

FOR SALE

UNIQUE OPPORTUNITY TO
PURCHASE ONE OR BOTH OF
THESE CONTIGUOUS PROPERTIES
OFFERING IN-PLACE INCOME AND
THE OPPORTUNITY TO
TERMINATE OR RENEGOTIATE
LEASE IF DESIRED.

PLEASE DO NOT VISIT OR DISTURB OCCUPANT

COMBINED BUILDING SIZE
± 12,367 SF

COMBINED LOT SIZE
0.396 ACRES

ZONED
C3- COMMERCIAL LOTS



878 3RD ST NW
ATLANTA, GA 30318



955 MARIETTA ST NW
ATLANTA, GA 30318

955 MARIETTA ST NW and 878 3RD ST NW

EXECUTIVE SUMMARY

JLL is pleased to present a rare opportunity to acquire **two contiguous and complementary, multi-use, income-producing commercial properties in Atlanta's thriving Midtown/West Midtown corridor.** Available for purchase together or separately, these properties offer a combination of retail, office, and drive-in warehouse/garage space, along with secure on-site parking. The offering is anchored by a Domino's Pizza* lease that includes both a traditional Domino's restaurant and a regional training center. The lease provides immediate in-place income while its landlord termination provision offers strategic flexibility for an investor, owner-user, or future redevelopment plan. The balance of the property provides owner-user or lease-up office potential, creating multiple paths to value through continued investment, occupancy, repositioning, or longer-term redevelopment.

955 Marietta Street NW features $\pm$ 3,100 SF leased to Domino's Pizza* at the Marietta Street level with a direct frontage parking lot with 7 parking spaces. Below and separate is $\pm$ 3,100 SF of drive-in garage/warehouse space on the lower 3rd Street level. This lower level is served by a private, secure drive connecting directly to 3rd Street and is functionally integrated with the adjacent 878 3rd Street office building but can easily be separated. The property may be purchased with or without 878 3rd Street.

878 3rd Street NW offers $\pm$ 6,167 SF of modern office space with abundant natural light, flexible floor plans, and the ability to combine suites for a single-user headquarters or maintain multiple occupancies. Suite 2000 provides direct access to the $\pm$ 3,100 SF drive-in garage/warehouse space located on the lower level of 955 Marietta Street, creating a functional office-plus-warehouse configuration rarely available in this Intown location.

The property also offers 17 secure parking spaces behind a private electronic gate, and has pedestrian connectivity to Marietta Street via an upper-level walkway. **This configuration can accommodate a wide range of office, creative, showroom, studio, light industrial, service, and hybrid users.**

Situated on $\pm$ 0.396 acres combined and zoned C3, the properties offer exceptional flexibility in one of Atlanta's most sought-after commercial districts. The location is within walking distance of West Midtown's acclaimed restaurants, retail, entertainment, and expanding mixed-use environment, while benefiting from a quieter setting, strong visibility, convenient access, and secure on-site parking. For investors and owner-users alike, the offering presents a **compelling combination of existing income, flexible occupancy options, secure parking, functional office and warehouse space, and meaningful long-term redevelopment potential in a highly accessible Intown Atlanta location.**

