



PIEDMONT
REAL ESTATE GROUP

Commercial Real Estate Since 1983

FOR LEASE: East Cobb Office Building
3750 Palladian Village Drive - Suite 210
Marietta, GA 30062
\$12.50/SF Modified Gross 1,480SF



Location and flexibility make this a great space for a general office use in Palladian Village Office Park across from Lassiter High School. The space includes 4 large offices, large conference/meeting room, kitchen/break area, IT closet and restrooms. It has a separate side entrance and plenty of parking in Palladian Village Office Park. The East Cobb location offers great proximity to Roswell and Woodst

- \$12.50/SF
- 1,480SF
- 1st floor suite
- 3 Large offices & Conference Room
- Building Signage
- Monument on Shallowford Rd.
- Excellent East Cobb location
- Easy drive to Interstate

FOR MORE INFORMATION

David Hacker, CCIM

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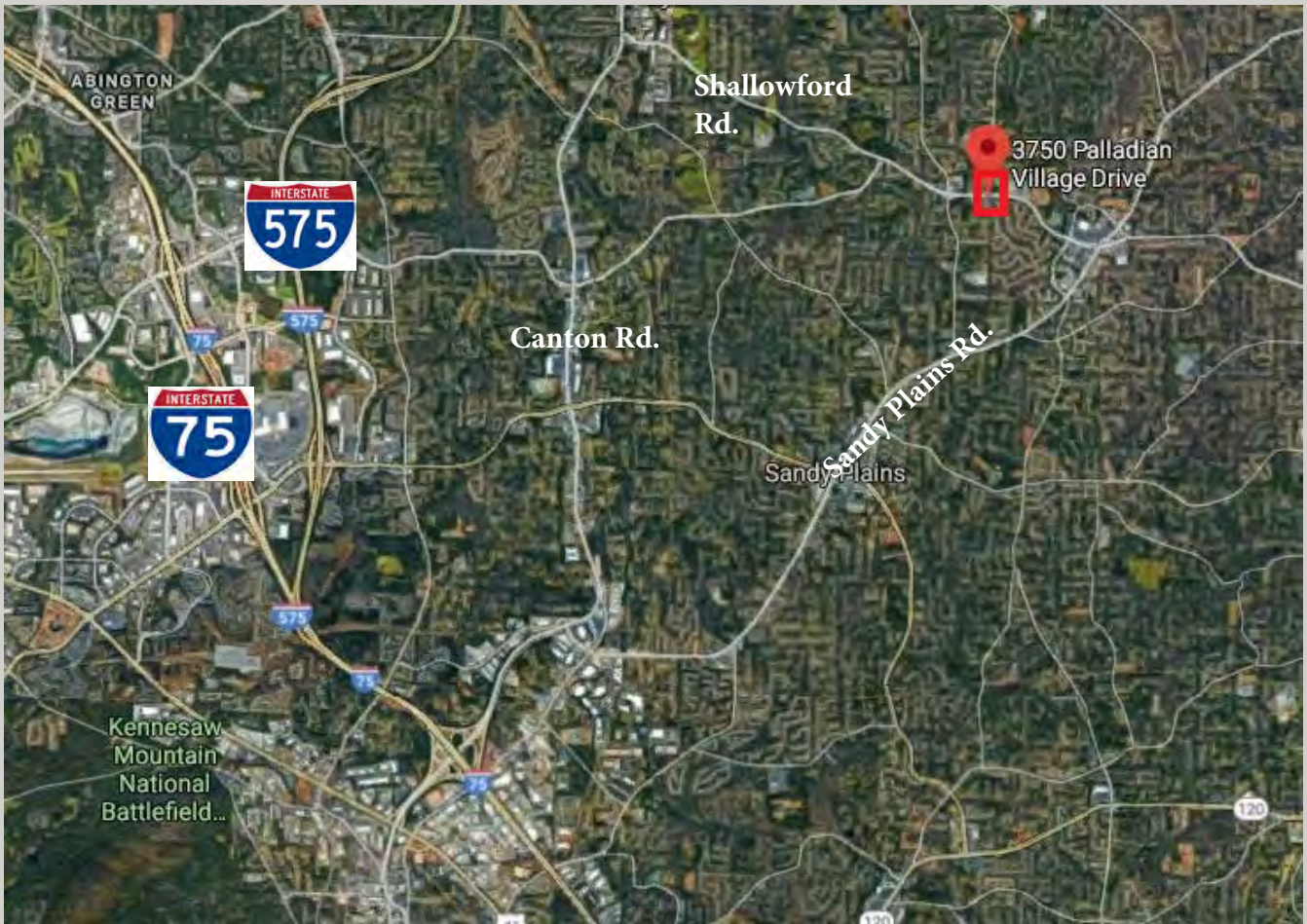
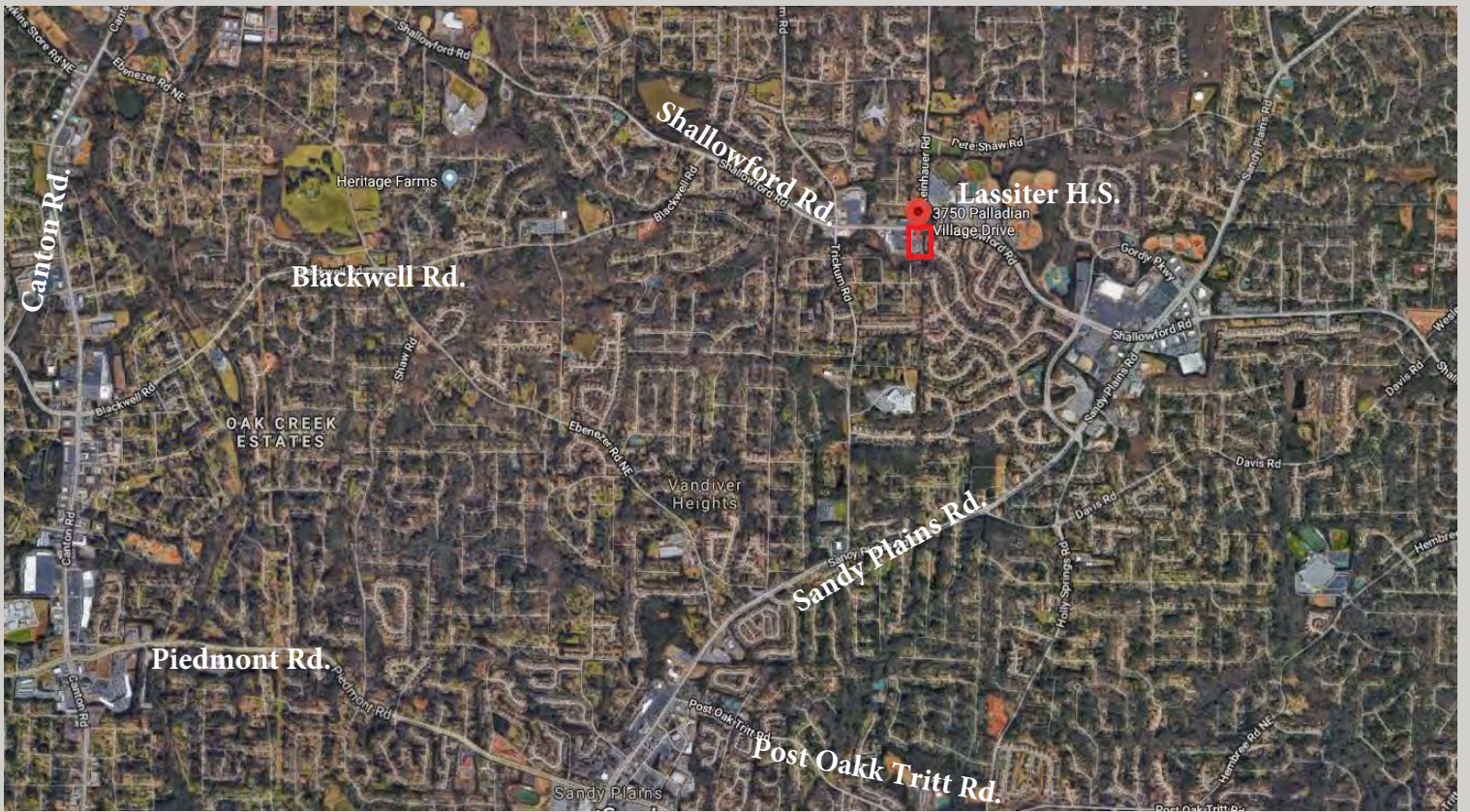
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Aerial Map



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FLOOR FINISH SYMBOLS

- (CAR) CARPETING
 - (TILE) CERAMIC TILE
 - (HDF) HARDWOOD FLOORING
- TRIM FINISH SYMBOLS**
- ◇ 3-1/4" BROKER BASE
 - ◇ 5" CROWN MOULDING
 - ◇ 7 PIECE CHAIRRAIL
 - ◇ 481 1/2" BEHIND RAIL 156 1/4" BOTTOM EDGE @ 30" H
 - ◇ PICTURE MOULD RB 2006 2-1/2" BELOW CROWN

