



FOR SALE

# 1037 MONROE DRIVE NE

Atlanta, Georgia 30306

Creative Office Condominium · 2,004 Square Feet · Delivering Vacant October 1, 2026

**\$925,000**

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Main open office area with skylight and double-height finished ceiling

## A gallery, reimagined as a headquarters

Built in 1925 and converted to office condominiums in 1982, 1037 Monroe Drive was originally finished as an art gallery — and the space has never lost that character. Soaring double-height ceilings, skylights, and long uninterrupted wall planes give the interior a sense of volume almost never found in a condominium of this size.

As an endcap unit the space carries exposure on multiple sides, with considerable, highly visible window signage frontage along Monroe Drive. Reception opens behind oversized glass display windows and a glass entry door — a storefront presence most office condominiums cannot offer.

The unit delivers vacant on October 1, 2026. The outgoing tenant's glass partitions in the main studio are removed at turnover, restoring the room to its full open volume.



Private executive office facing Monroe Drive



Monroe Drive frontage and unit entrance

## Inside the unit



Rear open office area with entrance to off-street parking



Reception at the Monroe Drive entrance



Large conference room off the kitchen

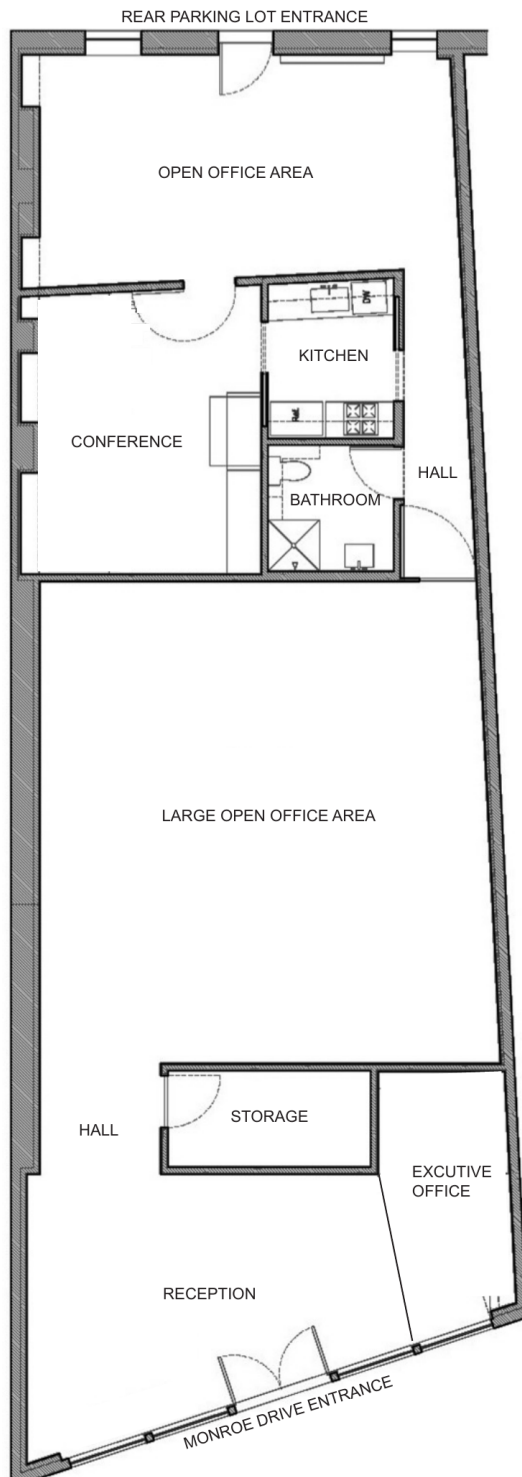


Full kitchen and break area

- 2,004 square feet
- Endcap unit — exposure on multiple sides
- Considerable window signage along Monroe Drive
- Double-height ceilings with skylights
- Reception with oversized glass display windows

- Private executive office and large conference room
- Full bathroom with shower; kitchen and break area
- Dedicated storage room
- Rear glass door to off-street parking
- One block from Piedmont Park and the Beltline

# Floor plan



## PROPERTY FACTS

### OFFERING PRICE

\$925,000

### UNIT SIZE

2,004 SF

### YEAR BUILT

1925

### CONVERTED

1982

### ZONING

C-1, Community Business District

### TAX PARCEL

17 005300150045

### ASSOCIATION

Creative Condominium Association, Inc.

