



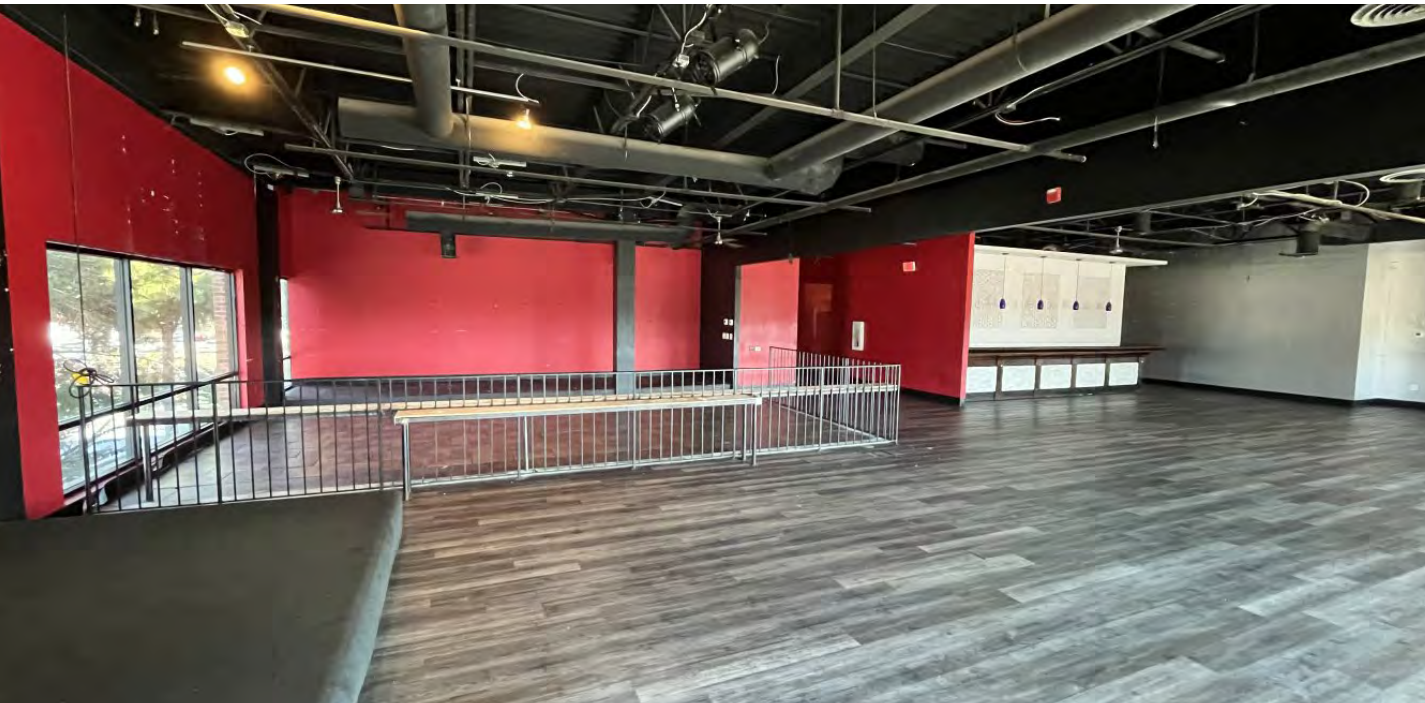
HAPEVILLE CENTER

1155 VIRGINIA AVENUE
HAPEVILLE, GEORGIA

- 4,000 SF open-plan flex space suitable for retail, office, studio, or showroom
- Less than 5-Minutes to Delta Airlines HQ, Porsche N.A. HQ, ATL Airport, and Historic Downtown Hapeville.
- Abundance of Amenities Including 20+ Hotels within Walking Distance.
- Ideal for aviation-adjacent businesses, creative firms, boutique retail, or professional services

