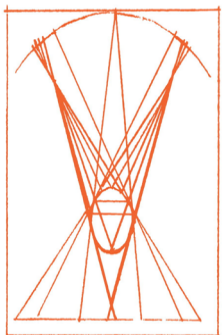


1491 Howell Mill Road

Atlanta, Georgia 30318



4130 SQUARE FEET ON .437 ACRE



VANTAGE
REALTY PARTNERS

BROKERAGE • DEVELOPMENT • MANAGEMENT

For More Information Contact:

Mindy Elms

mindy@vantageatl.com

404.241.1649

678.686.3106

TABLE OF CONTENTS

Executive Summary	3
Location	4
Property Survey	5
Media	6-7
Contact Information	8

Executive Summary

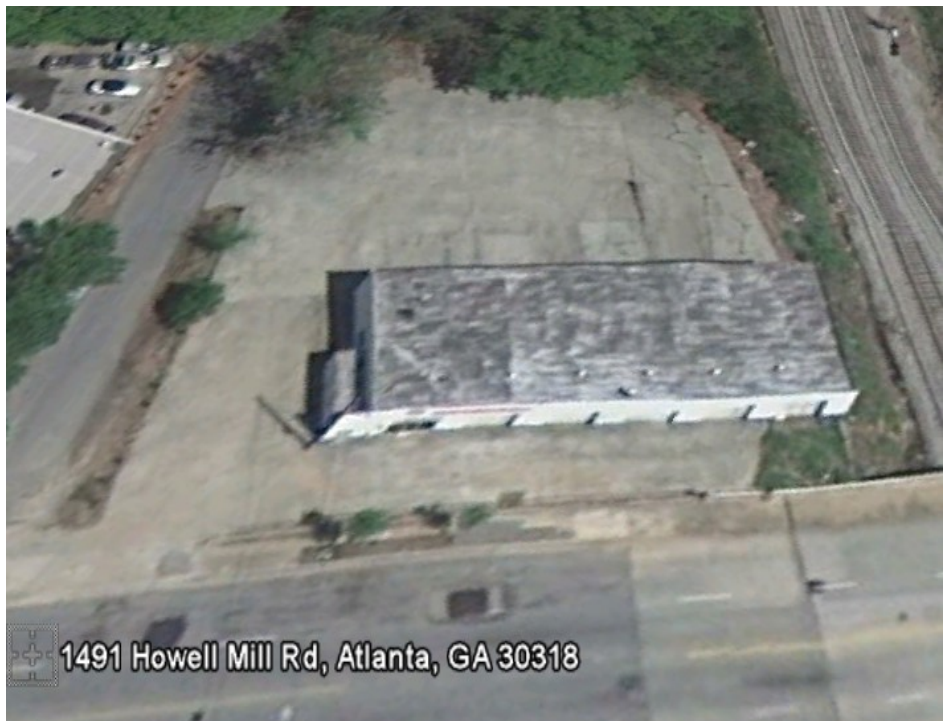
Location: 1491 Howell Mill Rd.
Atlanta, GA 30318

