

Creative Office / Recording Studio Headquarters

±5,724 SF | 28 Parking Spaces | Upper Westside Atlanta



1740 Defoor Place NW | Atlanta



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



**STREET
EXEC'S**

Contents

- 4 Property Overview
- 5 Property Specs
- 6-8 Photos
- 9 Demographics
- 10-13 Nearby Establishments
- 14 In the Area
- 15 Atlanta
- 16 Team Profiles
- 17 About Bull Realty

CONTACT INFORMATION

MICHAEL WESS, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

ANDY LUNDSBERG
Partner, Bull Realty
Andy@BullRealty.com
404-876-1640 x 107

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com





Property Overview

Rare opportunity to acquire a highly customized $\pm 5,724$ SF creative office and recording studio facility on Atlanta's rapidly growing Upper Westside. The property combines professional office functionality with specialized studio infrastructure, featuring multiple recording rooms, collaborative lounge areas, private offices, secure fenced access, and abundant on-site parking. Positioned minutes from The Works, Topgolf, Westside Provisions District, Chattahoochee Food Works, and some of Atlanta's most sought-after dining and entertainment destinations, the property offers a unique environment for creative firms, production companies, content creators, media users, owner-users, and investors seeking a distinctive asset in one of Atlanta's most dynamic submarkets.

- $\pm 5,724$ SF two-story creative office and recording studio facility
- Rare owner-user opportunity in Atlanta's highly desirable Upper Westside
- Professionally built-out recording studio environment with multiple recording and production rooms
- Highly artistic and creative interior design creating an inspiring workspace and client experience
- Combination of private offices, collaborative workspaces, lounge areas, and studio facilities
- Flexible layout suitable for music production, podcasting, content creation, film production, marketing agencies, design firms, architecture firms, technology companies, and other creative users

- Secure fenced property providing privacy, security, and controlled access
- Abundant on-site parking with approximately 28 surface spaces, a rarity for intown Atlanta properties
- I-1 zoning allowing a variety of office, studio, creative, production, and industrial-flex uses
- Two ingress/egress points improving circulation and accessibility
- Located within Atlanta's rapidly expanding Upper Westside district, one of the city's most sought-after live-work-play environments
- Minutes from The Works, Chattahoochee Food Works, Westside Provisions District, Topgolf, Scofflaw Brewing, and numerous restaurants, breweries, and entertainment destinations
- Immediate access to Defoor Avenue, Chattahoochee Avenue, Howell Mill Road, I-75, and Midtown Atlanta
- Surrounded by significant office, residential, retail, and mixed-use development driving continued growth and investment in the corridor
- Authentic creative character difficult and expensive to replicate in today's construction environment
- Ideal headquarters opportunity for owner-users seeking a unique branded environment rather than traditional office space

Property Specs

ADDRESS	1740 Defoor PI NW, Atlanta GA 30318
COUNTY	Fulton
YEAR BUILT / RENOVATED	1969 / 2001 & 2018
SIZE (SF)	±5,724
NUMBER OF FLOORS	2
ZONING	I1- Light Industrial City of Atlanta
PARKING	On-Street / Rear
PARCEL ID	17 018700020627
HVAC	Six Units
CROSS STREETS	Chattahoochee Ave NW, Defoor Ave NW