### ANNUAL DUES

\$6,300

### 2026 TAXES

\$11,949.30

### OCCUPANCY

Delivers vacant 10/1/2026

### PARKING

15 unassigned shared spaces, first-come first-served

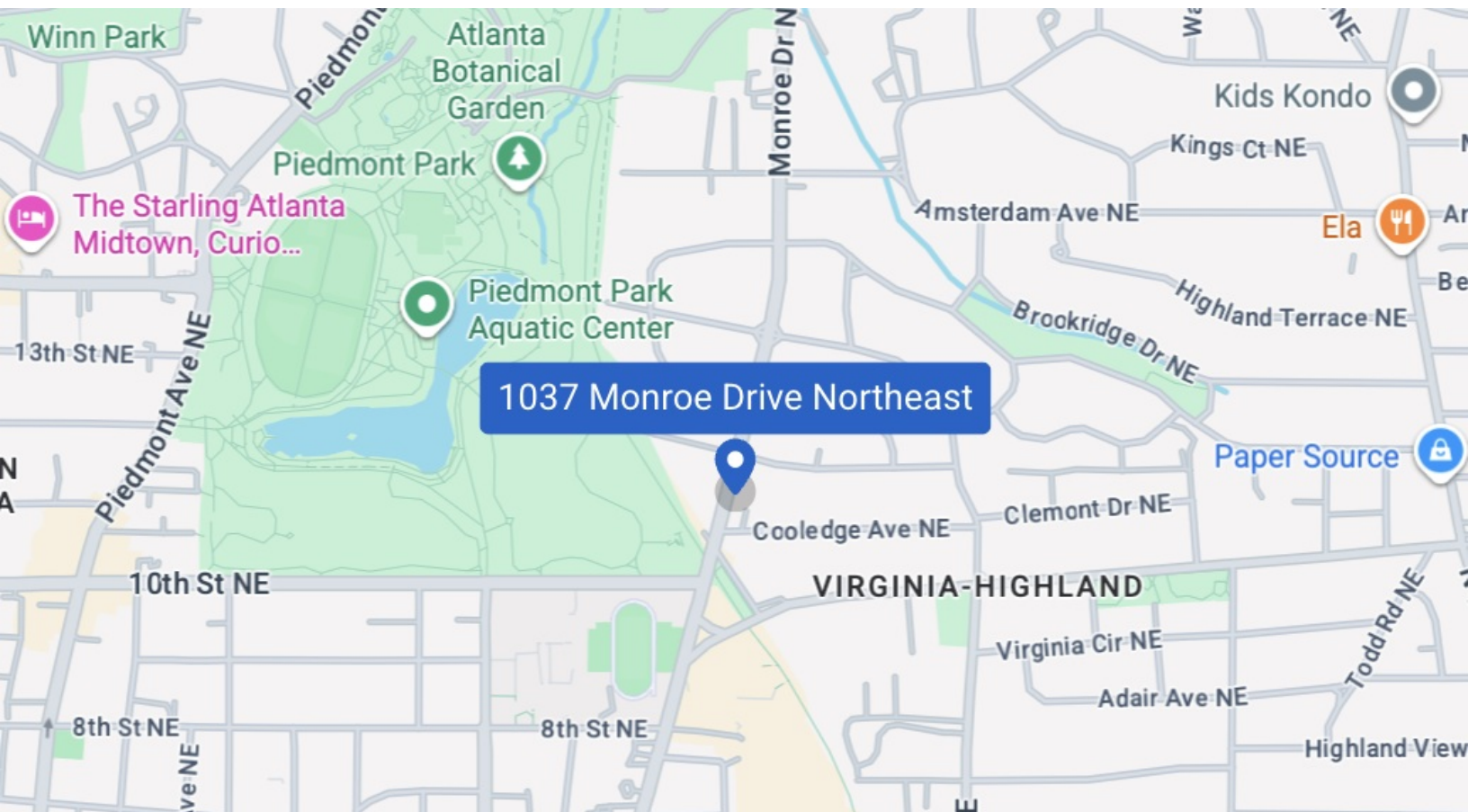
### ROOF

3 years old; 10-year warranty

### HVAC

Two rooftop gas units, 2025 and 2019

## The neighborhood



1037 Monroe Drive sits between Virginia-Highland, Midtown and Ansley Park, with Piedmont Park directly across Monroe Drive and the Atlanta Beltline Eastside Trail one block away.

Midtown Promenade, anchored by Trader Joe's, is a short walk south alongside the Midtown Art Cinema and a cluster of neighborhood restaurants. The Virginia-Highland commercial district lies minutes east, and the Eastside Trail connects on foot and by bicycle to Ponce City Market and Krog Street Market.

- Piedmont Park — directly across Monroe Drive
- Beltline Eastside Trail — one block
- Trader Joe's / Midtown Promenade — short walk south
- Virginia-Highland shops and restaurants
- Atlanta Botanical Garden · Ansley Mall
- Midtown office core and I-85 — minutes west



EXCLUSIVELY OFFERED BY

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