

3,340 - 120,972 SF  
AVAILABLE



1310  
**SEABOARD INDUSTRIAL  
BOULEVARD**

AVAILABLE FOR LEASE IN THE UPPER WESTSIDE

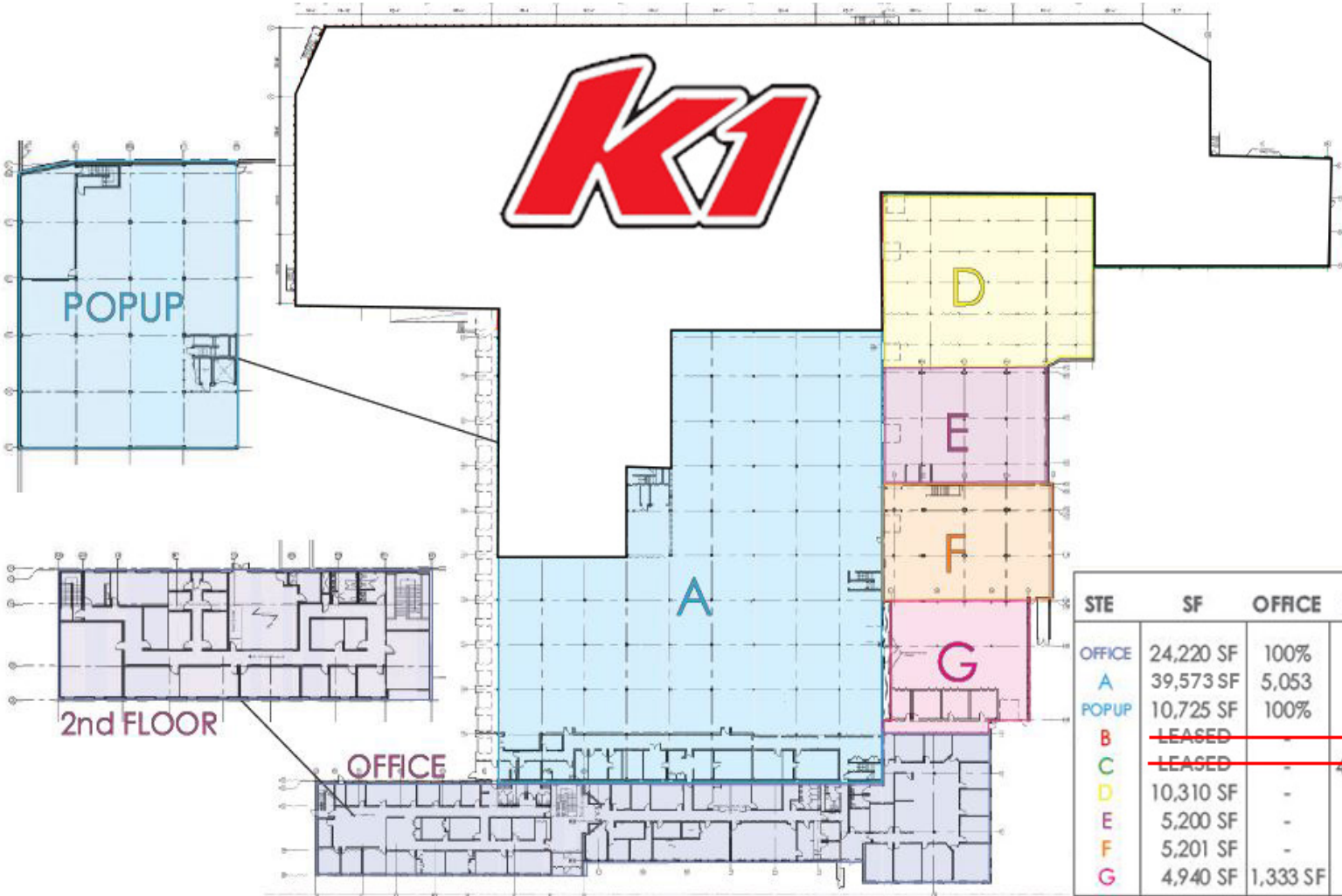
1310 SEABOARD INDUSTRIAL BOULEVARD IS LOCATED IN THE HEART OF BURGEONING UPPER WESTSIDE NEIGHBORHOOD, WHICH HAS BECOME ONE OF THE SOUTHEAST'S TOP DINING, RETAIL, LOFT OFFICE AND ENTERTAINMENT DESTINATIONS.

