



621 Memorial



ENGEL&VÖLKERS®

621 Memorial
A Boutique Commercial Opportunity

621 MEMORIAL DRIVE SE
ATLANTA, GA 30312

Presented by Stuart Dangar
Engel & Völkers Atlanta Commercial
1745 Peachtree Street, Suite T • Atlanta, GA 30309

621 Memorial

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MODERN | WARM | REFINED

Property identity — intentionally simple

Provisional property palette



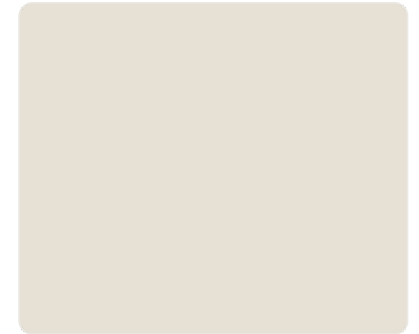
Urban Bronze



Tricorn Black



Natural Oak



Shoji White

621 Memorial

A boutique commercial building designed for experience.

621 Memorial is positioned for tenants who value character, visibility, parking and a highly finished environment.



621 Memorial Drive offers approximately 1,500 SF of renovated standalone commercial space in Atlanta's Grant Park / Memorial Drive corridor. The building combines a flexible open floor plan with solid white oak flooring, mahogany entry doors, a refined kitchenette/hospitality area, tiled wet areas and an architectural exposed-ceiling aesthetic.

- Approximately 1,500 SF of leasable space
- Fully renovated, open-concept interior
- Solid white oak flooring and mahogany front doors
- One ADA-compliant restroom
- Dedicated kitchenette / hospitality area with planned beverage cooler and ice maker
- Pre-wired and plumbed for future refrigerator and cooktop
- Approximately four dedicated parking spaces, one as ADA, at the corner of Berean Avenue and Memorial Drive via land-lease arrangement
- SPI-22 / North Grant Park zoning context
- Potential access to qualifying Invest Atlanta TAD small-business improvement funding

621 Memorial

A rare small-format commercial product.

The value proposition is the combination of quality, identity and location—not square footage alone.

01

STAND-ALONE

Distinctive identity rather than generic inline space.

02

TURNKEY

Renovated condition reduces tenant startup friction.

03

PARKING

Approx. four dedicated spaces secured through adjacent land lease.

04

FLEXIBLE

Open plan can adapt to creative, wellness, retail and professional users.

05

DESIGN

White oak, mahogany, Urban Bronze and Tricorn Black create a premium environment.

06

INCENTIVE

Qualified users may be eligible for Invest Atlanta improvement funding.

621 Memorial

ADDRESS	621 Memorial Drive SE Atlanta, GA 30312	LEASEABLE AREA	±1,500 SQFT
CONFIGURATION	Open floor plan + kitchenette/hospitality area	RESTROOM	2 Restrooms, 1 which is ADA-compliant
PARKING	Approx. 4 dedicated spaces Corner of Berean & Memorial	LEASE STRUCTURE	Proposed NNN
ASKING RENT	\$39.95/SF NNN ≈ \$4,994/month	ZONING	SPI-22 / North Grant Park context

621 Memorial

Designed for experience.

The renovation intentionally blends warm natural materials with a restrained modern-industrial vocabulary.

