



POLLOCK
COMMERCIAL

399

Edgewood
Avenue

FOR LEASE | Boutique Office Space

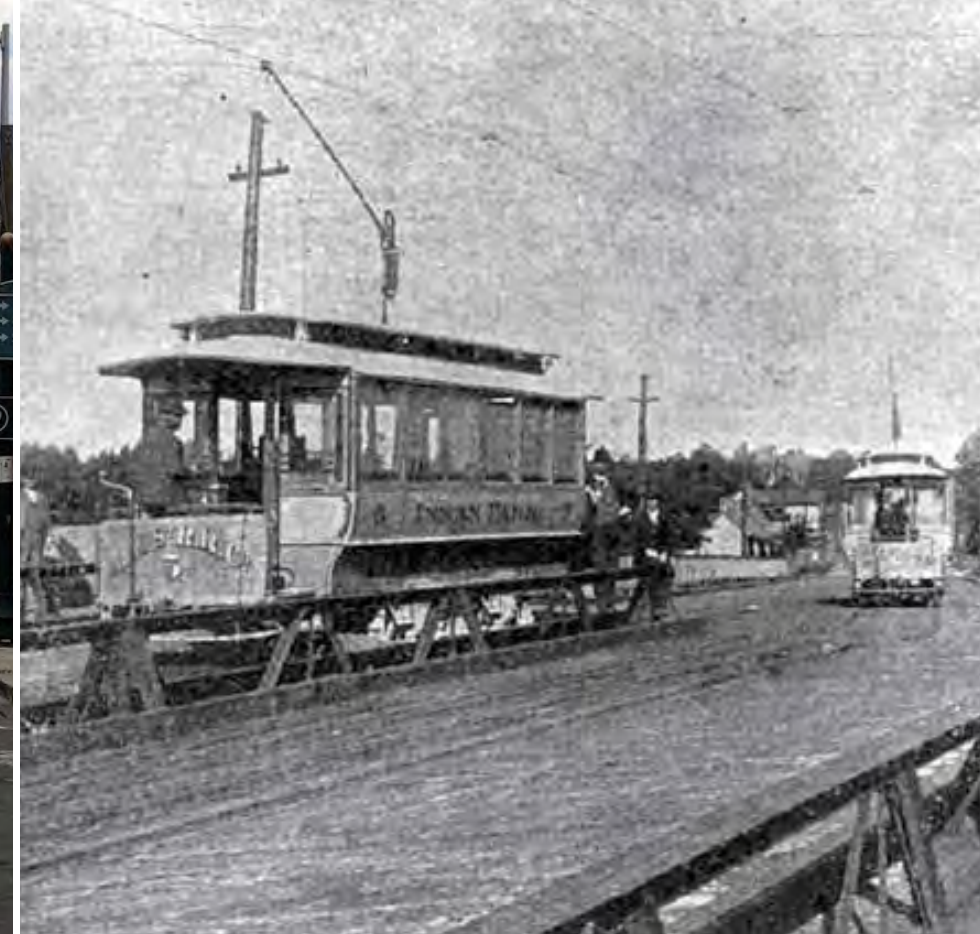
399 Edgewood Avenue SE
Atlanta GA 30312

Hip, Historic & Growing

Edgewood Avenue has arguably become one of the most trendsetting corners in Atlanta. - AJC

Historically known as a part of the Atlanta & Edgewood Street Railroad Company servicing locals and tourists to Inman Park in the late 1800's. It was a neighborhood necessity helping transform Atlanta into the metropolis it is today. Now, Edgewood Avenue is the ultramodern neighborhood serving as one of Atlanta's favourite watering holes. Known for its relaxed environment, due to its urban layout and historic buildings, Edgewood Avenue has become a favourite district for bar and restaurant owners to set up shop. Boasting at a daytime population of 107,875 people within one mile the rapid growth has no expectation of slowing down.

The Sound Table; recognized as one of the 50 Best Bars in America by *Food & Wine* magazine



Edgewood Avenue street-cars: 2018 & 1905



The Property



Opportunity for highly visible branding with exterior corner signage

The Property

Available for lease, fully renovated and LEED award winning 9,208 square foot creative office space. Located in the trendsetting, hip neighborhood between Five Points and Old Fourth Ward. Sitting at a highly visible corner on Edgewood Avenue with rear entrance off Jackson St SE. Only minutes from Atlanta's popular neighborhood bars, restaurants, parks, Marta's King Memorial Station and historic attractions such as the Martin Luther King Jr. National Historic Site.