THIS CREATIVE FLEX/INDUSTRIAL MULTI-TENANT 259,644 SQUARE FOOT BUILDING OFFERS MULTIPLE SQUARE FOOTAGE OPTIONS.



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# FLOORPLAN - LOWER PORTION

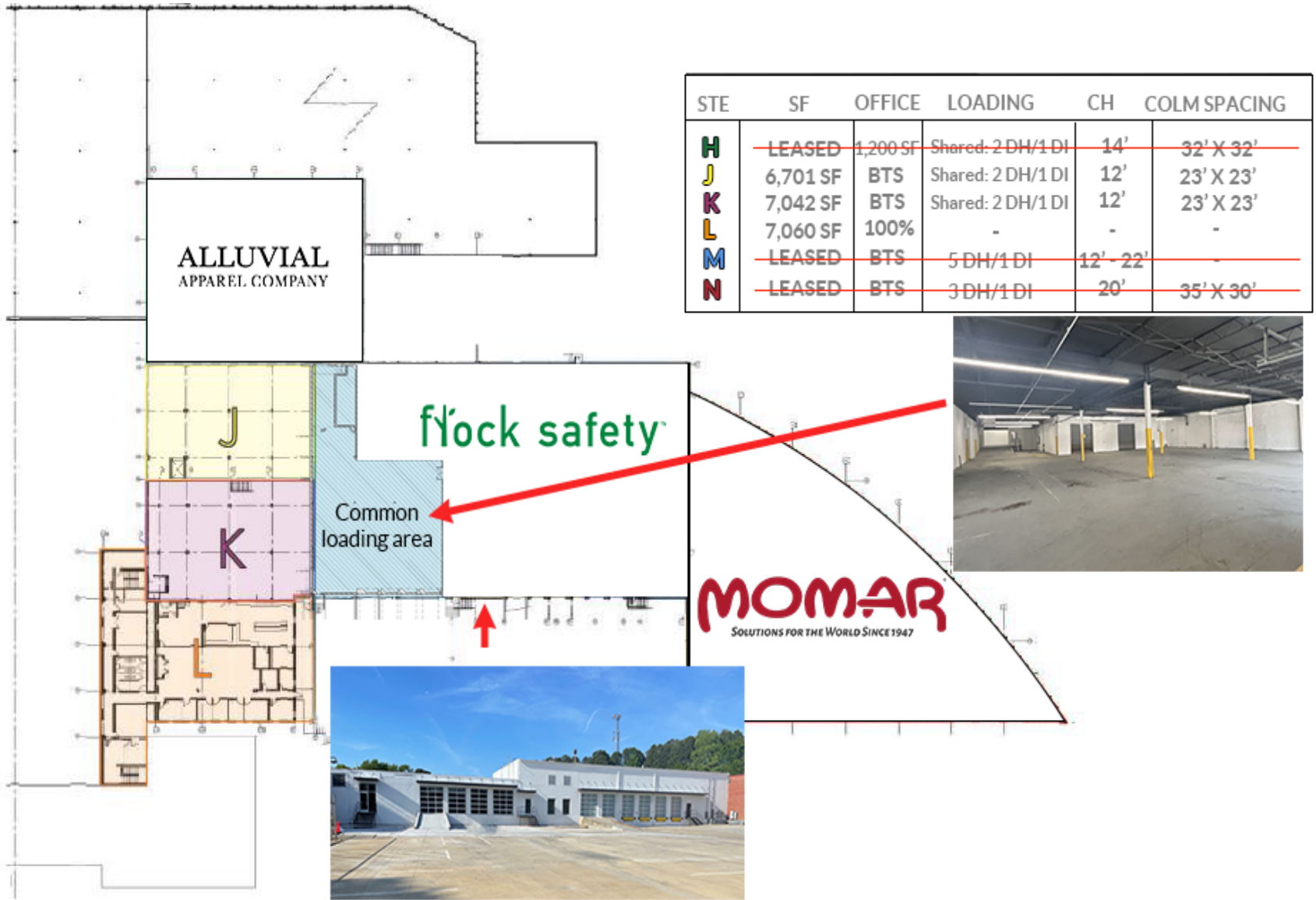


STE	SF	OFFICE	LOADING	CH	COLM SPACING
OFFICE	24,220 SF	100%	-	-	-
A	39,573 SF	5,053	10 DH	15'	20' X 20'
POPUP	10,725 SF	100%	-	-	-
<del>B</del>	<del>LEASED</del>	-	-	<del>28'</del>	<del>35' X 35'</del>
<del>C</del>	<del>LEASED</del>	-	<del>4 DH / 1 DI</del>	<del>28'</del>	<del>35' X 35'</del>
D	10,310 SF	-	-	14'	15' X 15'
E	5,200 SF	-	-	12'	22' X 22'
F	5,201 SF	-	-	12'	20' X 23'
G	4,940 SF	1,333 SF	1 DH	10'	30' X 21'

Total SF: 100,169 SF  
 Office SF: 39,998 SF  
 Acreage: 12.22 Acres

HVAC: 100% in office  
 Loading: 10 DH  
 Ceiling Height: 12' - 15'

