



FOR LEASE

764 Memorial Drive Atlanta, GA 30316

6,600SF of Office & Retail Space
MIXED-USE DEVELOPMENT

PROPERTY HIGHLIGHTS

- Ample Surface Parking
- Modern Glass Storefronts
- Excellent Signage Opportunities
- Busy Vehicular Corridor
- Utilities Separately Metered
- One Block from Eastside Beltline
- Modified Shell Delivery
- HVAC Provided
- **Available 2nd Quarter 2019**
- Elevator Access



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PRIME OFFICE & RETAIL SPACE

764 Memorial Drive, Atlanta, GA 30316

Located adjacent to the Beltline, **764 Memorial Drive** is a sought-after address featuring **6,600SF of Office and Retail space**.

This **new urban lifestyle, mixed-use development** borders the popular neighborhoods of Cabbagetown, Grant Park and Reynoldstown. The area is home to young affluent professionals and families who frequent the many new restaurants, entertainment and shopping options. With high visibility along Memorial Drive and quick access to I-20 and I-75/85, 764 Memorial Drive is both a prominent and convenient site. The street level suites are perfect for professional firms, creative offices, medical/dental or consumer product retailers.

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	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	20,775	161,270	347,886
Household Income	\$94,285	\$90,416	\$88,069
Total Households	11,122	75,290	153,925



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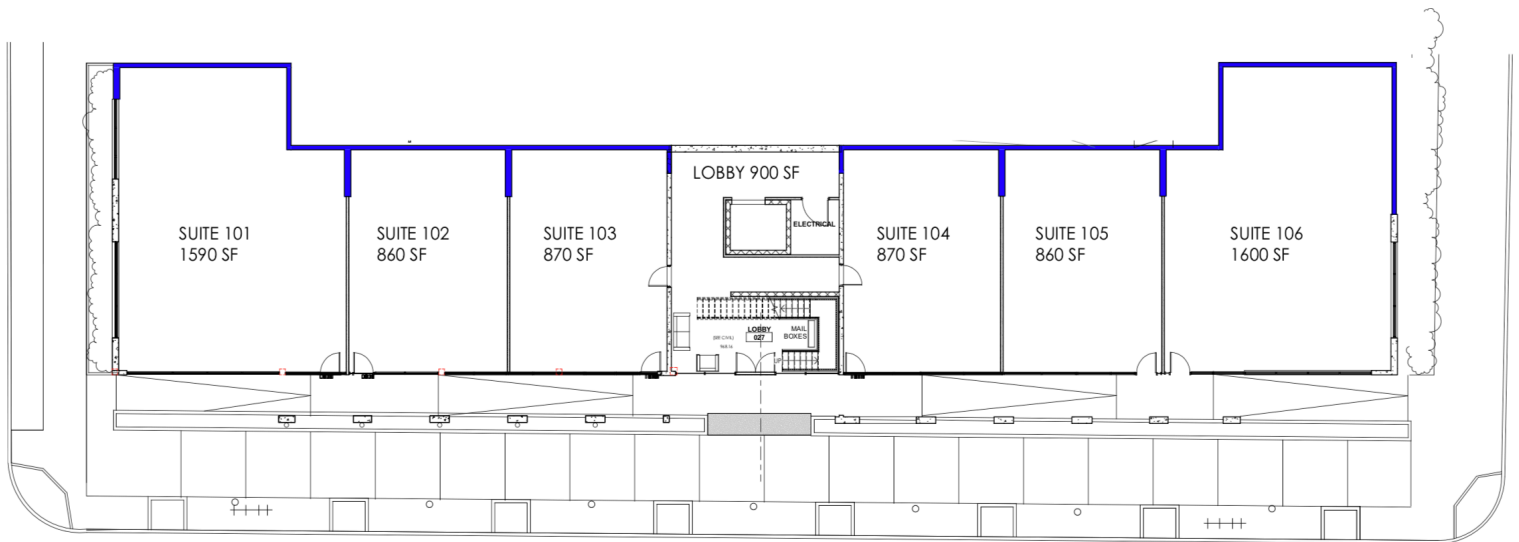
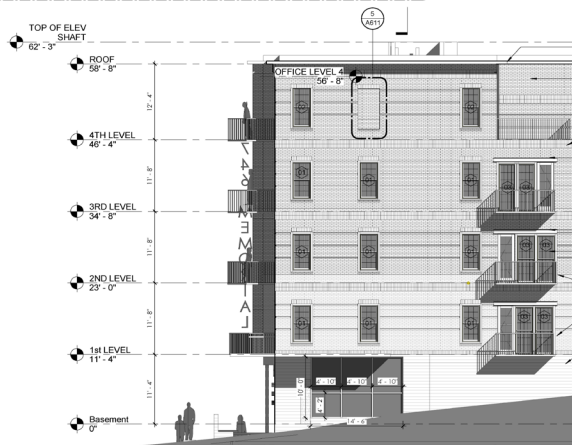
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