

FALL 2022

ROSWELL

Office Market

SNAPSHOT

28 
Buildings



1.9 MILLION SF
total office space

\$24.65 PSF
Average Asking
Rental Rate



16.7%
VACANCY
RATE



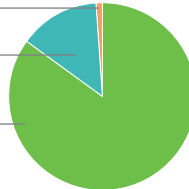
5,000+
Businesses
Registered in Roswell

1-19 employees: 85%

20-99 employees: 14%

100+ employees: 1%

Business Size



FEATURED PROPERTIES



Roswell Summit

1080 Holcomb Bridge Road

- 125,000 SF Total Office Space
- 2 Buildings
- Spaces ranging 1,800 - 27,000 SF
- 4 Parking spaces per 1,000 SF
- Easy Access to GA-400

PROPERTY OWNER

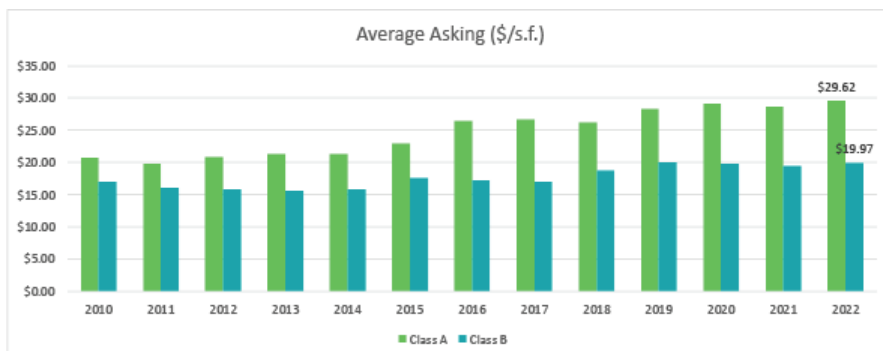
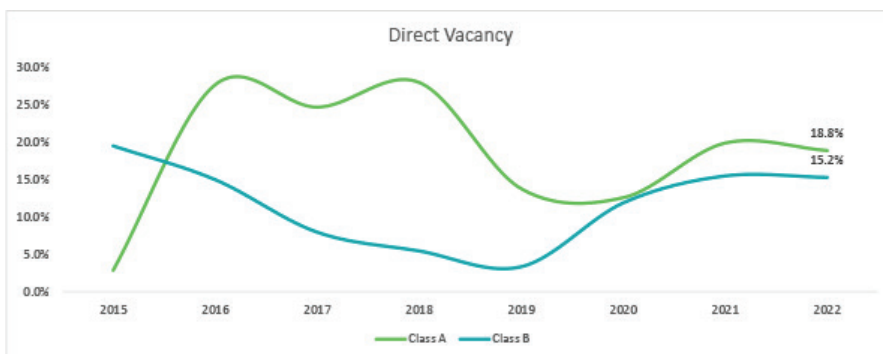


Mansell West

675 & 695 Mansell Road

- 75,000 SF Total Office Space
- Recently renovated restrooms and lobbies
- Ample parking available
- Monument signage available
- Included in Master Planning Study Area

PROPERTY OWNER



TOP 5 EMPLOYERS

by employee count



TOP 5 GROWING INDUSTRIES

by projected jobs growth

-  Professional Scientific & Technical Services
-  Finance and Insurance
-  Transportation and Warehousing
-  Health Care and Social Assistance
-  Information

KEY TENANTS



DEMOGRAPHICS



94,458
total population



104,018
daytime population



\$167,053
average household income

61%

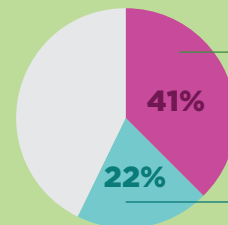
of households
earn \$100,000+



76%

work in white
collar jobs

Educational Attainment

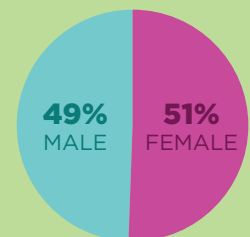


Bachelor's
Degree

Graduate or
Professional
Degree

40
median
age

53%
25 - 64
years old



gender

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Economic
Development
Organization

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Sources: Esri forecast & Lightcast data provided by Georgia Power, 2022