# FLOORPLAN - UPPER PORTION

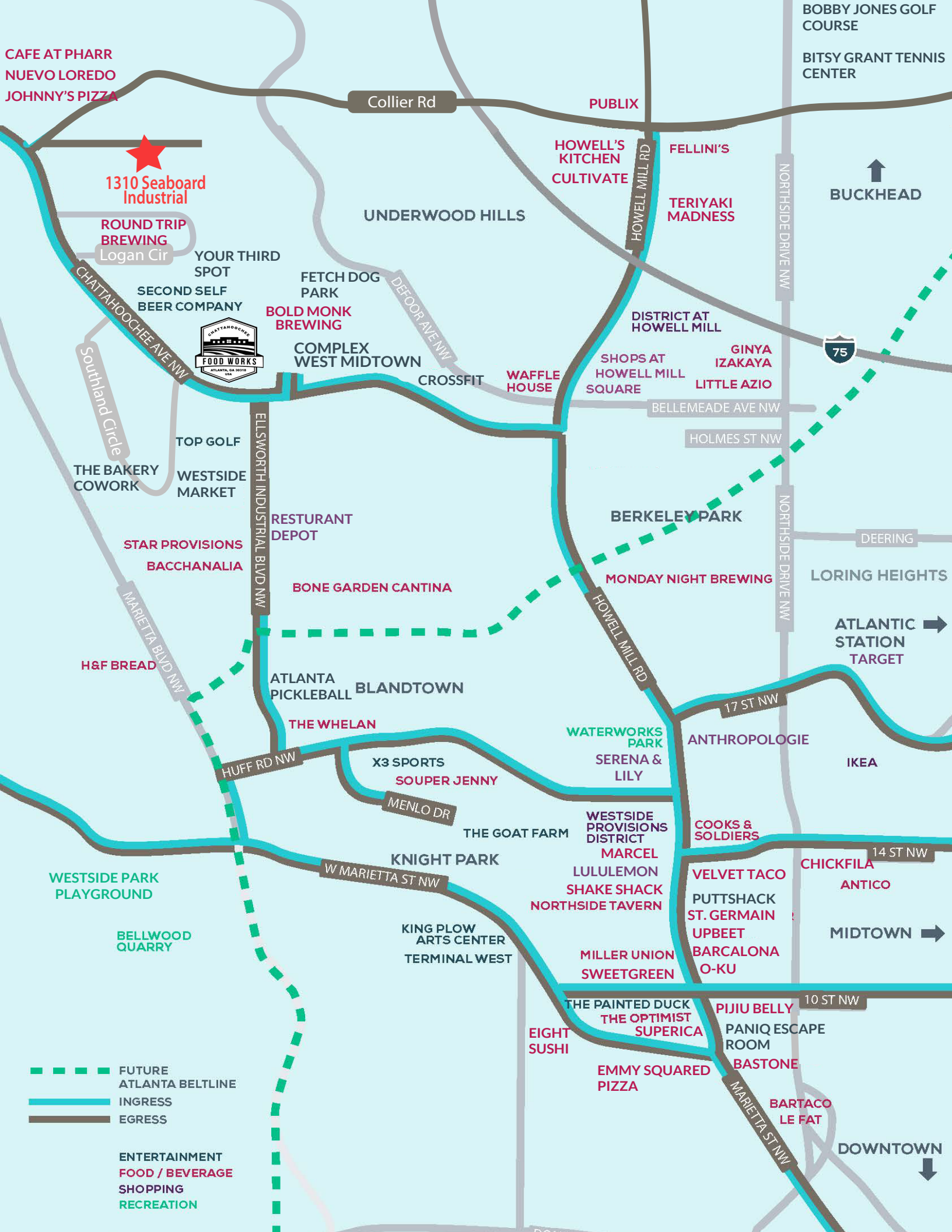


Total SF: 36,092 SF  
 Office SF: 9,060 SF  
 Acreage: 12.22 Acres

HVAC: 100% in office  
 Loading: 31 DH/1 DI  
 Ceiling Height: 12' - 14'

# NEIGHBORS





CAFE AT PHARR  
 NUEVO LOREDO  
 JOHNNY'S PIZZA

**1310 Seaboard Industrial**

ROUND TRIP BREWING  
 Logan Cir

YOUR THIRD SPOT  
 SECOND SELF BEER COMPANY



Southland Circle

THE BAKERY COWORK

TOP GOLF  
 WESTSIDE MARKET

STAR PROVISIONS  
 BACCHANALIA

H&F BREAD

RESTURANT DEPOT

**BOLD MONK BREWING**

COMPLEX WEST MIDTOWN

CROSSFIT

WAFFLE HOUSE

DISTRICT AT HOWELL MILL

SHOPS AT HOWELL MILL SQUARE

GINYA IZAKAYA  
 LITTLE AZIO

BERKELEY PARK

MONDAY NIGHT BREWING

BONE GARDEN CANTINA

ATLANTA PICKLEBALL BLANDTOWN

THE WHELAN

X3 SPORTS  
 SOUPER JENNY

MENLO DR

THE GOAT FARM

KNIGHT PARK

KING PLOW ARTS CENTER  
 TERMINAL WEST

WATERWORKS PARK  
 SERENA & LILY

WESTSIDE PROVISIONS DISTRICT  