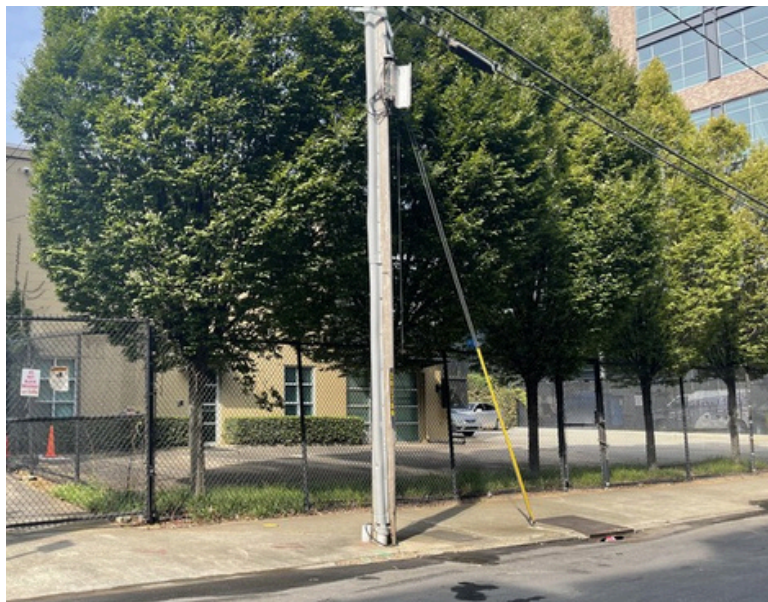
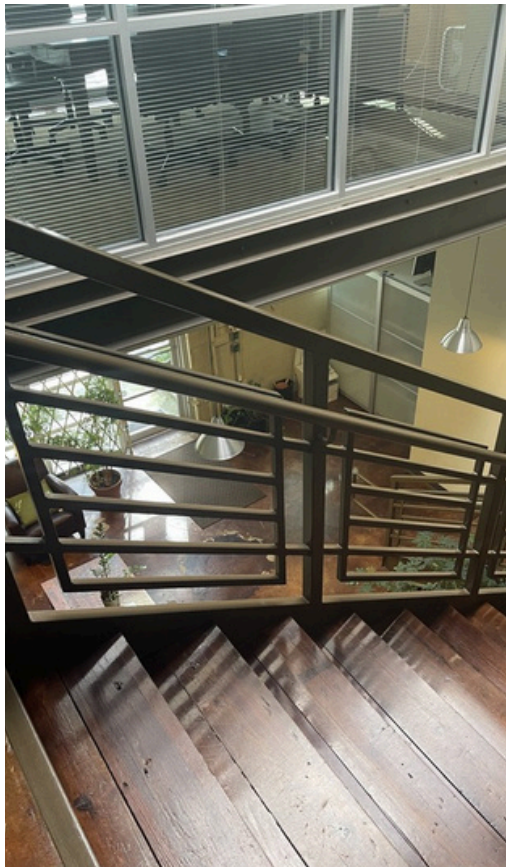
*The Domino's Pizza lease is with Cowabunga, Inc., one of the largest Domino's franchisees in the U.S. operating approximately 108 locations across Georgia, Alabama, and South Carolina and employing more than 2,000 people.

