



# 736 Jefferson Street NW

ATLANTA, GA 30318 · ENGLISH AVENUE / CHATTAHOOCHEE CORRIDOR

<b>4,235 SF</b> BUILDING SIZE	<b>2 Units</b> OFFICE SUITES	<b>\$35.68/SF</b> TOTAL GROSS RENT	<b>I-2</b> ZONING	<b>1900</b> YEAR BUILT
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### PROPERTY DESCRIPTION

736 Jefferson Street NW is a distinctive 4,235 SF two-unit executive office building situated in one of Atlanta's most strategically positioned urban corridors — steps from Donald Lee Hollowell Parkway, and minutes from the Atlanta BeltLine, Westside Park, and the rapidly evolving English Avenue and Vine City neighborhoods. Built in 1900, the property carries authentic historic character that newer construction cannot replicate — a compelling address for mission-driven organizations, creative firms, boutique professional service providers, and businesses seeking a community-embedded footprint in northwest Atlanta. Zoned I-2 (Heavy Industrial), the building supports a broad range of uses including executive office, creative workspace, nonprofit headquarters, and light studio or production applications. The property sits within a federally designated **Qualified Opportunity Zone QOZ**, offering potential capital incentives for qualifying tenants and investors.

### PROPERTY SPECIFICATIONS

PROPERTY TYPE	Executive Office
BUILDING SIZE	4,235 SF
LOT SIZE	7,588 SF (0.18 Ac)
YEAR BUILT	1900
ZONING	I-2 Heavy Industrial
LEASE TYPE	Net Lease
OPPORTUNITY ZONE	Federal QOZ ✓
APN	14 011200051298

### RENT STRUCTURE — NET LEASE

RENT COMPONENT	ANNUAL	MONTHLY	PER SF
Base Rent	\$144,000	\$12,000	\$30.00
Property Taxes (Pass-Through)	\$5,781	\$482	\$1.36
Additional Rent	\$18,329	\$1,527	\$4.32
<b>Total Gross Rent</b>	<b>\$168,110</b>	<b>\$14,009</b>	<b>\$35.68</b>

### PROPERTY HIGHLIGHTS

- Historic 1900 brick construction with authentic character
- Steps from Donald Lee Hollowell Pkwy & BeltLine Westside Trail
- 1-mile population of 37,400 — median age 28, HHI \$74,500
- Ideal for nonprofits, creative agencies, and boutique studios