Amenities

- Air Conditioning
- Partitioned Offices
- Balcony
- Reception
- Bicycle Storage
- Recessed Lighting
- Central Heating
- Hardwood Floors
- Dedicated Shower Facilities
- After Hours HVAC Available
- Fully Carpeted
- Conference Rooms
- High Ceilings (9 ft - 11 ft)
- Exposed Ceiling
- Kitchen Facilities
- Includes Building Corner(s)
- Natural Light
- Private Restroom (shower on the first floor)

Fully renovated to a sleek, modern and minimalistic interior with the original, historical and charming bones

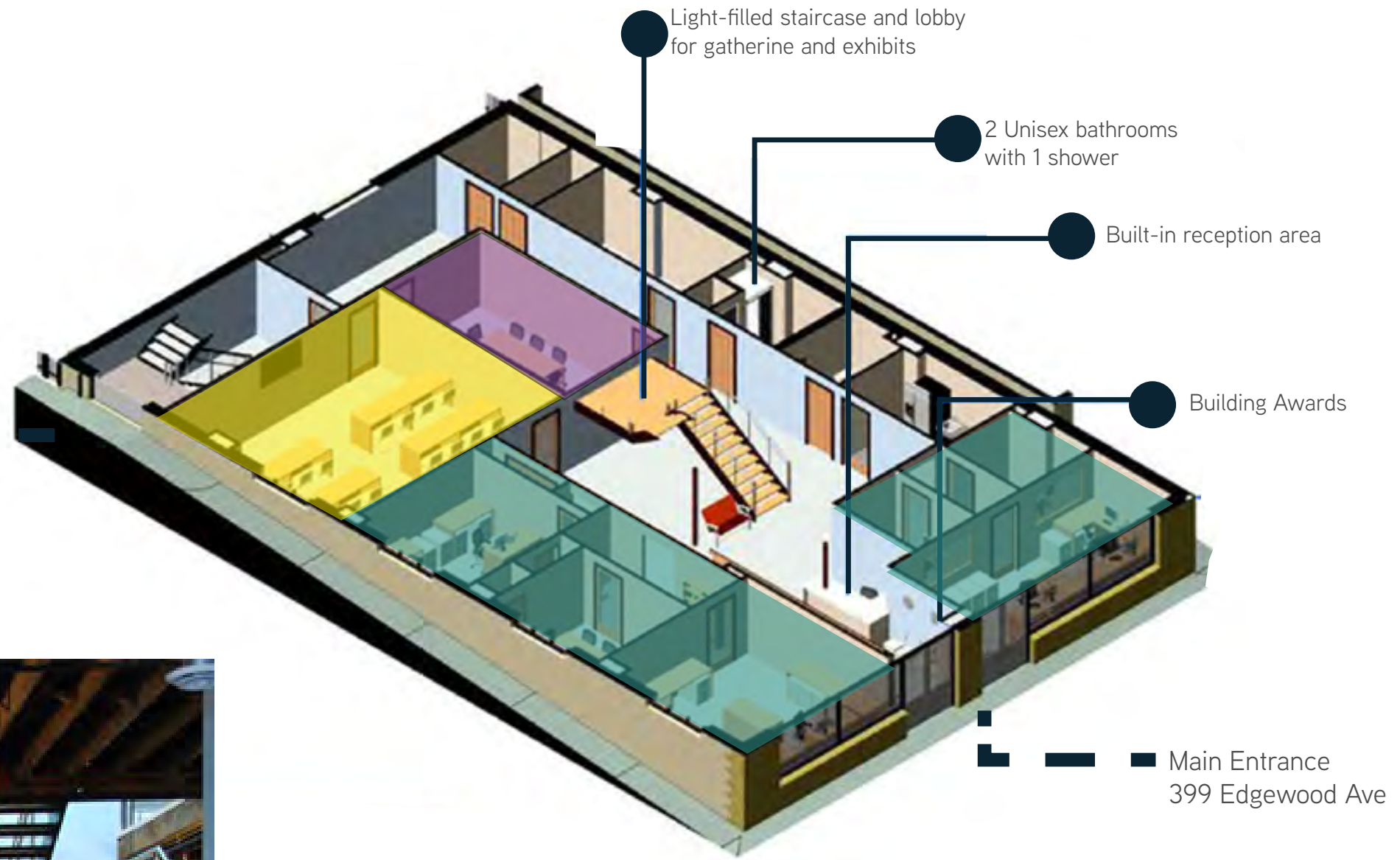


The Property

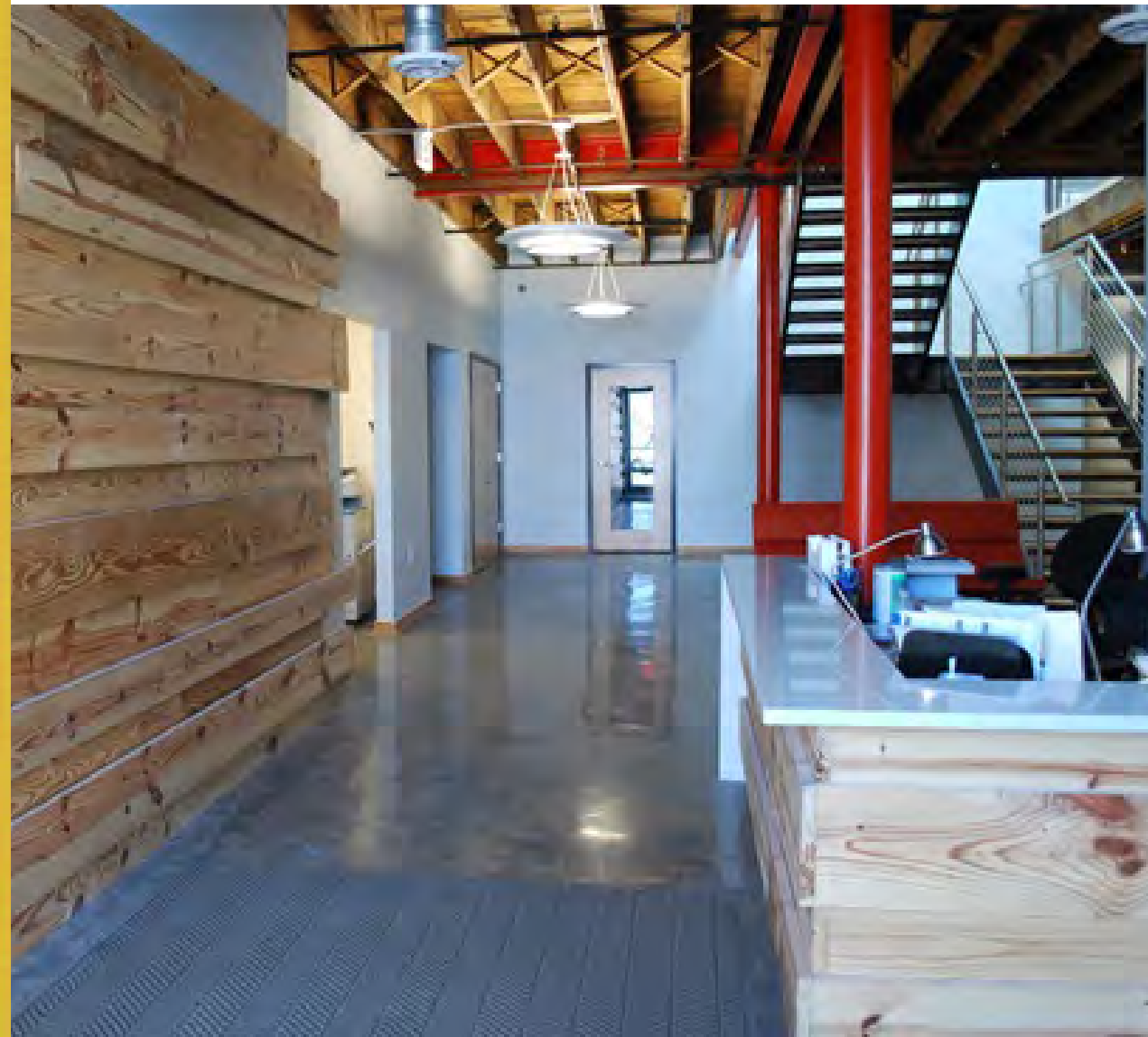
First Floor Ready for move-in with built leasehold improvements

- Private Office
- Open-space Team Offices
- Conference Room
- Break Room
- IT Infrastructure

