

King Plow Arts Center

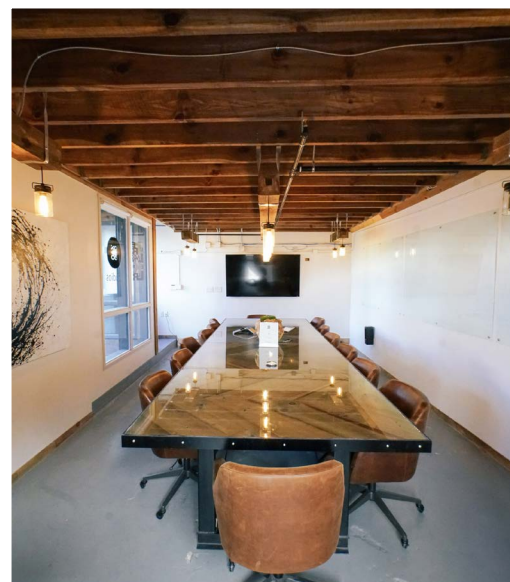
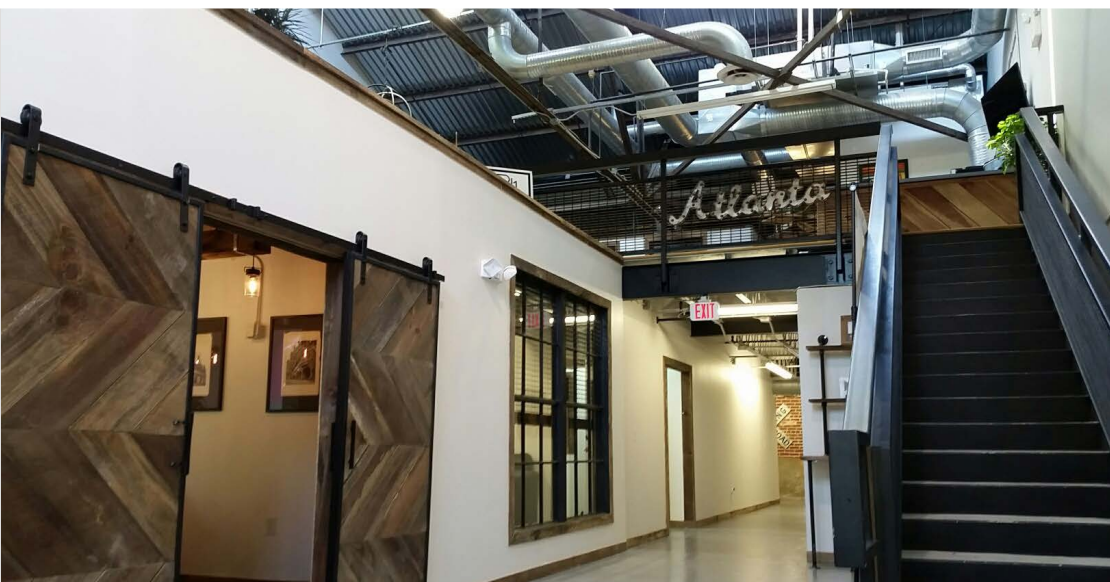
981 Joseph Lowery Boulevard, Atlanta, GA

Unit 981-100: 6,979 SF Loft Office

FOR SALE
\$1,500,000

OR

FOR LEASE
\$19.50/SF, MG



MODERN TWO-STORY LOFT OFFICE

Includes reception, 12 offices, open space for cubes, executive board room, 4 restrooms, kitchen, fitness space, and built-in bar and lounge area that's perfect for entertaining.

PRICE REDUCED!

6,979 SF

Unit 981-100

1st Floor - 3,784 SF

2nd Floor - 3,195 SF

\$1,500,000

(\$214.93/SF)