- WINDOWS**
- (A) R.O. 4-0x5-0 med G-O-W head of G-O-W med reduce both width of G-O-W; 6-5/8" jamb applied with clip
 - (B) R.O. G-O-W med G-O-W med 4-1/2" head wood by R.O. Max-Alloy handle with interior storm
 - (C) R.O. 4-0x5-0 med 1-0x5-0 med with 3-0 med reduce over center.
- R.O. G-O-W-O med head of G-O-W med reduce both width of G-O-W; 6-5/8" jamb applied with clip
- 4-1/2" head wood by R.O. Max-Alloy handle with interior storm
- ALL WINDOWS TO HAVE 3/4" WOOD JAMB EXTENSIONS FRATTATED TO FACE OF WINDOW JAMB ALL 4 SIDES. WINDOWS TO BE FRATTATED WITH RD-8 CASING.

DOOR TYPES (SEE HARDWARE SCHEDULE D-4) (SEE PLAN FOR DOOR WIDTH)

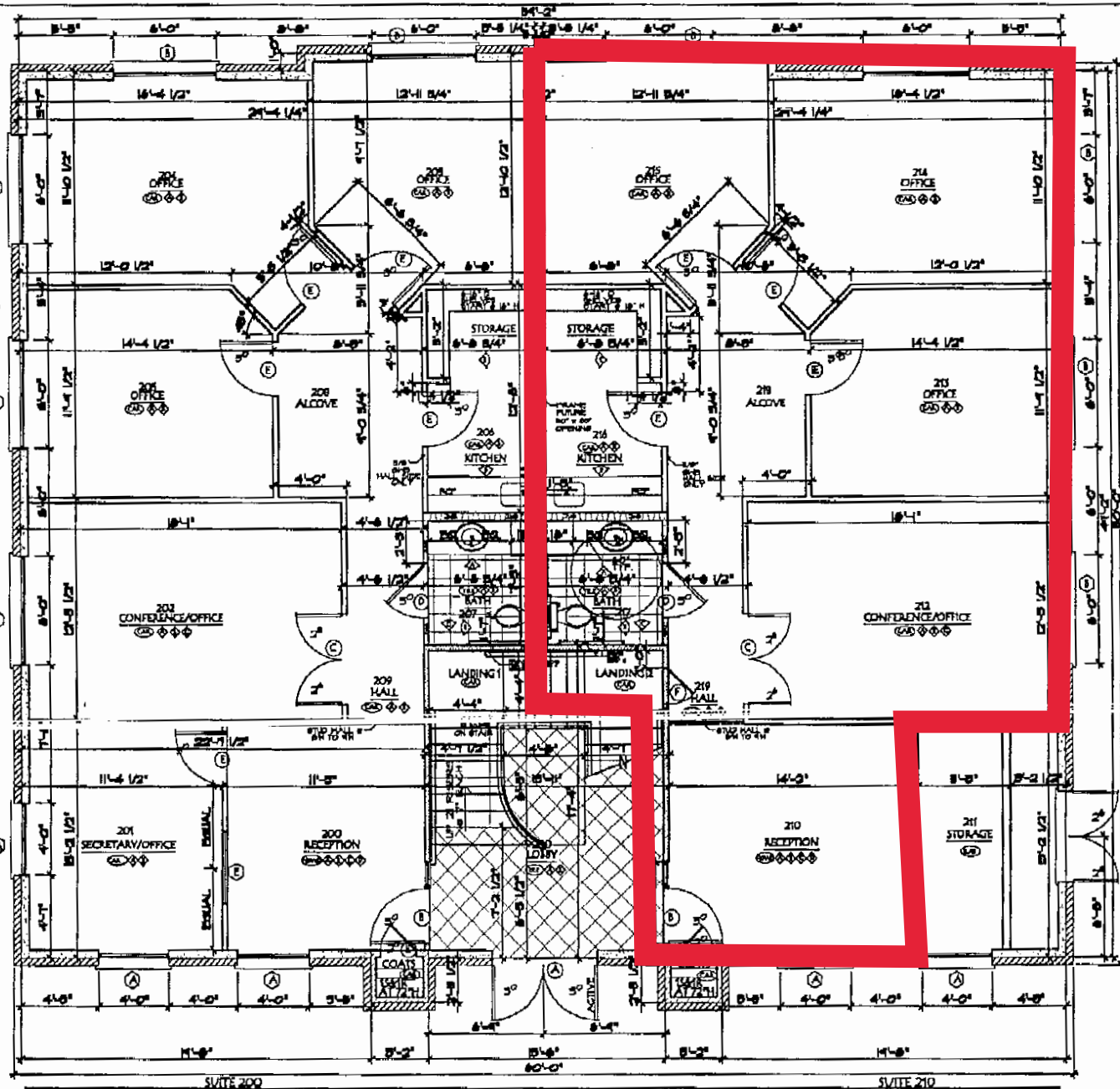
- | | |
|---|--|
| (A) Insulated steel or fibreglass 3/4" entrance door. Insulated glass with applied rubber. Door to have closer. | (D) Split jamb pre-hung solid core masonry door in wd. frame of RD-3 w/ trim. Painted. Colonial type. |
| (B) 1-1/2" fire rated solid core wood in hollow steel frame of wire glass with light in hollow metal frame. 1/4" glass over 1-23G in. st. RD-3 lower casing. Arrived with over-cylid frame. | (E) TYP. DOOR Split jamb pre-hung hollow core masonry door in wd. frame of RD-3 w/ trim. Painted. Colonial type. |
| (C) DOUBLE Split jamb pre-hung hollow core masonry door in wd. frame of RD-3 w/ trim. Painted. Colonial type. | (F) 2-0x0-0 Fluted access panel. Laminated. Brass or steel. Painted w/ oil-waxed. |
- NOTE: DOOR TYPE 'A' IS 8'-0" HIGH. ALL OTHER DOORS ARE 6'-8" HIGH.