Financial

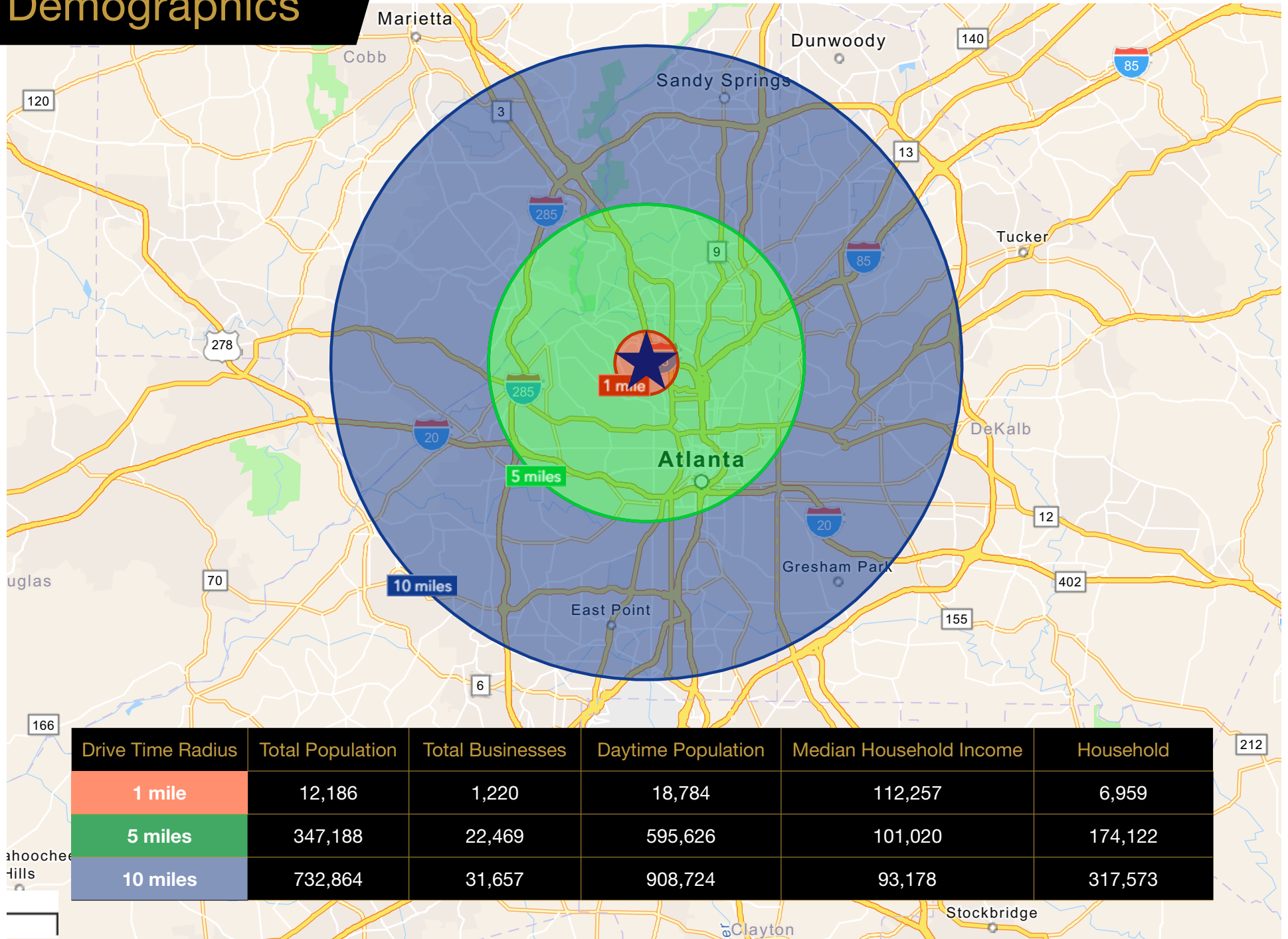
SALE PRICE	\$1,850,000
------------	-------------







Demographics



Nearby Establishments

Downtown Atlanta



a small portion of the Westside trail is open

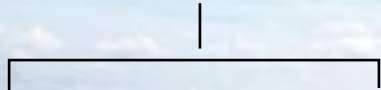


Nearby Establishments





Downtown Atlanta



GINYA IZAKAYA



Defoor Ave NW

Defoor Pl NW



In the Area

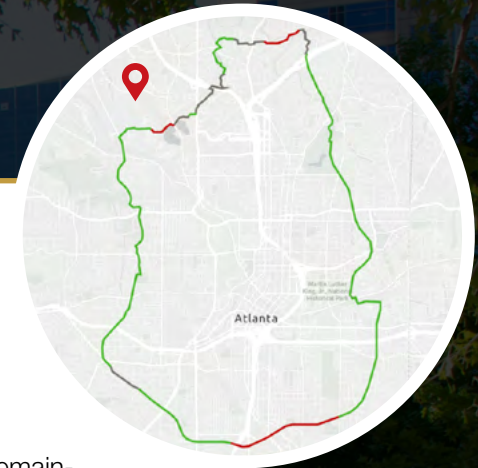
THE WORKS UPPER WESTSIDE

The Works is one of Atlanta's largest adaptive reuse mixed-use developments, located on the Upper Westside along Chattahoochee Avenue. Developed by Selig Enterprises, the project transformed a collection of historic industrial warehouses into a vibrant "live, work, play" destination with restaurants, offices, retail, entertainment venues, apartments, greenspaces, and community gathering areas. The development spans approximately 80 acres and was designed to preserve the area's industrial character while introducing modern amenities and walkable public spaces. The master plan includes office space, retail and entertainment concepts, residences, a boutique hotel, and more than 13 acres of greenspace.



