



**THE HIGHLAND BUILDING**

**BOUTIQUE OFFICE CONDOMINIUM · FOR LEASE**

# 675 Seminole Avenue NE

Unit T06 · Atlanta, GA 30307

**LEASE RATE — TRIPLE NET (NNN)**

**BASE RENT**

**\$21.00 / SF**

\$3,155.25 / mo

**NNN EXPENSES**

**\$13.34 / SF**

\$2,004.34 / mo

**TOTAL**

**\$34.34 / SF**

\$5,159.59 / mo

*A turnkey lease opportunity in the heart of Atlanta's BeltLine corridor — 1,803 SF of move-in-ready boutique office with hardwoods, skylights, and 11' ceilings.*

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# Property Overview

**1,803**

**SQ FT**

Total square footage

**11'**

**CEILINGS**

Soaring overhead

**OI**

**ZONING**

Office / Institutional

**1 + ∞**

**PARKING**

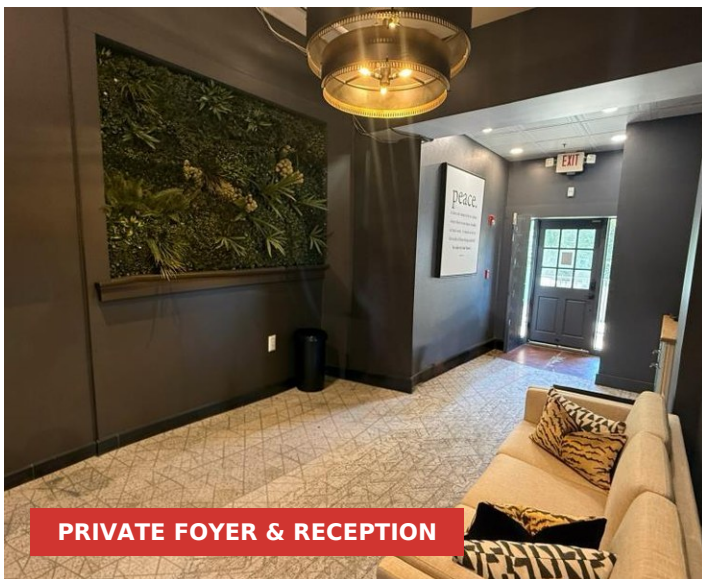
Reserved + on-street

Unit T06 at 675 Seminole Avenue is a refined 1,803 SF office condominium positioned at the gateway to Atlanta's most walkable in-town neighborhoods. The space pairs an open, light-filled layout with private offices and a conference room — an ideal lease opportunity for a small firm, design practice, or boutique professional services group.

Hardwood floors, abundant skylights, and 11' ceilings give the unit a presence that's rare at this price point. A reserved parking space sits directly adjacent to the private entrance, with plentiful on-street and adjacent garage parking for staff and clients.

## LEASE TERMS

|                             |   |
|-----------------------------|---|
| <b>LEASE TYPE</b>           | Triple Net (NNN)                                    |
| <b>BASE RENT</b>            | \$21.00 / SF / yr (\$3,155.25 / mo)                 |
| <b>NNN EXPENSES</b>         | \$13.34 / SF / yr (\$2,004.34 / mo)                 |
| <b>TOTAL RENT</b>           | \$34.34 / SF / yr (\$5,159.59 / mo)                 |
| <b>ANNUAL (TOTAL)</b>       | \$61,915.02   |
| <b>TENANT PAYS DIRECTLY</b> | Electricity (separately metered) · Internet service |
| <b>AVAILABLE SPACE</b>      | 1,803 SF — entire Unit T06                          |



**PRIVATE FOYER & RECEPTION**



**PRIVATE EXECUTIVE OFFICE**

# Interior Features

*The unit is move-in ready and reads larger than its 1,803 SF, thanks to 11' ceilings, generous skylights, and glass office fronts that pull daylight across the entire floorplate.*

