



FOR LEASE

Suite H — End Cap Retail

985 Monroe Drive NE • Midtown Connection • Atlanta, Georgia 30308

1,704 Square Feet • Direct BeltLine Eastside Trail Entrance • Across from Piedmont Park • Available October 1, 2026

\$47.00 / SF / Year

Triple net • three to five year term

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The BeltLine Eastside Trail, which Suite H opens onto at the rear of the center.

THE OPPORTUNITY

A wellness suite with its own door on the BeltLine

Suite H is the end cap of Midtown Connection, and it is the only unit in the center with two front doors. One opens onto the Monroe Drive storefront line. The other opens directly onto the Atlanta BeltLine Eastside Trail.

That second door is the whole argument. The Eastside Trail is among the most heavily travelled pedestrian and cycling corridors in the Southeast, and the people moving along it are precisely the audience a wellness operator spends its marketing budget trying to reach — already outdoors, already in motion, passing the same door at the same hour several times a week. Storefront exposure of that quality is not something an inline suite can manufacture.

The center sits at the convergence of 10th Street, Monroe Drive and Highland Avenue, the junction that stitches together Midtown, Virginia-Highland, Ansley Park and Morningside, and it faces Piedmont Park directly across the street. On-site surface parking — genuinely uncommon along this stretch, where most storefronts offer street parking only — means the drive-in customer is served as well as the one arriving on foot.

The suite is offered with the previous wellness operator's build-out in place: reception and lounge, a treatment corridor with private rooms, changing rooms with built-in casework, and finished lighting throughout. For a comparable user, that is a materially shorter path to opening and materially less capital spent getting there.



Monroe Drive frontage and storefront signage at the end cap.



Treatment corridor serving the private rooms.

INSIDE THE SUITE

Reception, treatment rooms and changing suites, in place



Entry and reception counter, with glass-partitioned treatment area beyond.



Private treatment room. Casework, lighting and finishes remain; the cryotherapy and treatment beds shown will be removed.



Changing rooms with built-in lockers and shelving.

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- 1,704 square feet — end cap unit
 - Two points of entry: Monroe Drive storefront and rear BeltLine trail door
 - Directly across from Piedmont Park
 - Corner of 10th Street, Monroe Drive and Highland Avenue
 - Reception and lounge, treatment corridor, private rooms, changing rooms
 - On-site surface parking, shared with the center
 - Established seven-tenant daily-needs co-tenancy
 - Utilities separately metered

PROPERTY FACTS

Terms & particulars

AVAILABLE AREA

1,704 SF — Suite H, end cap

BASE RENT

\$47.00 / SF / Year

LEASE TYPE

Triple Net (NNN)

CAM, TAXES & INSURANCE

\$6.20 / SF / Year

TOTAL OCCUPANCY COST

\$53.20 / SF / Year

Approximately \$7,554 per month

UTILITIES

Separately metered; paid by tenant

LEASE TERM

Three to five years

OCCUPANCY

Available October 1, 2026

CONDITION

Existing wellness and recovery build-out in place

FRONTAGE

Monroe Drive storefront plus rear BeltLine Eastside Trail entrance

PARKING

25 surface spaces, shared non-exclusively

CENTER

Midtown Connection — 12,100 SF gross leasable area

YEAR BUILT / RENOVATED

1987 / 2001

CROSS STREETS

10th Street, Monroe Drive & Highland Avenue

LISTING BROKER

David Mauer, Graham & Arthur, LLC

USE PARAMETERS

The premises are not vented for cooking. No grease trap or exhaust hood is in place and none will be installed, so the suite is not suited to cooking-based food service. Hair, nail and barber uses are not available. Uses generating high peak parking demand, such as fitness and yoga studios, cannot be accommodated. All uses are subject to landlord approval and to existing tenant exclusives.

CO-TENANCY

- Arden's Garden
- The Butcher Shop
- Mediterranean Grill
- Three Peaches Gelato & Coffee
- TheraSolve Botanicals
- Listen: Audio / Video
- Purity Nails

EXCLUSIVELY OFFERED BY

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