

±1,200 SF Condo Office Loft

# FOR LEASE

620 Glen Iris Drive NE, Unit 102, Atlanta, GA 30308



## PROPERTY OVERVIEW

This ±1,200 SF condo office site is situated in the Ponce Springs Lofts building in Atlanta's Old Fourth Ward. The unit offers direct street access and features a spacious main level with an open room, kitchen area, and bathroom. An additional room and bathroom are located on the upper level, accessible via stairs.

The unit includes two designated parking spaces within the building's parking deck. Tenants also have access to on-site amenities, including a business center and fitness facility.

The space is available immediately for \$2,700 per month, with all utilities included except water, which will be billed separately to the tenant on a monthly basis.

Ideally located directly across from Ponce City Market and within walking distance to the Atlanta Beltline, the property provides convenient access to Downtown, Midtown, Virginia-Highland, Decatur, and the I-75/I-85 connector. Nearby traffic counts include approximately 17,500 VPD on North Avenue, 18,700 VPD on Boulevard, and 28,400 VPD on Ponce de Leon Avenue.



**LEASE RATE:**  
\$2,700/Month (MG)



**LEASE SPACE:**  
±1,200 SF



**AVAILABILITY:**  
Immediate



**AMENITIES:**  
Ponce City  
Market and  
Atlanta Beltline

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*

CONTACT



**ANGIE SARRIS**  
404-876-1640 x176  
Angie@BullRealty.com



**JARED DALEY**  
404-876-1640 x111  
Jared@BullRealty.com



**MEGAN DALEY**  
404-876-1640 x153  
Megan@BullRealty.com

**BULL REALTY, INC.**  
50 Glenlake Parkway  
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# PHOTOS

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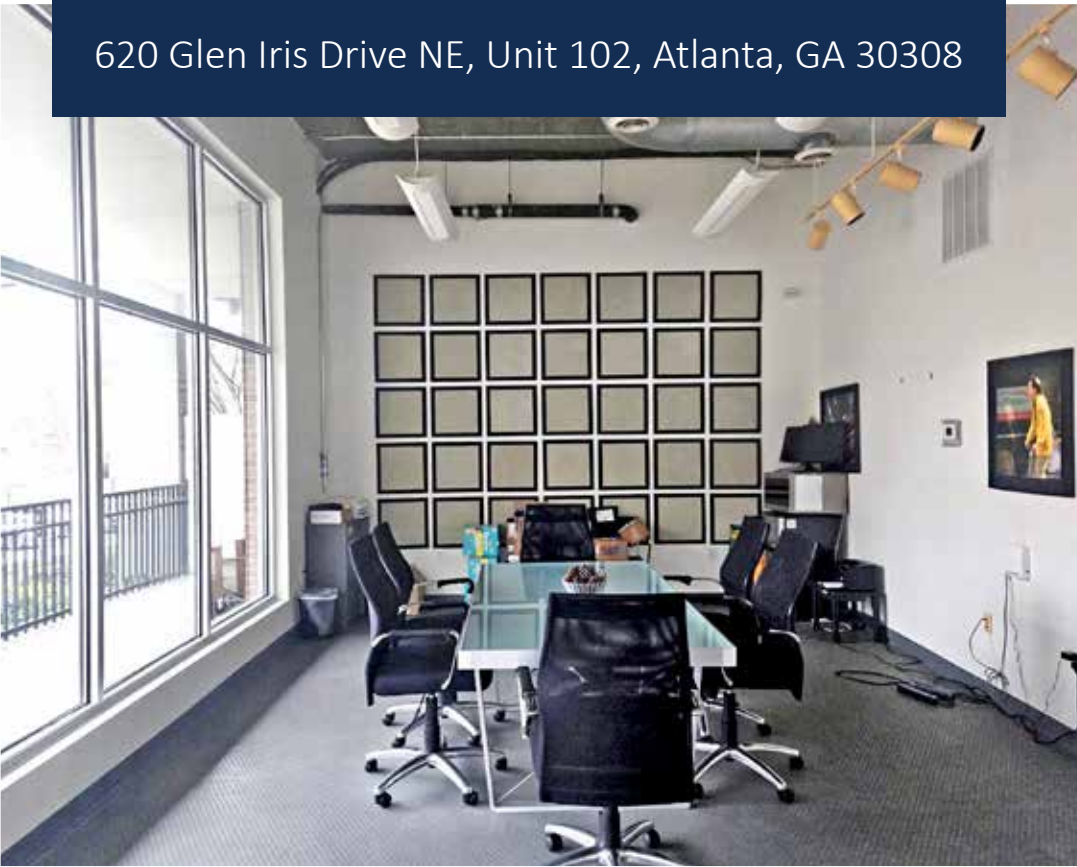
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Megan@BullRealty.com

