

Four Individual Office Suites | Atlanta, GA

# FOR LEASE

1126 Ponce De Leon Ave NE, Atlanta, GA 30306



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



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## PROPERTY OVERVIEW

### Available Office Suites

- Four full-service, individual office suites immediately available for lease
- Ground Floor
  - » One small office for lease
  - » Two conference rooms available for use
  - » Kitchen
- Top Floor (accessed via stairs)
  - » Three offices available for lease
  - » Another kitchen
  - » Open office area

### Building Features

- Parking area
- Outdoor signage available

### Location

- On Ponce de Leon Avenue in Atlanta
- Between intersections with Briarcliff Road and North Highland Avenue

### Nearby Major Areas (within 3.5 miles)

- Downtown Decatur
- Downtown Atlanta
- Emory University
- Georgia Institute of Technology
- Interstate 20
- Downtown Connector

### Nearby Establishments & Landmarks

- Springdale Park Elementary School
- Paideia School
- Plaza Theatre
- Freedom Parkway
- Virginia-Highlands
- Little Five Points

### Lease Rates

- \$600-\$900 per month, full service

### Sale Information

- Property also for sale at \$2,200,000



**LEASE RATE: \$600 - \$900/Month (Full Service)**



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## DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
<b>Population</b>	20,965	192,445	435,938
<b>Households</b>	11,401	95,737	210,136
<b>Avg. Household Income</b>	\$177,843	\$170,335	\$156,290

Source: 2025 ESRI



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