## ■ Hardwood & Carpet Floors

Mixed flooring across the unit

## ■ 11' Ceilings

Tall, open feel

## ■ Abundant Windows

Large windows + skylights

## ■ Security System

Existing in-unit security

## ■ Reception Area

Welcoming front-of-house

## ■ Reserved Parking

1 space at private entrance

## ■ Skylights

Natural light throughout

## ■ Glass Office Fronts

Bright private offices

## ■ Recently Upgraded HVAC

Modern, efficient system

## ■ ADA Accessible

Via main building entrance

## ■ Storage Area

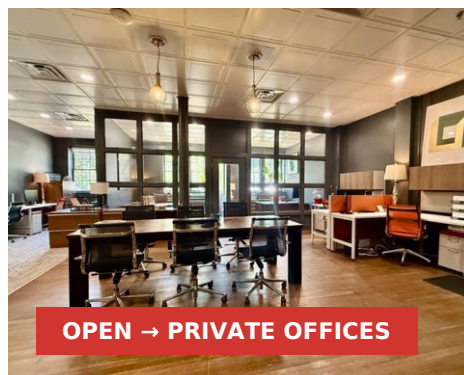
Dedicated in-unit storage

## ■ Shared Building Amenities

Kitchen / breakroom + 2 restrooms

## LAYOUT

**2 Private Offices · 1 Conference Room · 2 Open Office Areas**  
**Reception · Dedicated Storage · Shared Kitchen / Breakroom & Restrooms**



# In the Heart of It All

675 Seminole sits at the convergence of Poncey-Highland, Inman Park, Lake Claire, and Old Fourth Ward — a few minutes from Ponce City Market, the Atlanta BeltLine, and Freedom Park. The address pairs in-town walkability with quick access to Downtown, Midtown, and the airport via I-75/85.

## TRANSIT & TRAILS

### Freedom Park

**0.8 mi**

4-min walk

### Atlanta BeltLine

**1.0 mi**

23-min walk

### MARTA Station

**1.3 mi**

Edgewood / Candler Park

### Ponce City Market

**Nearby**

Short drive / BeltLine

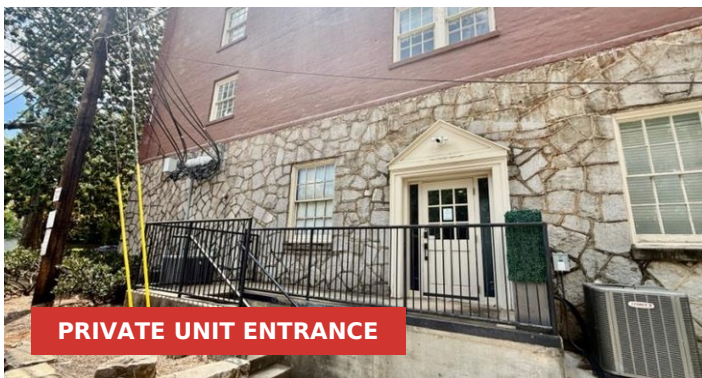
## DINING

- Tio Lucho's
- Sweet Auburn BBQ
- Madeira Park
- Manuel's Tavern
- Soul Vegetarian
- Jinya Ramen Bar
- Majestic Diner
- Big Softie Ice Cream
- Jeni's Ice Cream

*All within walking distance.*

## COFFEE & RETAIL

- **East Pole Coffee**  
Coffee shop
- **Collette's Bakery**  
Bakery & coffee
- **Publix Grocery**  
Nearby grocery
- **Ponce City Market**  
Food hall, retail, offices