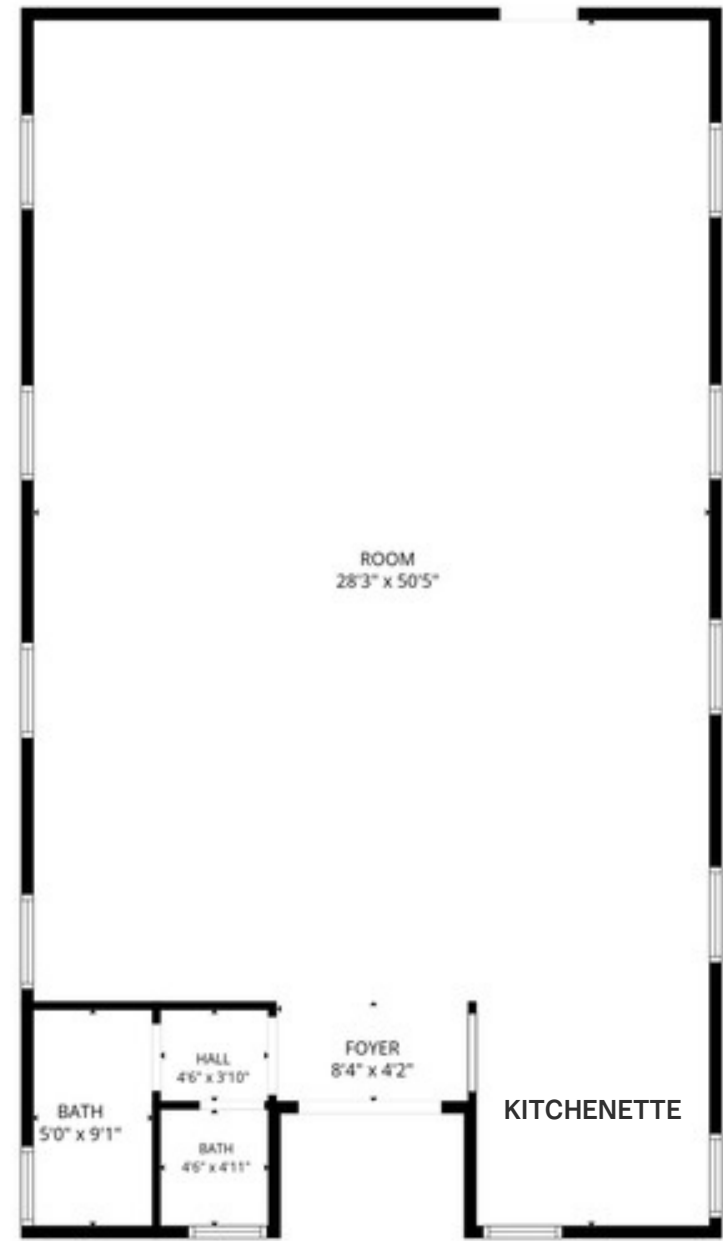
- Solid white oak flooring creates warmth and continuity.
- Mahogany front doors establish a memorable arrival experience.
- Urban Bronze and Tricorn Black create visual depth without overwhelming the architecture.
- The open floor plan supports multiple tenant concepts.
- The kitchenette/hospitality area is designed for client-facing use, not simply employee break functions.
- The exposed ceiling and linear lighting reinforce a contemporary creative aesthetic.



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Flexible open floor plan

- Large uninterrupted exhibit / gallery-style area
- Central life-safety path
- Two Bathrooms, One of which is an ADA restroom
- Kitchenette / hospitality area
- Open office / support area

