

POLLOCK

Creative/Loft Office



480 Edgewood Avenue SE
Atlanta, GA 30312

4,591 SF
For Lease

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PROPERTY DESCRIPTION

Located in the heart of Edgewood at the corner of Boulevard and Edgewood Avenue, this creative workspace offers modern finishes in a historic setting. Rare opportunity to occupy a full floor with tons of natural light and modern finishes.

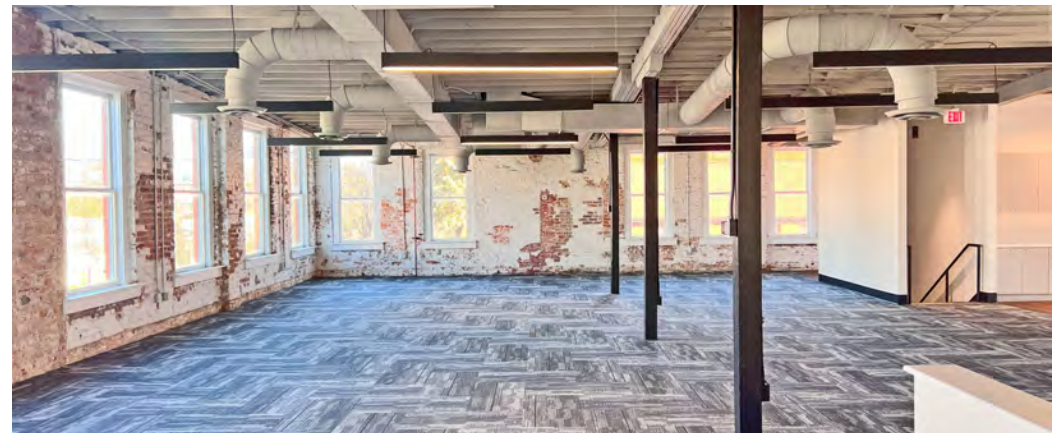
PROPERTY HIGHLIGHTS

- Full, private floor
- Private restrooms
- Move-in ready
- New heating and air
- Adjacent to retail and dining in historic district