955 MARIETTA ST NW and 878 3RD ST NW

AERIAL



878 3RD ST PHOTOS

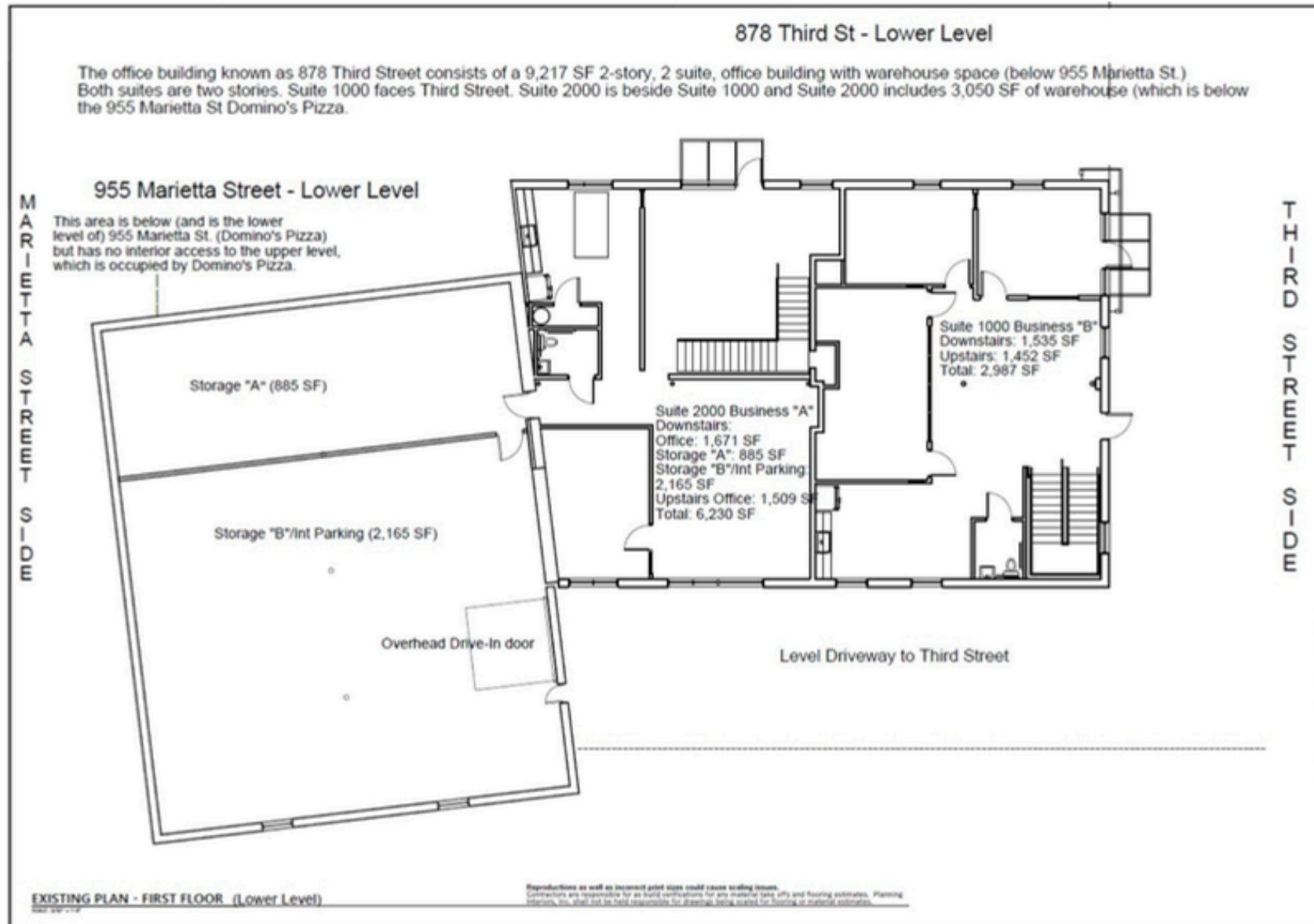


955 MARIETTA ST PHOTOS



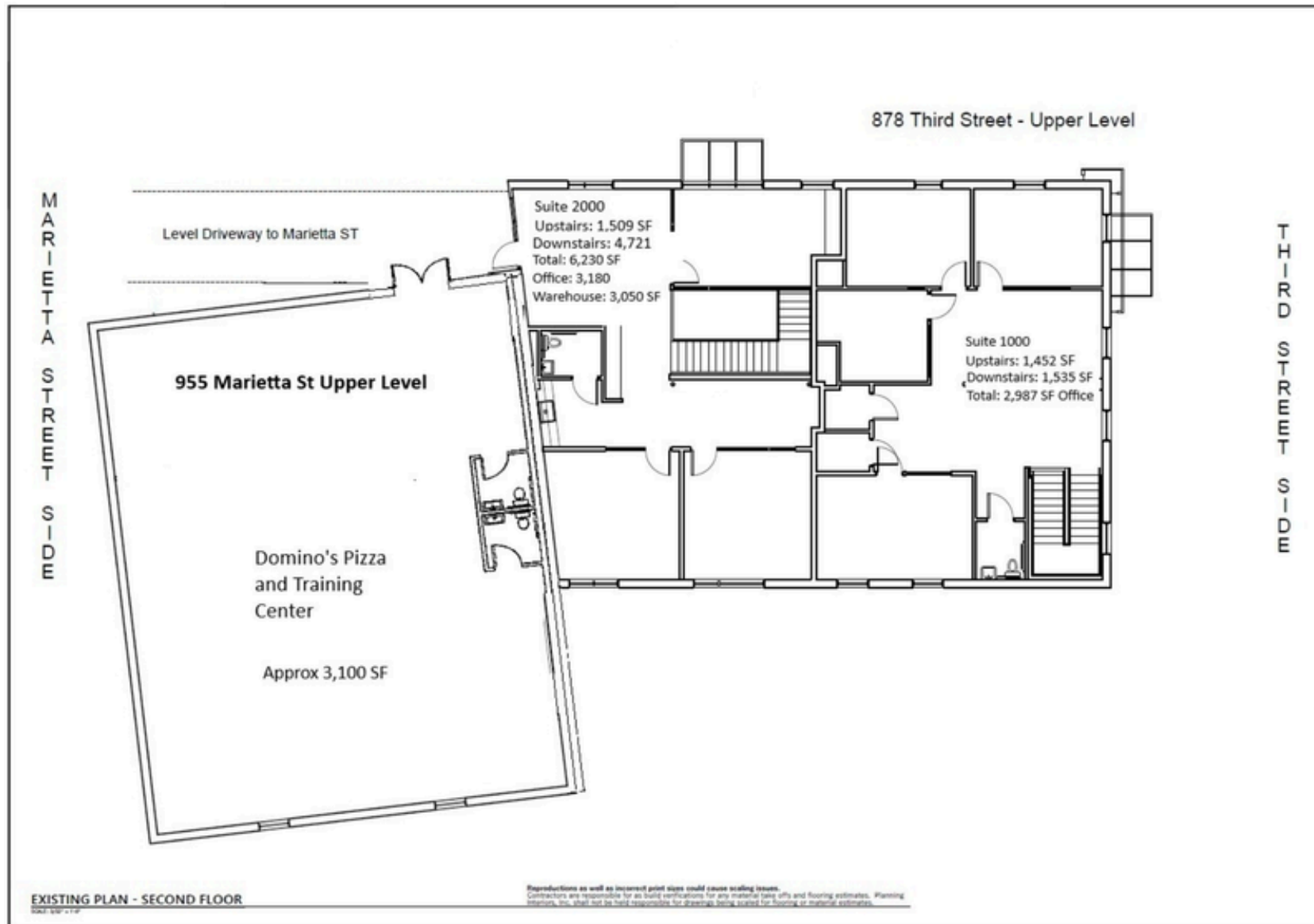
955 MARIETTA ST NW and 878 3RD ST NW

FLOOR PLAN- LOWER LEVEL



955 MARIETTA ST NW and 878 3RD ST NW

FLOOR PLAN- UPPER LEVEL



955 MARIETTA ST NW and 878 3RD ST NW

PROPERTY HIGHLIGHTS/BUILDING SPECS

878 3RD ST NW

Professionally designed office buildings
Modern and spacious
Secure entry

Suite 1000 (Front)

- Downstairs: $\pm$ 1,535 sf
- Upstairs: $\pm$ 1,452 sf
- Total: $\pm$ 2,987 sf

Suite 2000 (Back)

- Downstairs: $\pm$ 1,671 sf
- Upstairs: $\pm$ 1,509 sf
- Total: $\pm$ 3,180 sf

COMBINED BUILDING SF

$\pm$ 12,367 SF

TOTAL LAND/PROPERTY

$\pm$ 0.396 ACRES

YEARS RENNOVATED

2001 & 2018

955 MARIETTA ST NW

Long-term and high-quality existing Domino's tenant
Multi-use garage
Level driveway to 3rd St.

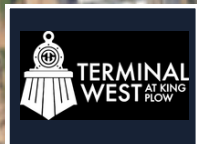
Upper Level

- Cowabunga: $\pm$ 3,100 sf

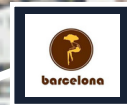
Lower Level

- Garage/Warehouse: $\pm$ 3,100 sf

955 MARIETTA ST NW and 878 3RD ST NW LOCATION



WESTSIDE BELTLINE CONNECTOR



955 MARIETTA ST NW
&
878 3RD ST NW

CONTACT US

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