Building: 4,138 Square Foot Upstairs
2748 Square Feet
Unfinished Basement

Land: 19,024 SF/ 0.437 Acres

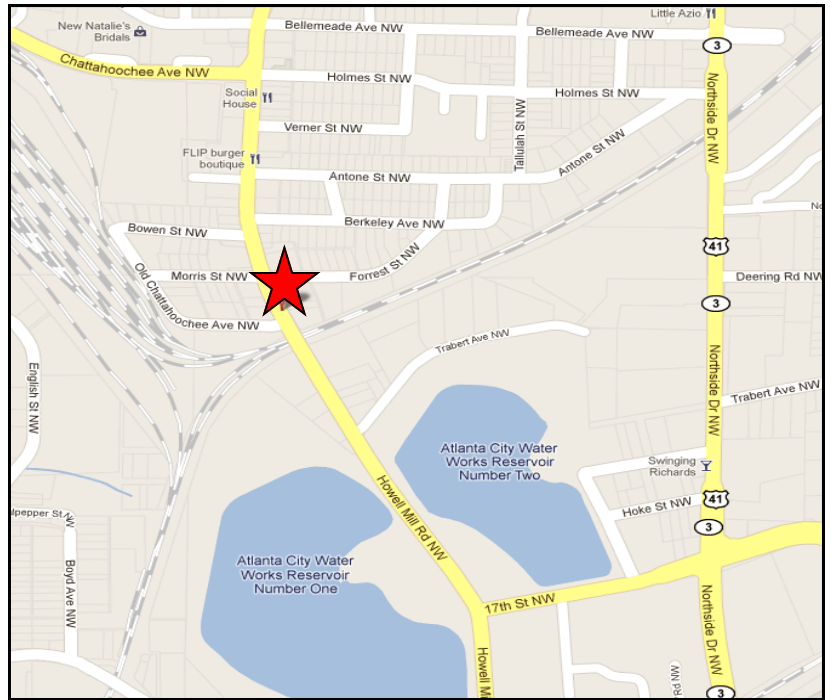