ATLANTA BELTLINE WESTSIDE TRAIL

The Northwest segment is planned to run about 4.3 miles, connecting the Westside Trail to the Northeast Trail through neighborhoods like Blandtown, Underwood Hills, Collier Hills, Ardmore, and Peachtree Hills. It is actively under construction and is one of the biggest remaining gaps in completing the full 22-mile BeltLine loop. As of June 2026, several portions are open, several are under active construction, and others are still in design/right-of-way acquisition.



ATLANTIC STATION

9 mins/2 miles to an upscale commercial and residential area. At its heart is the open-air Atlantic Station mall, with popular fashion and home decor stores. Cultural institutions include the Millennium Gate Museum, with temporary art exhibitions, and the Robert C. Williams Paper Museum. Near the Georgia Institute of Technology campus, old-school diners serve breakfast and burgers.



BOBBY JONES GOLF COURSE

Located in Atlanta, Georgia, Bobby Jones Golf Course is more than just a revolutionary golf course design, it's also home to the Grand Slam Golf Academy, the Murray Golf House, Boone's restaurant, the Cupp Links, and the Dan Yates Putting Course! It's a "must-visit" in Atlanta!



ATLANTA

Atlanta is a premier business hub due to its unmatched logistics infrastructure, including the world's busiest airport (ATL), a low cost of doing business, and a highly skilled, diverse talent pool supported by numerous universities. It boasts a thriving startup ecosystem, robust corporate innovation, and serves as a major hub for Fortune 500 companies.

DEMOGRAPHICS

Atlanta has consistently grown by roughly 80,000 people per year. With no signs of slowing, the metro is expected to exceed 8.6 million people by 2050.

POPULATION GROWTH

Not only is Atlanta in the top 10 markets for absolute net migration, the pace of growth is the 4th highest in the nation, and we expect to keep up that momentum. And over the next 30 years, the population of the metro area is forecasted to grow by 2.4 million, and the city of Atlanta is projected to grow by nearly 50% in the same time frame - from 500,000 to nearly 800,000 residents.

ALL ROADS LEAD TO ATLANTA

Interstate connectivity: Atlanta sits at the intersection of three major interstates, serving as a major logistics hub for the Southeast and U.S.

#1

- State for leading workforce development programs
- Busiest airport in the World
- Moving destination in the Nation

#7

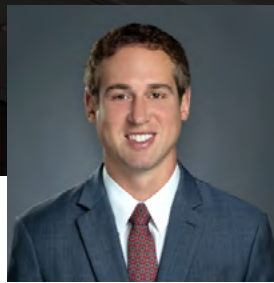
Metro in the Nation for the most net migration

46

Fortune 1000 headquarters:

- 16 Fortune 500 HQ Locations
- 30 Fortune 1000 HQ Locations

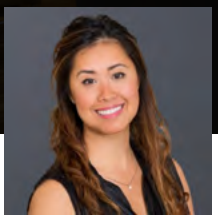
Team Profiles



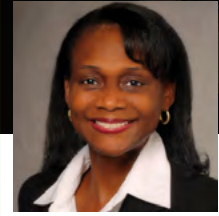
Michael Wess, CCIM
Partner, Bull Realty
404-876-1640 x 150
MWess@BullRealty.com



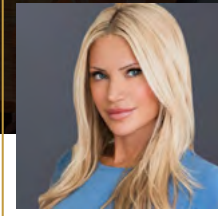
Andy Lundsberg
Partner, Bull Realty
404-876-1640 x 107
Andy@BullRealty.com



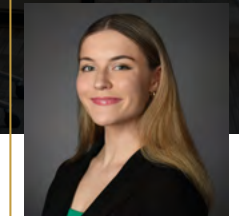
Carmen Lam
Graphic Designer
404-876-1640 x 199
Carmen@BullRealty.com



Karen Ash
Associate
404-876-1640 x 190
Karen@BullRealty.com



Ilona Berman
Marketing Coordinator
404-876-1640 x 198
Ilona@BullRealty.com



Megan Murphy
Marketing Coordinator
404-876-1640 x 182
Mmurphy@BullRealty.com



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN
8
SOUTHEAST
STATES




ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