Private backdoor entrance
Jackson St



- Private & Team Offices
- Large Team/Training Room
- Conference

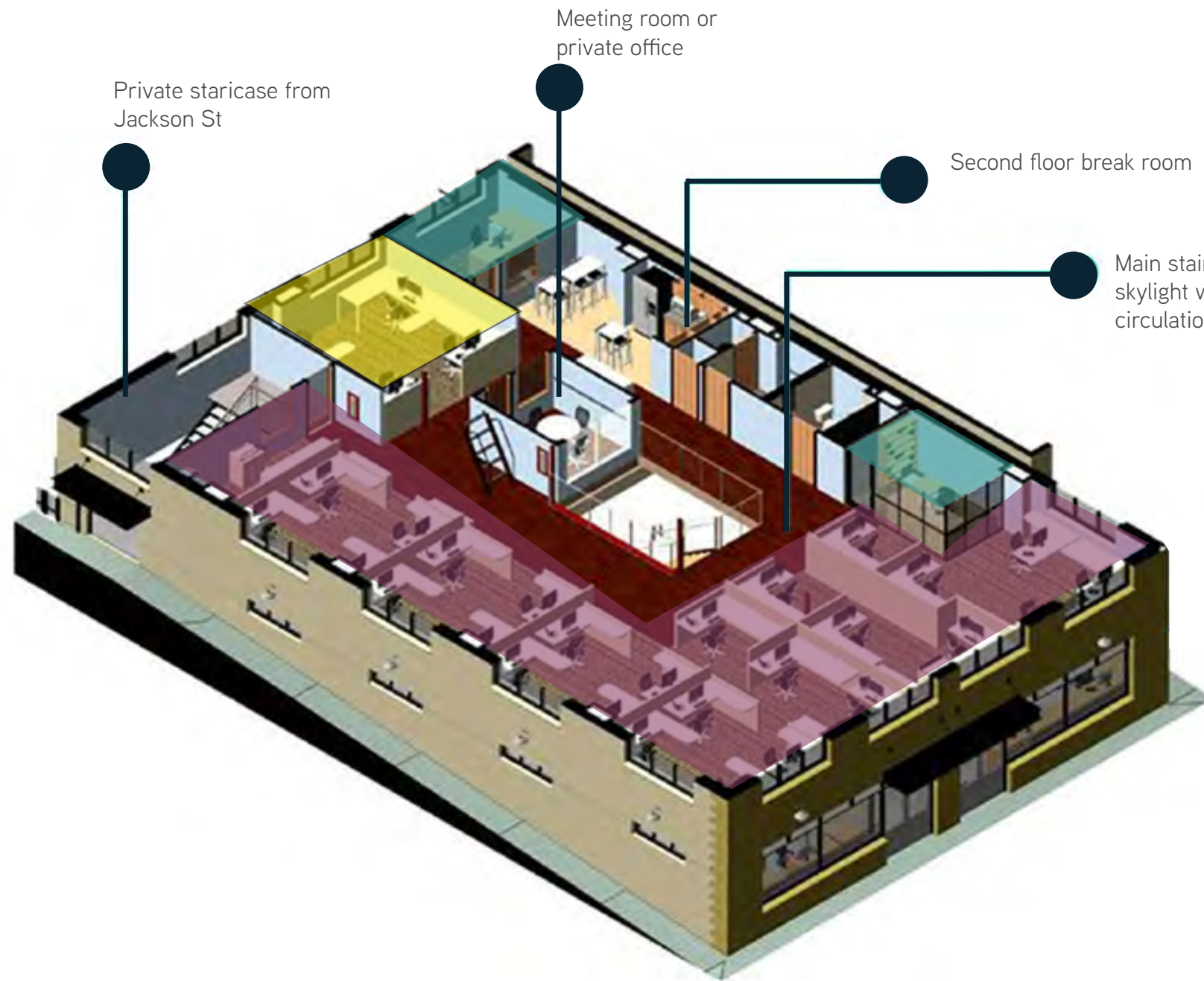


Renovated lobby and reception area with historic and contemporary components

The Property

Second Floor Ready for move-in with built leasehold improvements

- Flex Office Area
- Private Offices
- Team Area
- Meeting Room
- Break Room



Private & Team Offices



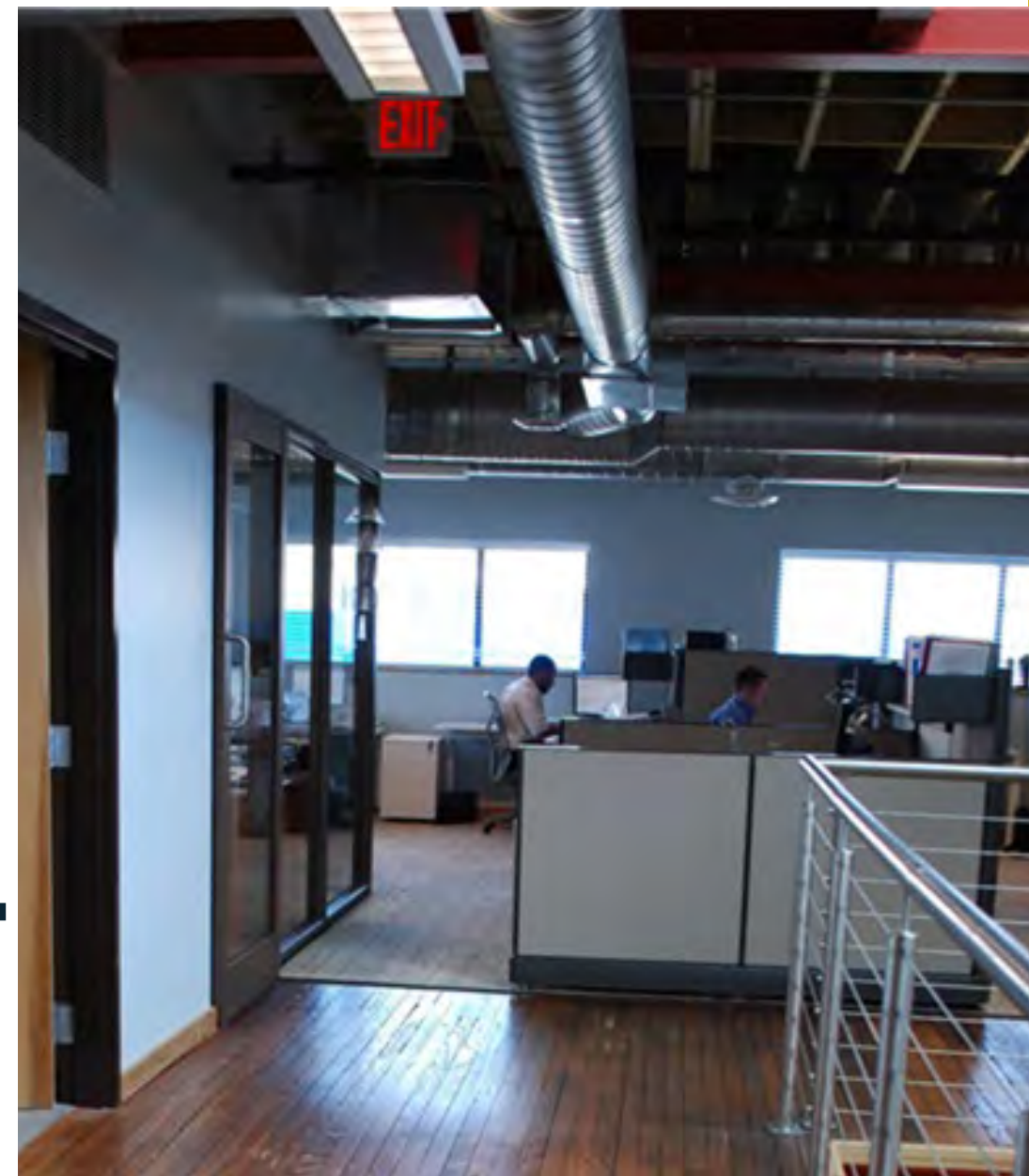
Large Team/Training Room



Flex Office Area



Flex, open work space



The Sustainability



Quality & Achievement

Intentionally created and designed to be a wholesome and energy efficient sustainable building. Winning the LEED Platinum NC in 2011. LEED Platinum EBOM in 2014.

Why LEED?

LEED certification means healthier, more productive places, reduced stress on the environment by encouraging energy and resource-efficient buildings, and savings from increased building value, higher lease rates and decreased utility costs.

Source: leed.usgbc.org

61%

of corporate leaders believe sustainability leads to market differentiation and improved financial performance

5M

people experience a LEED building everyday

#1

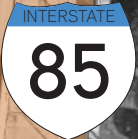
United States leads the top 10 countries of registered and certified LEED projects





walkscore: 94

Surrounded by neighborhood bars and restaurants



Auburn Avenue

The King Center

Edgewood Avenue

399 Edgewood Ave

Selena S. Butler Park

Jackson St SE

Fitzgerald St SE

Boulevard SE

.5 miles from I-85

2 minutes from the blue and green line at King Memorial Marta Station

289,740 ADDT 

The Demographics

2018	1 Mile	2 Miles	3 Miles
Population	25,959	97,167	177,837
Daytime Population	107,875	247,125	358,263
Average Household Income	\$82,808	\$89,053	\$90,591
Average Median Income	\$82,808	\$89,053	\$90,591
Average Households	13,424	49,148	83,350
Median Age	32.7	32.8	32.2