PROPERTY OVERVIEW

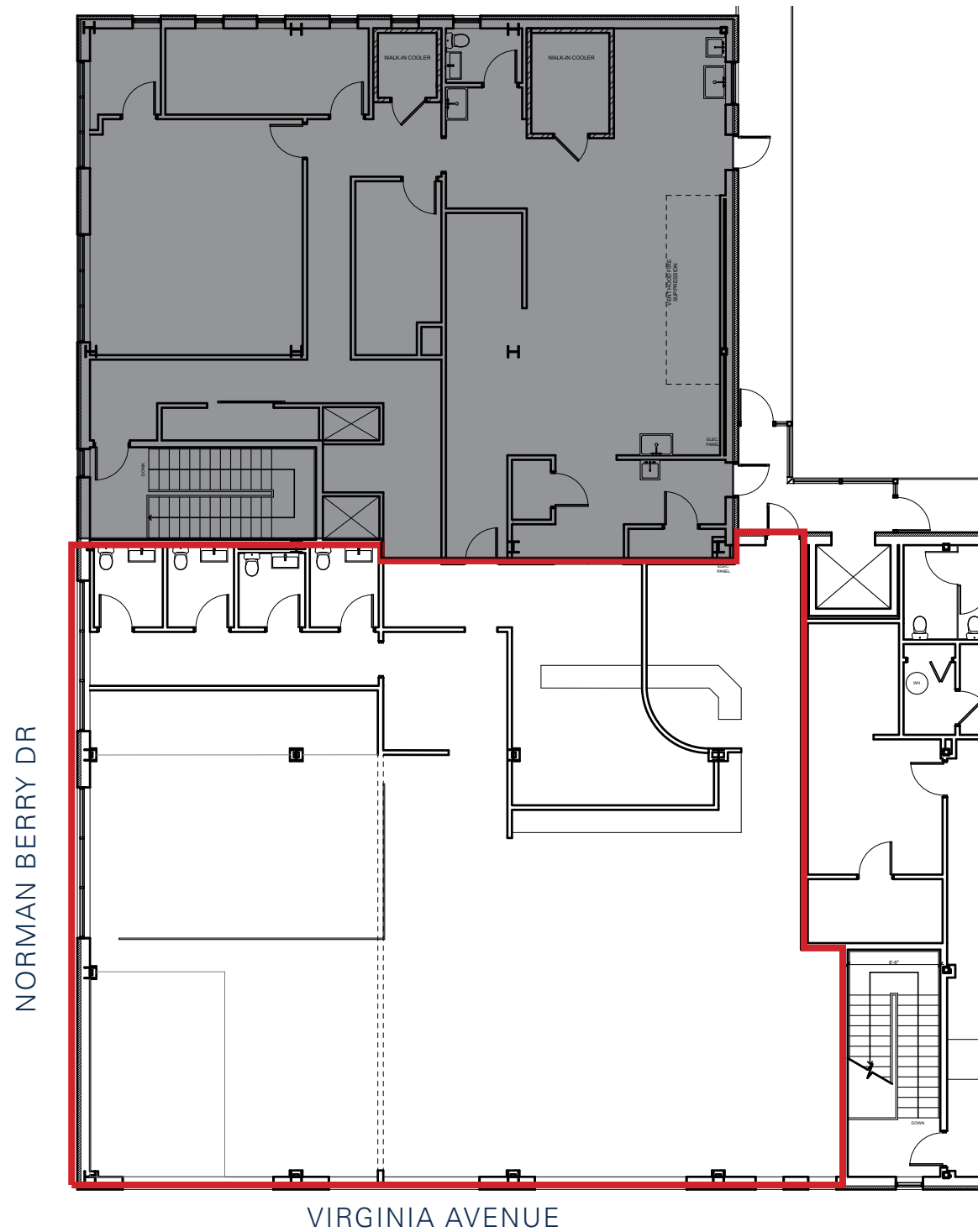
Address:	1155 Virginia Avenue Hapeville, GA 30354
Submarket:	Atlanta Airport
Building Type:	Boutique Retail / Flex
Building Sizes:	Bldg 1 - 10,800 RSF Bldg 2 - 19,400 RSF
Parking:	3.0 / 1000 SF
Year Built:	2007
Rate:	\$25.00 / RSF
NNN:	\$7.75 / RSF



PROPERTY HIGHLIGHTS

- 4,003 RSF open-plan flex space suitable for retail, office, studio, or showroom
- 15' ceiling height with modern, airy, creative-use potential
- Prime Virginia Avenue frontage with strong traffic counts and visibility
- Minutes to Delta HQ, Porsche HQ, and ATL Airport
- Easy access to I-75, I-85, and I-285
- Surrounded by 20+ hotels and 3,400+ rooms within 1 mile
- Ample free parking for employees and customers

BUILDING 2
SUITE O
4,003 RSF



FOR LEASING INFORMATION:

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