SALE PRICE

\$19.50/SF

Modified Gross

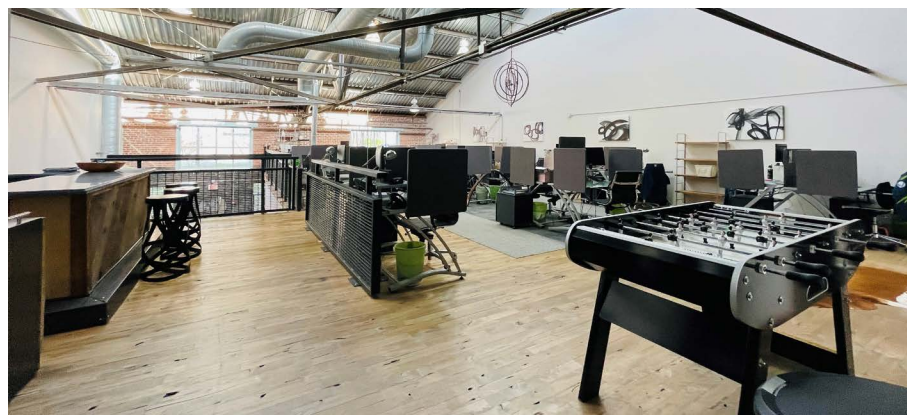
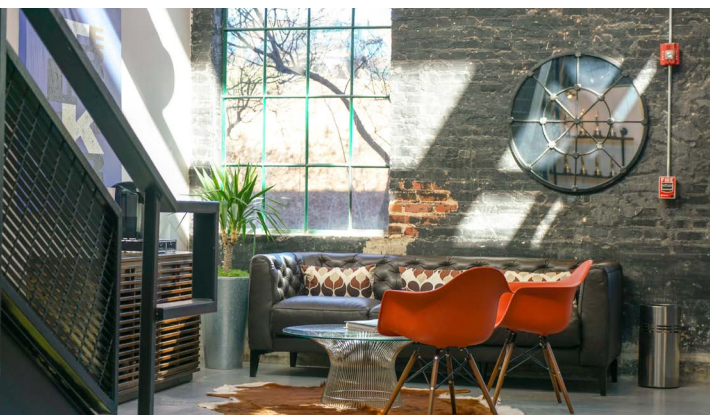
LEASE PRICE

(5-7 YR. TERM)

FREE PARKING

Ample Free Unreserved
Plus 2 Reserved Spaces

SECURED SURFACE LOT



BORIS GARBUZ

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1180 Peachtree Street, Suite 3100

Atlanta, Georgia 30309

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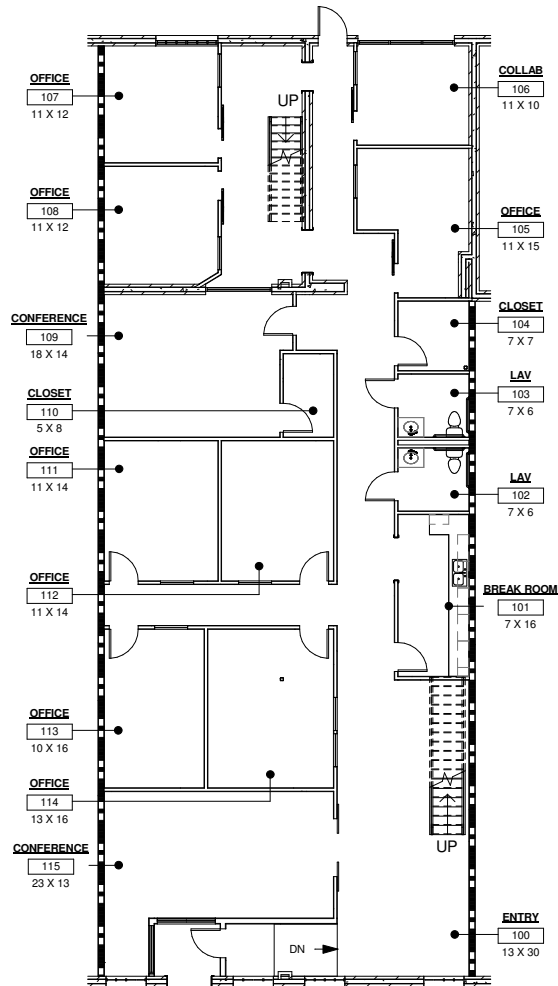
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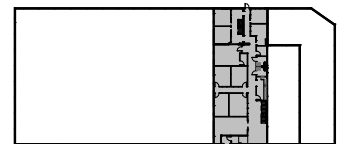
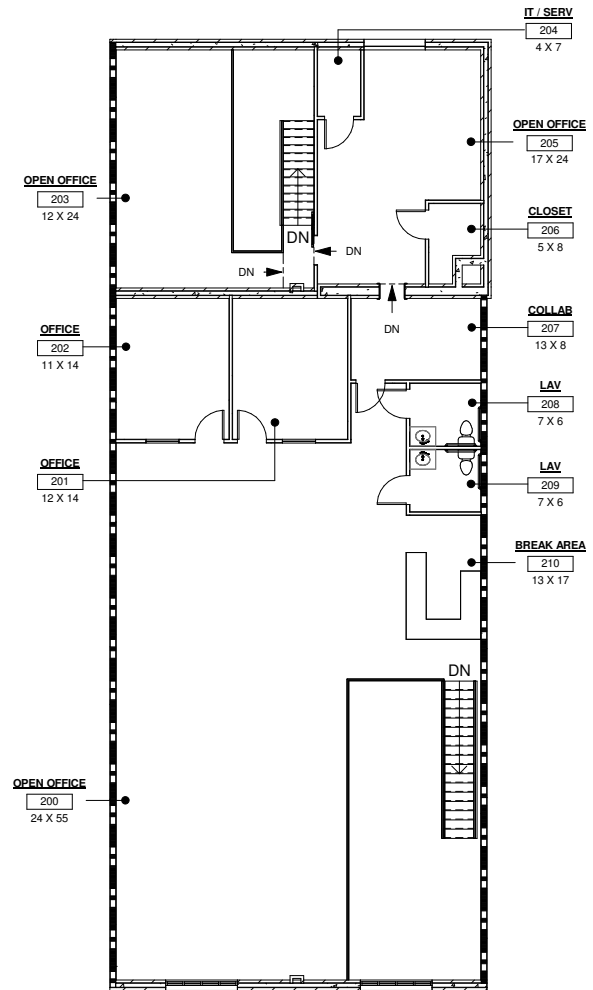
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FIRST FLOOR 3,784 SF