Source: Esri 2018

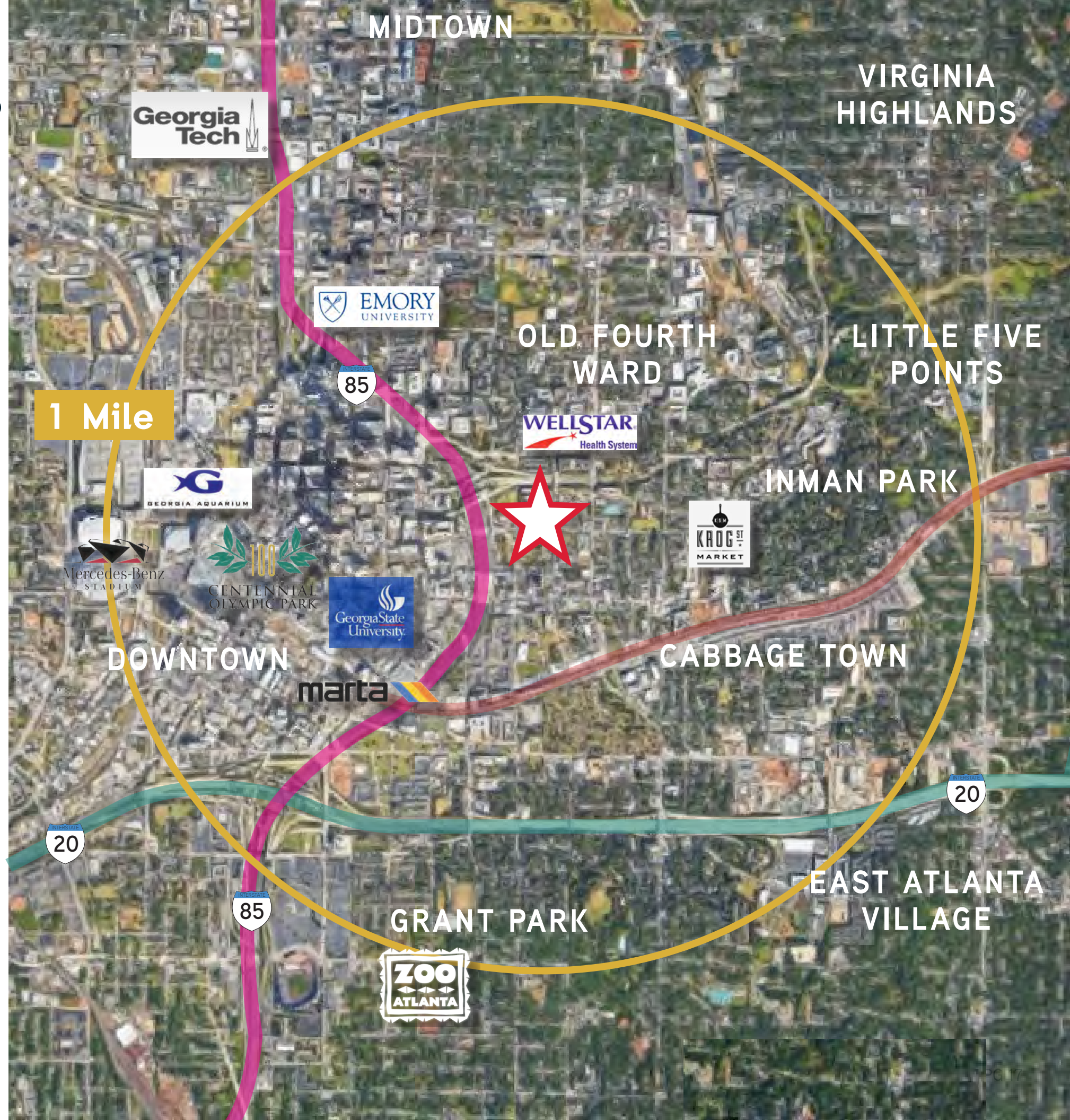


95.6%

people employed within 1 mile

\$251,087

median home value within 1 mile



Minutes from some of Atlanta's finest attractions, trendiest neighborhoods, excellent medical centers and convenient Marta station.