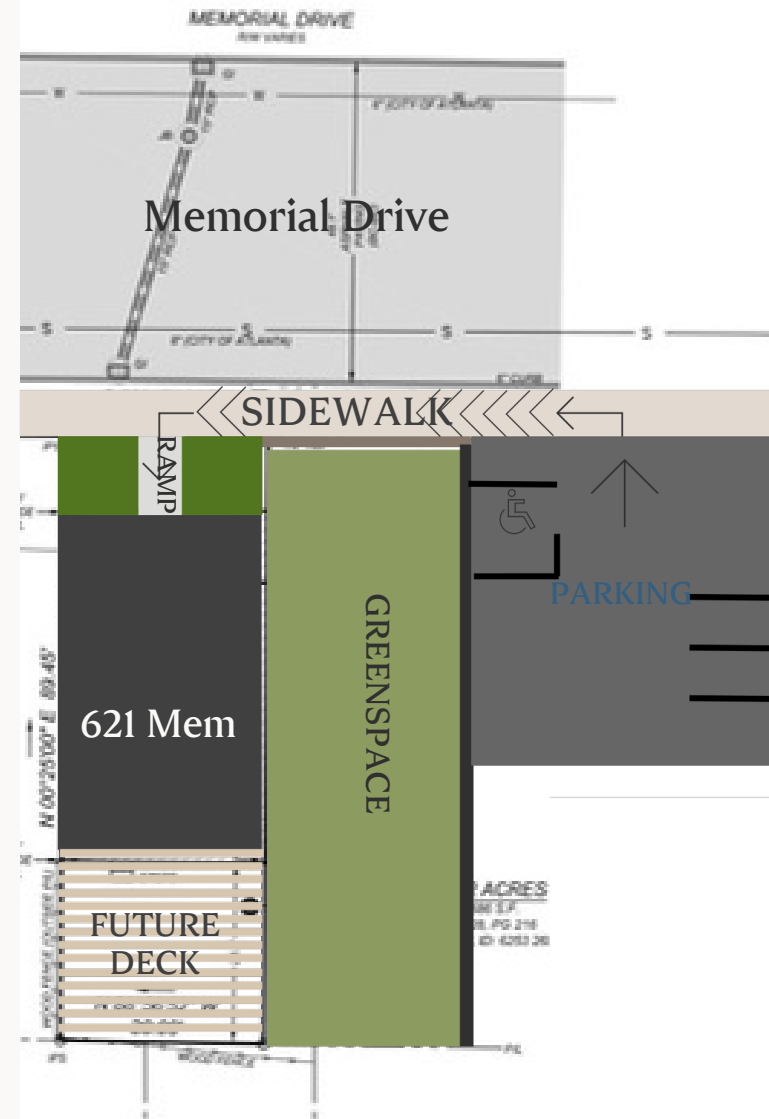


621 Memorial

Survey & Site Context

Survey images supplied for preliminary exhibit.
A final site plan should be created for a
potential grant application.

- Building parcel and adjacent parking arrangement.
- Parking is anticipated at the Berean Avenue / Memorial Drive corner under a land-lease arrangement.
- Pedestrian route from parking to building. 30 Ft Walk.
- Potential to purchase Greenspace from current owner.



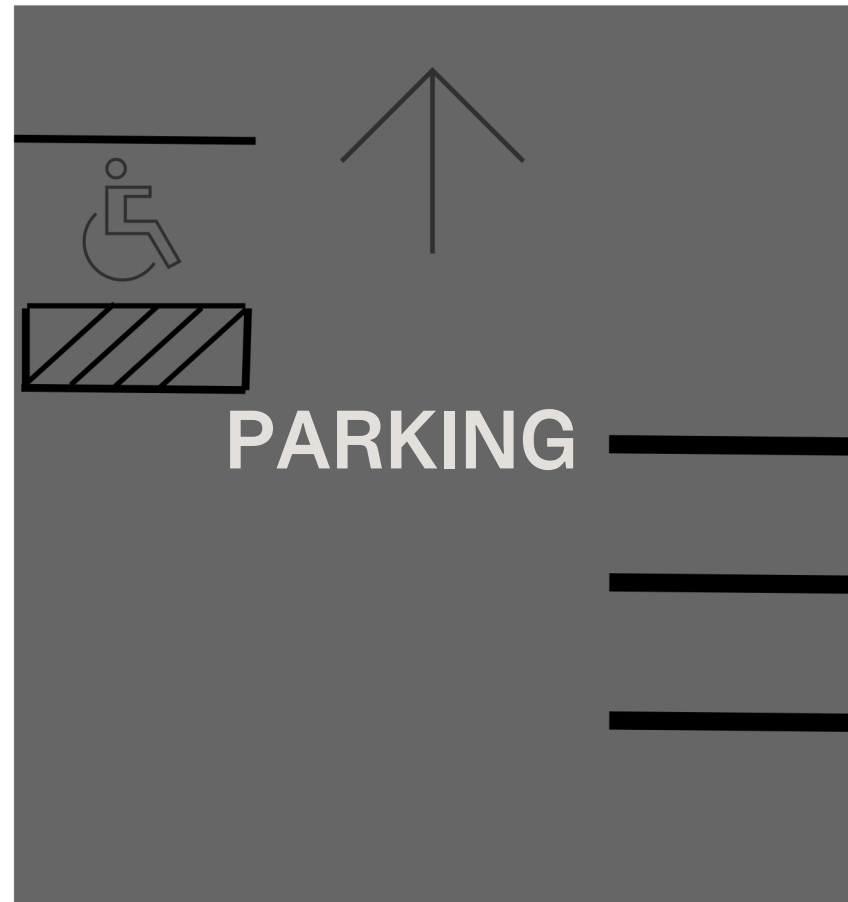
621 Memorial

Dedicated parking is a competitive advantage.

Parking will be provided at the corner of Berean Avenue and Memorial Drive through a land-lease arrangement with the land owner.