**PRIVATE UNIT ENTRANCE**



**SHARED BUILDING BREAK AREA**



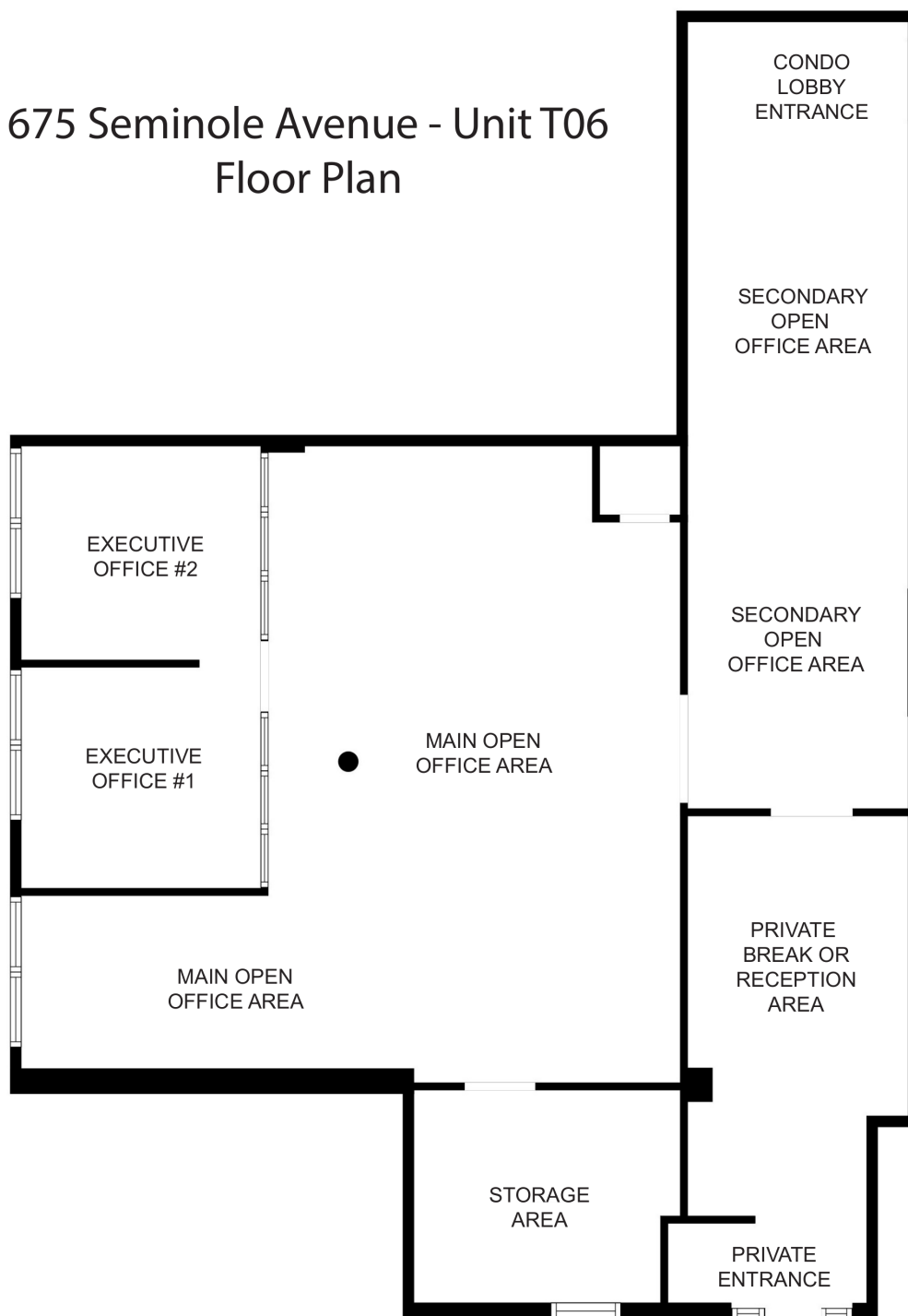
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## 675 Seminole Avenue - Unit T06 Floor Plan



Floor plan is not to scale. No warranties are made, either expressed or implied, to the accuracy of this marketing floor plan.