SECOND FLOOR 3,195 SF



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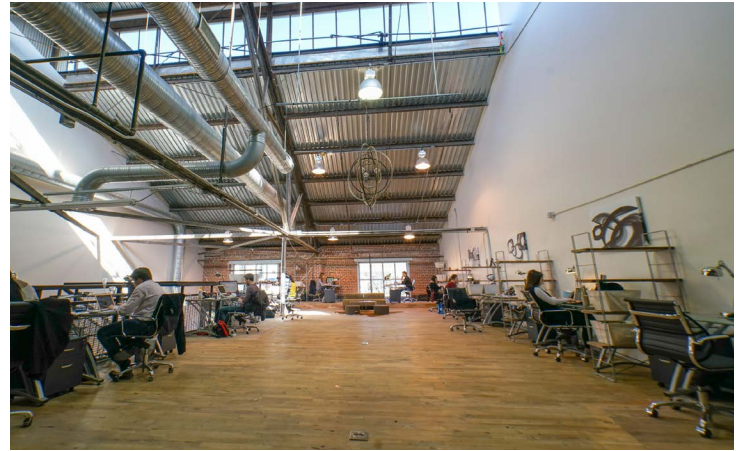
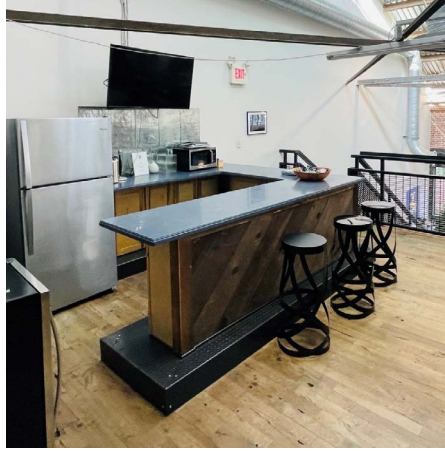
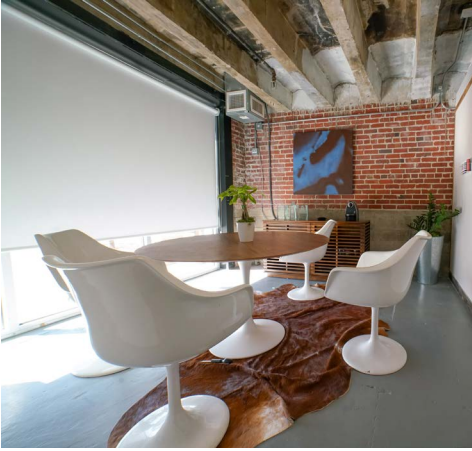
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EXCELLENT WEST MIDTOWN LOCATION

Part of a historic mixed-use redevelopment of King Plow Arts Center located in West Midtown, known as the Design District. Abundant retail and amenities nearby include:

1. The Painted Duck
2. Eight Sushi Lounge
3. The Optimist
4. Food Terminal
5. Bartaco
6. Rock Steady
7. Miller Union
8. Chick-fil-A
9. Barcelona Wine Bar
10. Putt Shack
11. Ormsby's
12. Marcel
13. West Egg Cafe

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	16,202	167,773	371,548
Median Age	30.8	32.6	34.6
2024 Households	7,251	78,208	177,214
Avg. Household Size	1.7	1.8	1.9
Avg. Household Income	\$92,337	\$104,769	\$111,447

Consumer Spending	1 Mile	3 Mile	5 Mile
<i>Total Employees</i>	21,155	267,142	353,098
<i>Total Businesses</i>	1,071	20,195	30,660
<i>Total Spending</i>	\$186.5M	\$2.2M	\$5.3M

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