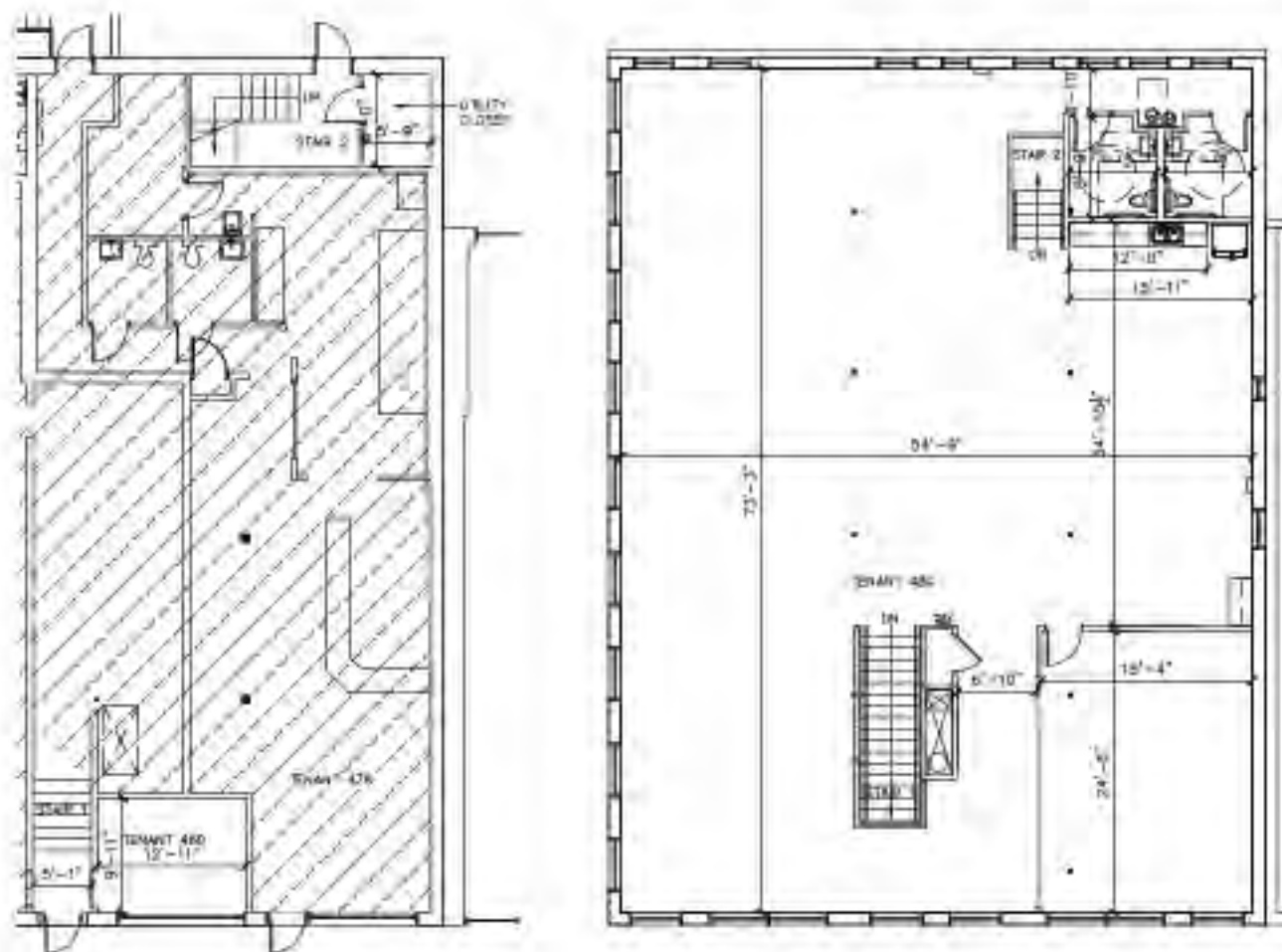
OFFERING SUMMARY

Lease Rate:	\$26.50 per year (NNN)
Available SF:	4,591 SF
Building Size:	4,591 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,579	4,297	16,585
Total Population	2,636	7,966	32,561
Average HH Income	\$98,747	\$111,139	\$116,811

