

1120 CURRAN ST

ATLANTA, GA 30318

FOR LEASE
3,282 SF OF FLEX SPACE



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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to be the exclusive broker for Suite 102 at 1120 Curran Street, Atlanta, GA 30318.

This 3,282 SF flex space offers a rare opportunity for businesses seeking a modern, adaptable footprint in the heart of Atlanta's West Midtown - a thriving hub for innovation, design, and technology. Priced at \$50 PSF NNN, Suite 102 is perfectly suited for R&D labs, creative studios, or forward-thinking companies that value both function and location.

Positioned in one of the city's most energetic commercial corridors, the property offers immediate access to Howell Mill Road, the BeltLine, and Atlanta's expanding tech ecosystem. With nearby dining, retail, and transit options, this location brings unmatched convenience and connectivity to your team and clients.

For additional information please contact: Ryan Swartzberg or Esty Hoffman.

HIGHLIGHTS

- 3,282 SF
- High Traffic Area
- West Midtown
- \$50.00 PSF/YR
- Flex Space/R&D Lab
- Convenient Access To Major Highways & BeltLine

// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: WEST MIDTOWN

West Midtown Atlanta is one of the city's fastest-growing commercial hubs, blending industrial heritage with modern redevelopment. The area attracts tech firms, R&D users, and creative industries drawn to its adaptive reuse spaces and proximity to Midtown, the BeltLine, and major transit routes. Investors benefit from a diverse mix of flex, office, and mixed-use opportunities with strong tenant demand and urban amenities nearby. Large redevelopment parcels and zoning flexibility offer long-term upside for value-add strategies. While rising vacancies in traditional office exist, niche assets like labs, creative spaces, and flex buildings continue to outperform.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	39,400	230,700	438,100
Number of Employees	36,500	203,100	374,900
Avg. Household Income	\$68,900	\$84,700	\$84,300

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



Esty Hoffman

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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