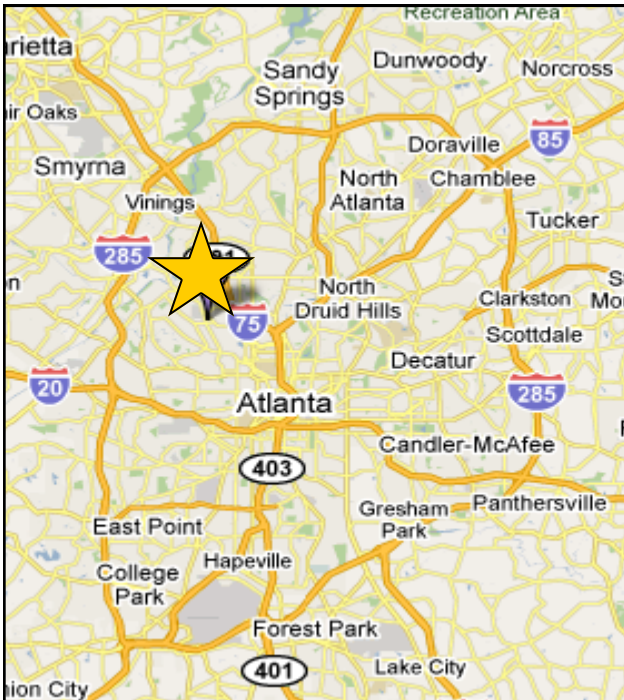
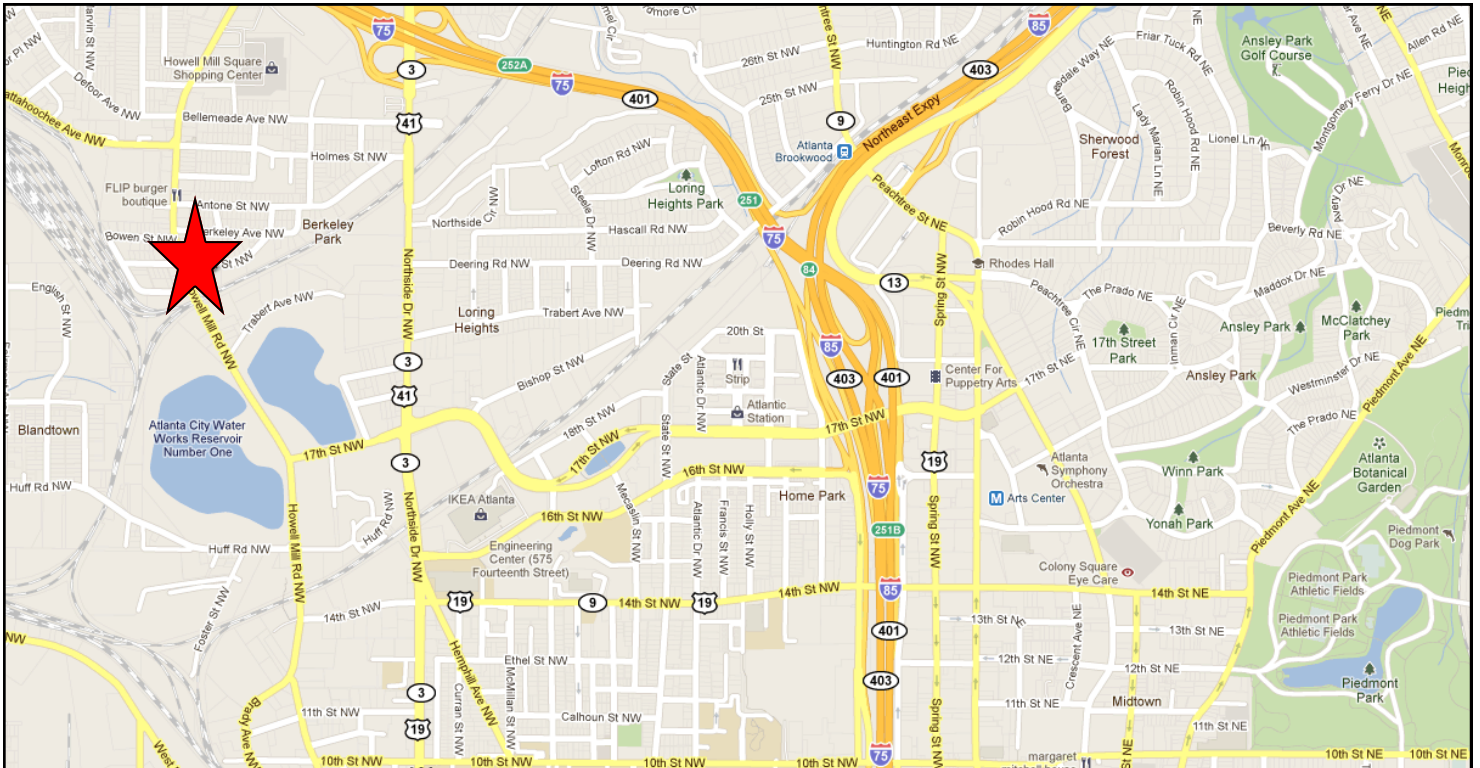
Pricing: \$10 psf NNN