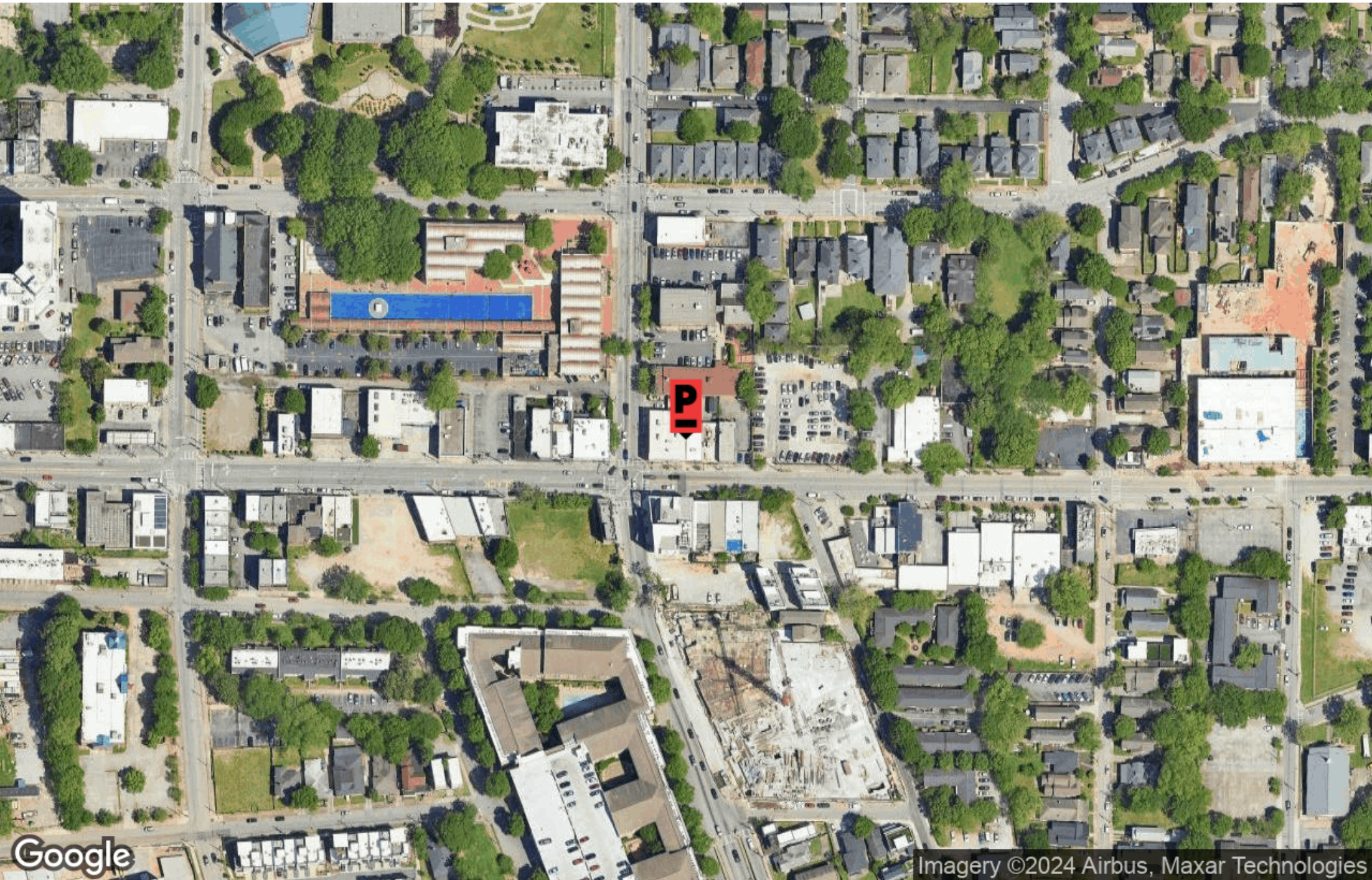


2ND FLOOR KEYPLAN



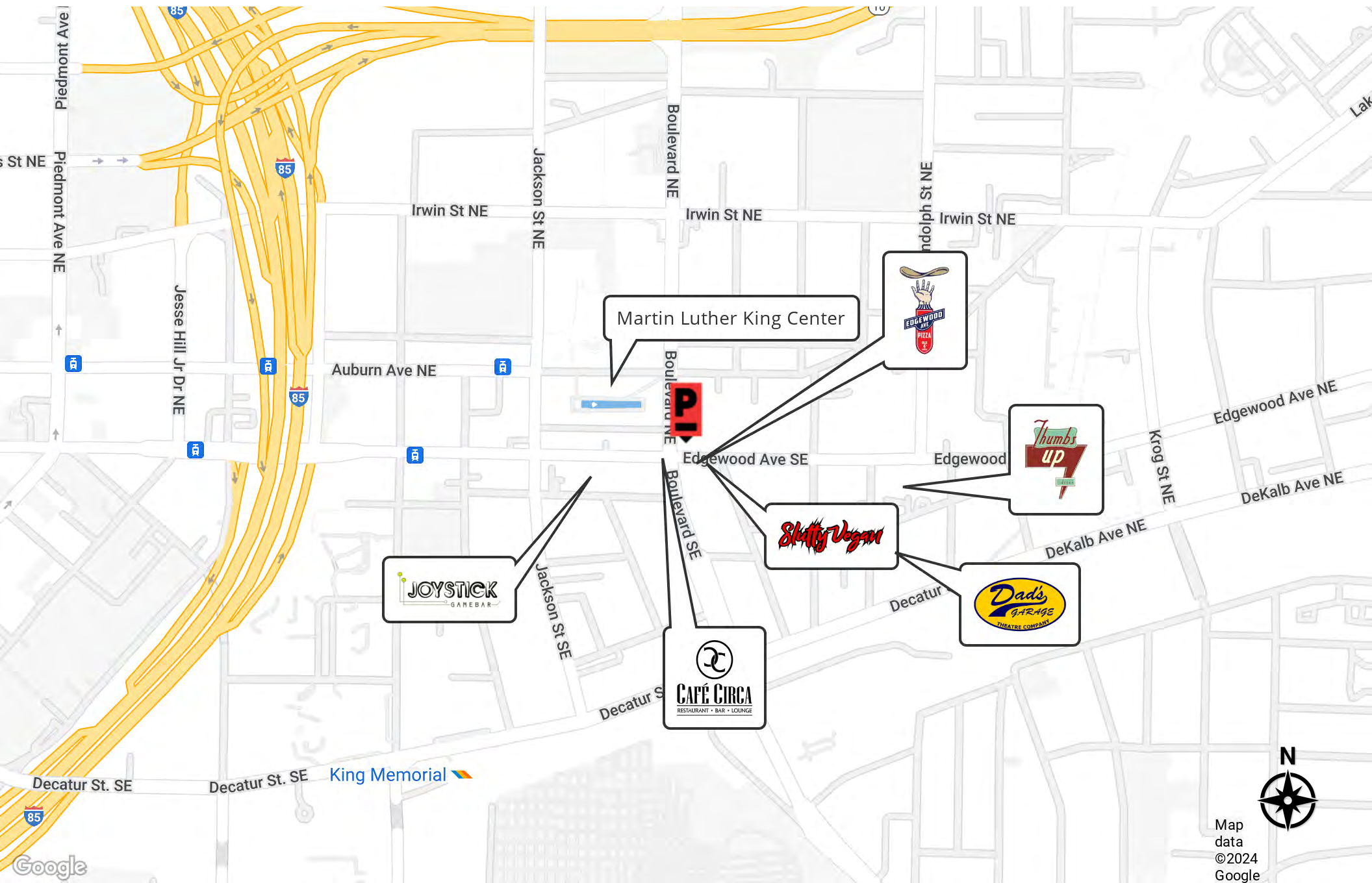
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Aerial View



Google

Imagery ©2024 Airbus, Maxar Technologies





Let's get this leased.

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