APPROX. 4

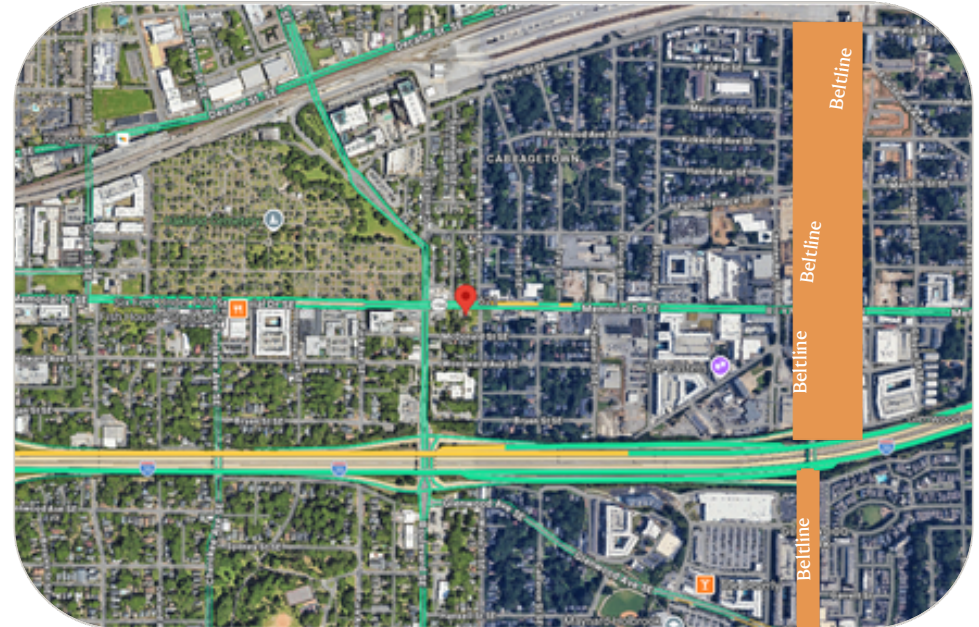
Corner of Berean Avenue
& Memorial Drive



621 Memorial

At the intersection of neighborhood identity and urban growth.

- Memorial Drive corridor
- Grant Park / North Grant Park context
- Near Oakland Cemetery and major neighborhood destinations
- Convenient connection to Downtown Atlanta and surrounding intown neighborhoods
- Corridor positioned for continued reinvestment and adaptive commercial activity
- Beltline Trail Crosses Memorial:
 - 12 Minute walk or a 5 Minute bike ride to beltline
- <https://beltline.org/parks-trails/eastside-trail/>
- Along the Memorial Drive Bike Path Project
- Blocks from \$125 Million Atlanta Dairies Development
- Close to Publix anchored Madison Yards
- Surrounded by new residential development with 1,300 apartment units under construction and \$600 million in development along Memorial Dr.
- Walking distance to new Eastside Beltline Trail
- Atlanta Dairies includes The Eastern, a 2,200-person-capacity live music venue.



