452	5,192
7	3,488	1,200	4,688
8	3,488	1,200	4,688
9	3,740	1,452	5,192
10*	3,600	1,452	5,052
11	3,740	1,452	5,192
12	3,488	1,200	4,688
13	3,488	1,200	4,688
14	3,740	1,452	5,192
15	3,740	1,452	5,192
16	3,488	1,200	4,688
17	3,488	1,200	4,688



* Model Available
Listings Highlighted in GREEN are SOLD





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