- Great Visibility on Howell Mill
- Heart of West Midtown
- Zoned I-1, Light Industrial

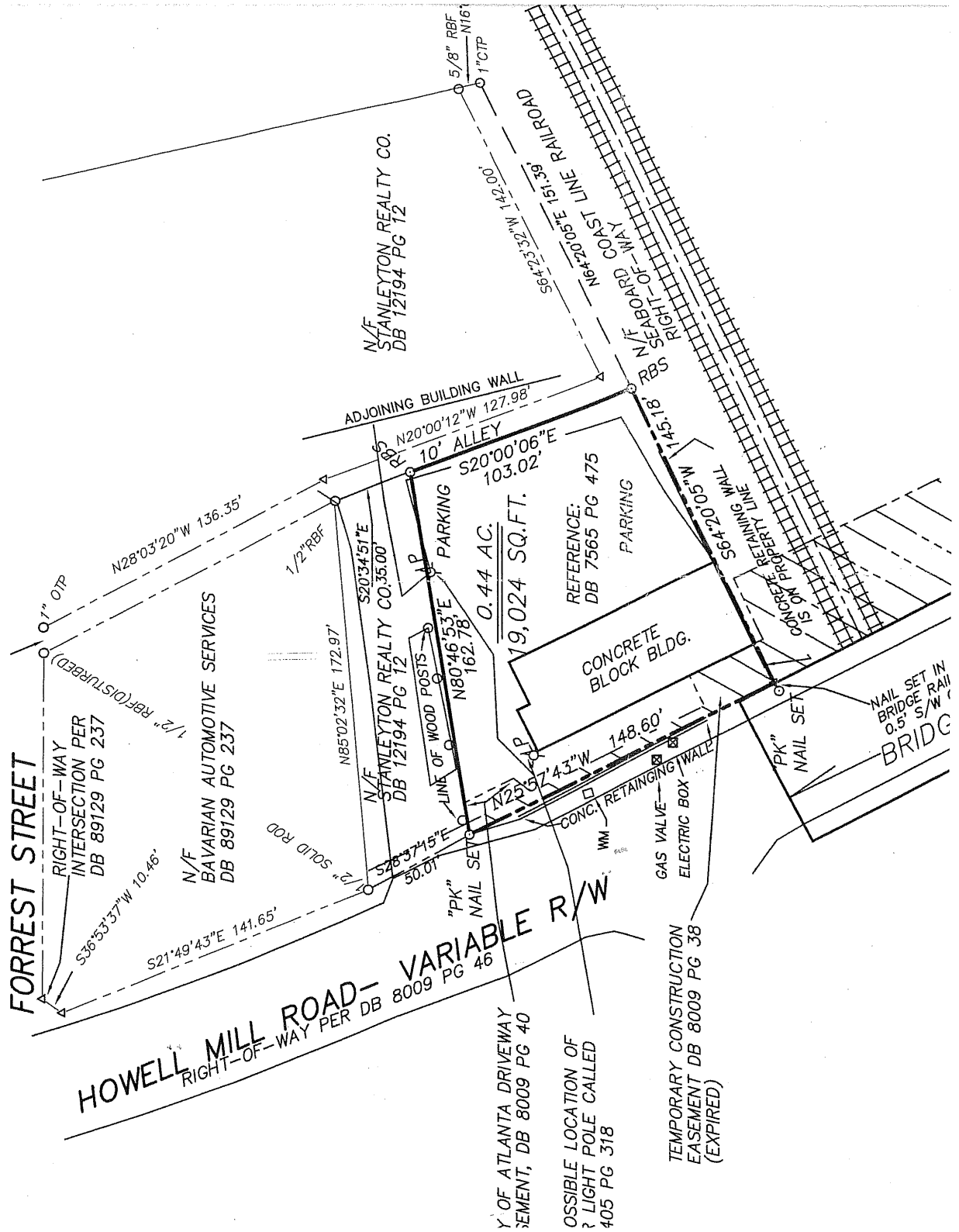


1491 Howell Mill Rd, Atlanta, GA 30318

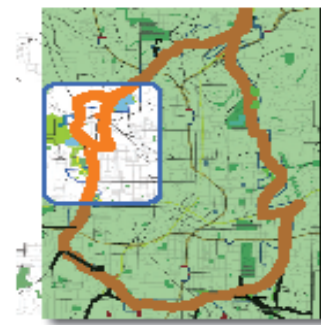
Location



Property Survey



Map 3 – Westside I-20 to W. Marietta Street



Exciting opportunities for park and transit connectivity can spur new economic development in the Westside. Multiple rail segments provide several options for the BeltLine's route along the top-end of this section, and active freight rail will necessitate a separation of the BeltLine trail and transit.

Key Points of Interest:

- Residents in nearby communities will gain greater access to the many amenities of **Washington Park**, where the BeltLine forms the western boundary.
- A potential combined BeltLine/MARTA station on the Proctor Creek line at **Joseph E. Boone Boulevard** (formerly Simpson Road) would increase travel options for area commuters, and help to boost economic development efforts in the area.
- Project plans call for the City's facilities to move out of **Maddox Park**, opening up and revitalizing more greenspace for leisure use.
- Just west of Marietta Boulevard, the old Ballwood Quarry property will be transformed into **Westside Reservoir Park**. The park is planned to be the City's largest, and the new reservoir will hold approximately 2 billion gallons of water.

LEGEND

- | | | |
|---------------------|----------------|---------------------|
| BeltLine Corridor | Major Roads | Interstate Highways |
| BeltLine Tour Route | Existing Parks | MARTA |
| BeltLine Trail | Proposed Parks | Schools |

BISNOW ATLANTA



Washington | New York | Chicago | Dallas-Fort Worth | Houston | Boston | Atlanta | Los Angeles | National

03/09/11 11:03:00

BISNOW

PROVISION FOR THE FUTURE



Developers of **White Provision** (one of Atlanta's newest mixed-use projects, above, at 14th Street and Howell Mill Road) are in talks to extend its **construction loan** with its current lender, **German bank LBBW**, says **Chris Faussemagne**, a managing partner with White Provision Development Co.: "We have actually come to terms. We're safe." Despite the struggles in the economy, White Provision has done reasonably well—**90% of its 50K SF of office** is leased (with Knoll Furniture and the German American Chamber of Commerce as key tenants), **80% of its 110K SF in retail** is leased, and **40% of its 94 condo units** have sold. The German connections cannot be denied, of course, especially with Jamestown as a partner in the project. The only real struggle, Chris tells us, is with condo sales. "Did we hit all our pro forma goals? No. But are we still alive, and do we add value here? Yes," he says. White Provision also was awarded ULI's 2010 **Development of Excellence** award.

[editorial]



[The Reynolds Group Inc.] [www.thereynoldsgroupinc.com]

Mindy Elms

mindy@vantageatl.com

404.291.1649

678.686.3106

Gene Rice

BROKER

gene@vantageatl.com

678-697-4993

678-686-3101



VANTAGE
REALTY PARTNERS

BROKERAGE • DEVELOPMENT • MANAGEMENT

619 EDGEWOOD AVENUE
STE 300
ATLANTA, GA 30312
(678) 686-3100