12 Minutes



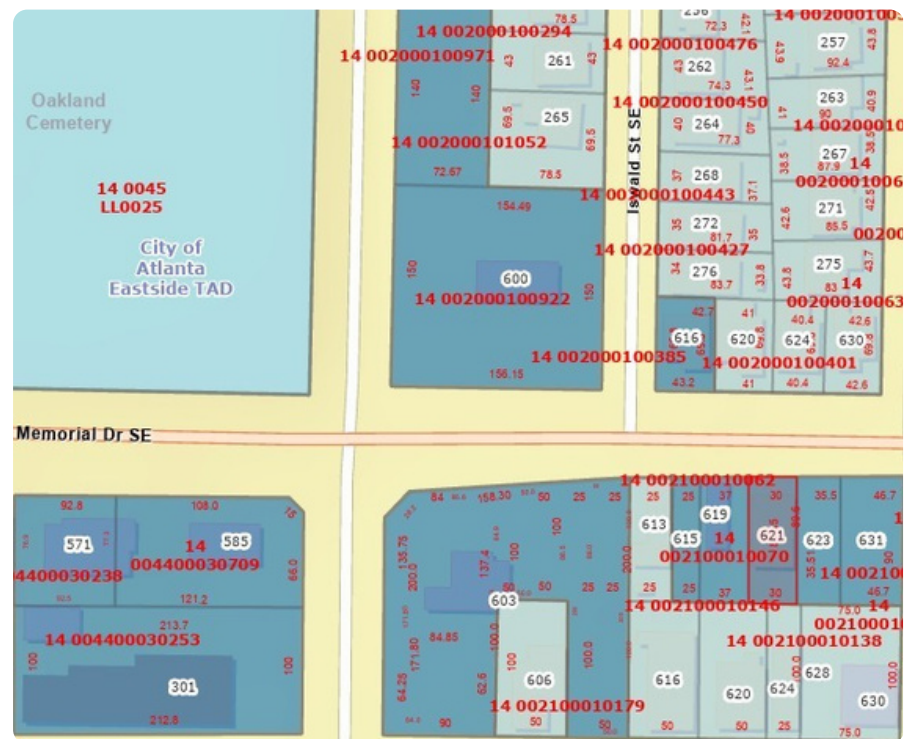
5 Minutes

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SPI-22 / North Grant Park

Zoning permissions should be evaluated by perspective tenants. No Zoning certifications are assured or guaranteed. It is the responsibility of the perspective tenants to evaluate all zoning requirements.

- Property is represented as being within SPI-22 / North Grant Park.
- Current use is described by ownership as assembly hall / area.
- Potential tenant uses should be evaluated against the current SPI-22 use table and any applicable permits, special administrative permits, special use permits, building-code requirements and licensing.
- Potential Tenants should evaluate parking maximums as stated in the SPI-22 use tables.



City of Atlanta Eastside TAD with Beltline SSD

621 Memorial

Potential Invest Atlanta improvement funding

Small Business Improvement Grant program with awards up to \$50,000 for eligible businesses in participating TAD areas.

- Invest Atlanta states that eligible tenants and commercial property owners can apply for Small Business Improvement Grants in participating TADs.
- Eligible work can include storefront, interior, exterior, code-compliance and other capital improvements, subject to current program rules.
- The Eastside TAD includes portions of the Memorial Drive corridor, including portions of Grant Park and Cabbagetown.
- www.investatlanta.com/assets



UP TO

\$50,000

potential improvement funding

621 Memorial

The kitchenette becomes a hospitality feature.

The hospitality-oriented space.

- Tricorn Black cabinetry selected through B2B Cabinets
- Acacia countertop
- Beverage cooler
- Ice maker
- Sink located on the east wall
- Cabinetry on both sides creates a built-in, intentional composition
- Positioned as a client/guest hospitality area rather than a generic break room
- West wall is pre-plumbed and pre-wired for a future full size refrigerator.
- West wall is pre-wired for future electric cook top.



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Best-fit Tenant Profiles

Target users should value design, customer experience, neighborhood identity and a small, efficient footprint.



Wellness / Pilates



Creative Studio



Architecture / Design



Gallery / Showroom



Professional Services



Boutique Retail



Salon / Aesthetics



Community / Nonprofit

621 Memorial

The open space becomes a creative space.

The Creation-oriented space.

- Real White Oak Hardwoods throughout the office area
- Suitable, dimmable, up-and-down warm white lighting
- Engineered Heating and Cooling System
- Comfortably insulated from top to bottom
- Humidity-controlled space to keep a crisp environment



621 Memorial

The open space becomes a wellness space.

The Wellness-oriented space.

- Real White Oak Hardwoods throughout the office area.
- Suitable, dimmable, up and down warm white lighting.
- Engineered Heating and Cooling System
- Comfortably insulated from top to bottom.
- Humidity Controlled Space to keep a crisp environment.



621 Memorial

The open space becomes a space of worldly flavors.

The space to become oriented with your neighbors.

- Designed to Open up to back Deck area.
- Real White Oak Hardwoods throughout the office area.
- Suitable, dimmable, up and down warm white lighting.
- Engineered Heating and Cooling System
- Comfortably insulated from top to bottom.



621 Memorial

The open space becomes a space of creation.

The Art space.

- Real White Oak Hardwoods throughout the office area.
- Suitable, dimmable, up and down warm white lighting.
- Engineered Heating and Cooling System
- Comfortably insulated from top to bottom.
- Humidity Controlled Space to keep a crisp environment.



621 Memorial

The open space becomes a space of taste.

The space to taste.

- Real White Oak Hardwoods throughout the office area.
- Suitable, dimmable, up and down warm white lighting.
- Engineered Heating and Cooling System
- Comfortably insulated from top to bottom.
- Humidity Controlled Space to keep a crisp environment.



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For Leasing Information Contact

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