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# AMENITIES

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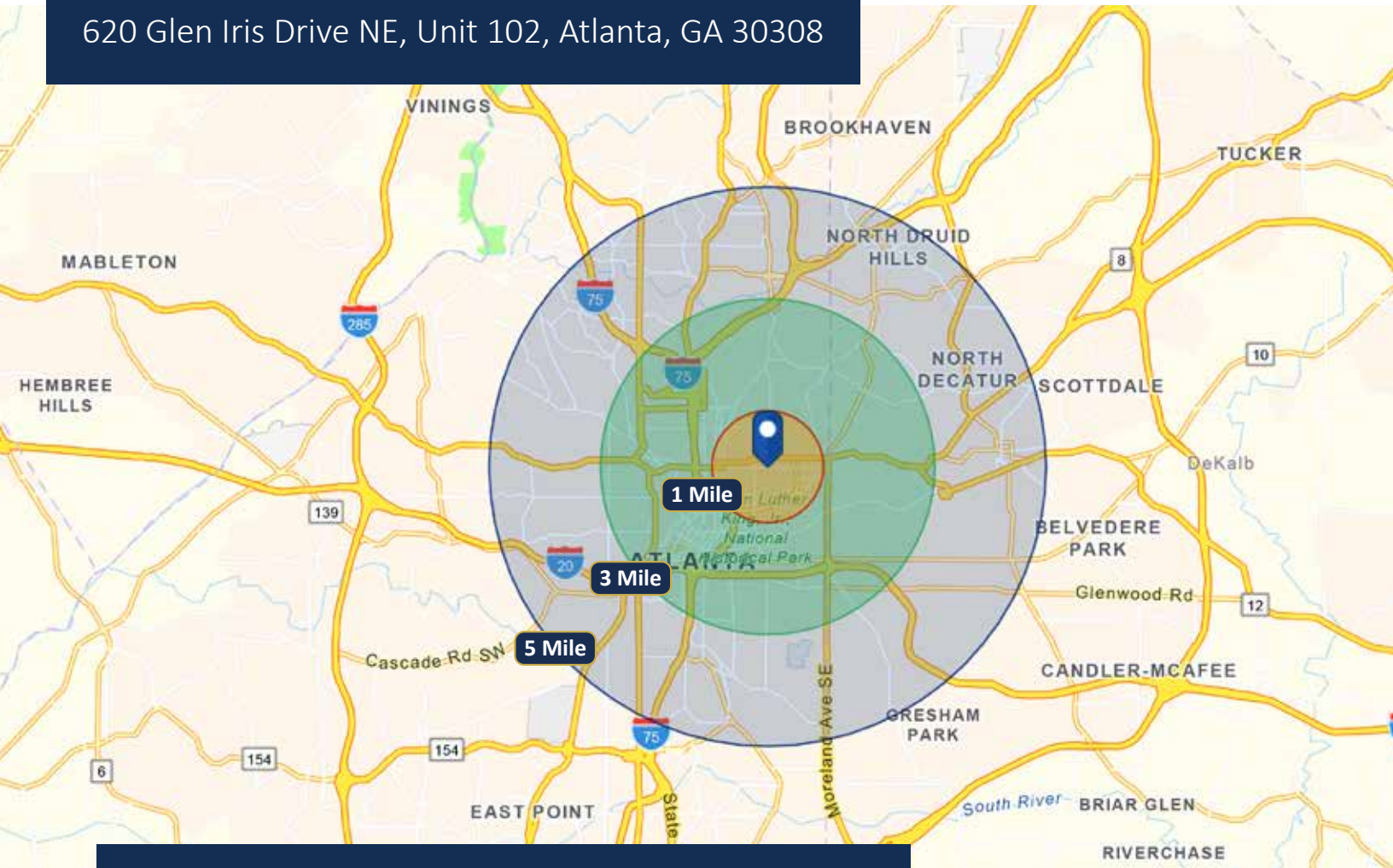
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	<p><b>ANGIE SARRIS</b> 404-876-1640 x176 Angie@BullRealty.com</p>		<p><b>JARED DALEY</b> 404-876-1640 x111 Jared@BullRealty.com</p>		<p><b>MEGAN DALEY</b> 404-876-1640 x153 Megan@BullRealty.com</p>	<p><b>BULL REALTY, INC.</b> 50 Glenlake Parkway Suite 600 Atlanta, GA 30328 BullRealty.com</p>
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>	34,537	208,753	434,254
<b>Households</b>	20,930	104,949	223,014
<b>Avg. Household Income</b>	\$122,061	\$122,100	\$115,962

Source: 2025 ESRI

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