 MARCEL

LULULEMON  
 SHAKE SHACK  
 NORTHSIDE TAVERN

MILLER UNION  
 SWEETGREEN

THE PAINTED DUCK  
 THE OPTIMIST  
 SUPERICA

EIGHT SUSHI

EMMY SQUARED PIZZA

ANTHROPOLOGIE

COOKS & SOLDIERS

VELVET TACO

PUTTSHACK  
 ST. GERMAIN  
 UPBEET  
 BARCALONA  
 O-KU

PIJIU BELLY

PANIQ ESCAPE ROOM

BASTONE

BARTACO  
 LE FAT

LORING HEIGHTS

ATLANTIC STATION  
 TARGET

IKEA

CHICKFILA  
 ANTICO

MIDTOWN

DOWNTOWN

Collier Rd

PUBLIX

HOWELL'S KITCHEN  
 CULTIVATE

FELLINI'S

TERIYAKI MADNESS

BOBBY JONES GOLF COURSE  
 BITSY GRANT TENNIS CENTER

BUCKHEAD



NORTHSIDE DRIVE NW

DEFOOR AVE NW

HOWELL MILL RD

BELLEMEADE AVE NW

HOLMES ST NW

NORTHSIDE DRIVE NW

DEERING

MARIETTA BLVD NW

ELLSWORTH INDUSTRIAL BLVD NW

HOWELL MILL RD

17 ST NW

HUFF RD NW

MENLO DR

W MARIETTA ST NW

14 ST NW

14 ST NW

10 ST NW

10 ST NW

- - - - - FUTURE ATLANTA BELTLINE
- INGRESS
- EGRESS

- ENTERTAINMENT
- FOOD / BEVERAGE
- SHOPPING
- RECREATION