PARTITIONS & MATERIALS

- A 2x4 studs @ 16" o.c. w/ purple @ 30" above floor. 1/2" drywall inside 1/2" fire-resist sheathing out. 5-1/2" batt. insulation w/ vapor barrier.
- B 2x4 studs @ 16" o.c. w/ purple @ 30" up. 5/8" type X drywall both sides. 6" sound batt. 2x4 studs at 16" o.c. w/ purple @ 30" up.
- C Double 5/8" type X drywall both sides with RC-1 channel between layers. 3" ThermaGuard SABS between studs. Cast Formover.
- D 2x4 studs at 16" o.c. w/ purple at 30" up. 5/8" type X drywall both sides. R-11 batt wool with vapor barrier toward occupied space.
- E 2x4 studs @ 16" o.c. w/ purple at 30" up. 1/2" drywall inside 1/2" fire-resist out. R13 batt wool between studs.
- F 2x4 studs @ 16" o.c. w/ purple @ 30" up. 1/2" drywall each side.
- G 2x4 studs @ 16" o.c. 1/2" drywall outside both 1/2" M.R. GWB inside. 5-1/2" sound batt.
- H 2x4 studs @ 16" o.c. 5/8" drywall outside. 1/2" M.R. GWB inside. 5-1/2" sound batt.
- I Double 2x4 studs w/ drywall on both sides to face of stud @ 16" o.c. w/ purple 50" up. 5-1/2" sound batt. 5/8" drywall both sides.

FRAMING NOTES

- Provide zone blocking in toilet rooms as shown on plan and on both elevations, refer to sheet D-4.
- Dimensions are to face of framing unless noted.
- Door headers are to be 2-2x10s. Rough opening of header is 63" above sub-floor.
- Window and door headers that are 6'-0" or more shall have double joists.
- 6" walls shall have triple 2x10 headers.



- Window headers shall be 7'-0" above first floor.
- First floor studs shall be 120# second floor studs shall be 3H precast (104-308).
- Door jambs to be minimum 4-1/2" from sidewalls.
- All framing shall meet Standard Building Code requirements.
- All doors to be framed 4-1/2" from wall on hinged side unless dimensioned otherwise.
- Stairs: Treads to be a minimum of 11" each. Risers to be a maximum of 7" each-measured from concrete to top of gypcrete at second floor. Stair nosers to be equal floor finish material is installed.
- Provide solid blocking for handrails, see d-3.
- Trim attic stair w/ RB-3 trim.
- Spring loaded hinges on all bath and fire doors.
- NOTE: See sheet E-4 for framing details for the block out of light fixtures and attic plywood decking over lockers and baths.
- See Roof Truss Shop Drawings for each location of trusses.

Keynotes

REVISIONS

NO.	DESCRIPTION

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PALLADIUM VILLAGE OFFICE PARK
STENHAUER ROAD, MARIETTA, GEORGIA, 30062

BUILDING 200v
EASON REALTY GROUP

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Drawn By: M.B.M.
Date: 8.1.02
Project: 17-200

A-3
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