



FOR LEASE

5,269 SF 100% AC

OFFICE/WAREHOUSE

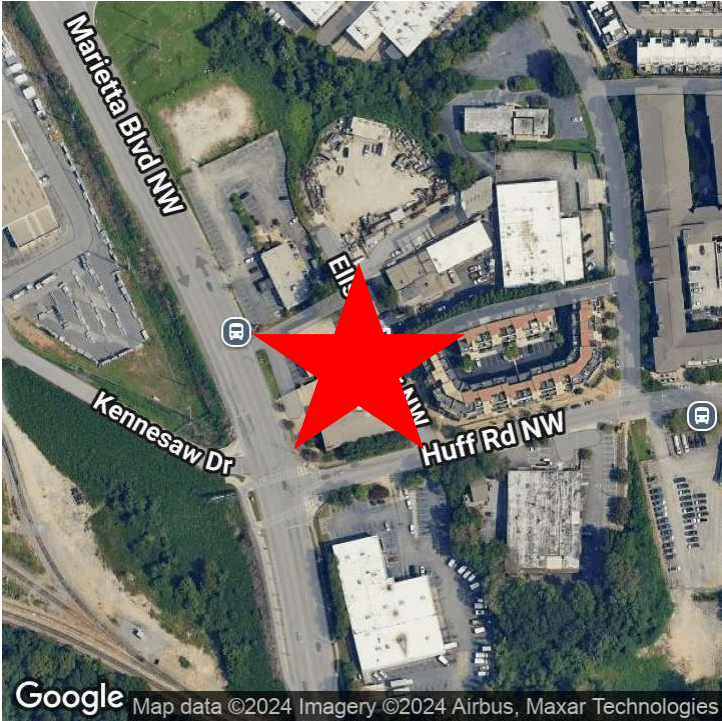
1251 MARIETTA BOULEVARD
ATLANTA, GA 30318

Matt Levin, CCIM

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Property Summary



OFFERING SUMMARY

Total SF:	5,269 SF
Office SF:	2,820 SF
Warehouse SF:	2,449 SF
Rent:	\$16.00 SF
Plus NNN Expenses:	\$4.25 SF
Total Monthly Rent:	\$8,891 mo.

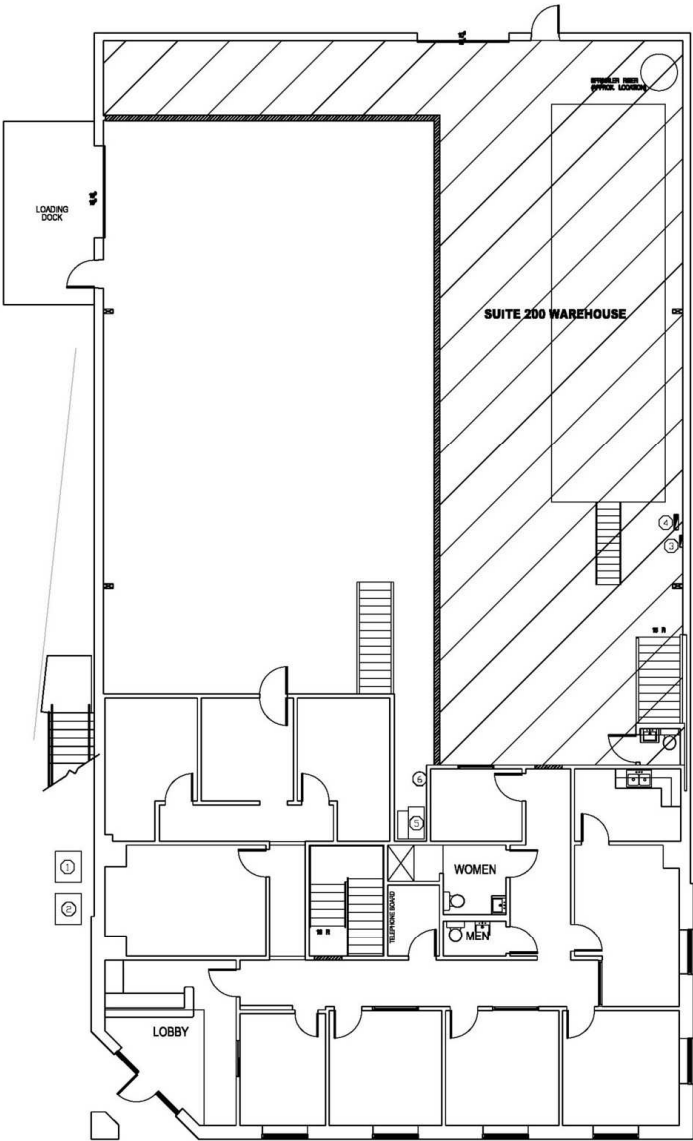
PROPERTY OVERVIEW

For lease is 5,269 SF+- 100% AC office\warehouse space. The 2,820 SF+- office has eight offices including five offices on glass, reception, conference room, break room and restrooms. The 2,449 SF+- warehouse is 100% AC with dock high loading and 18' clear ceiling height. The property is located at the signalized intersection of Marietta Boulevard and Hu" Road in West Midtown.

PROPERTY HIGHLIGHTS

- 5,269 SF 100% AC with 2,820 SF+- office and 2,449 SF+- warehouse
- 8 offices, reception, conference room break room and restrooms
- 18' clear height 100% AC warehouse / dock high loading
- Intown - West Midtown location / 13,200 daily traffic count

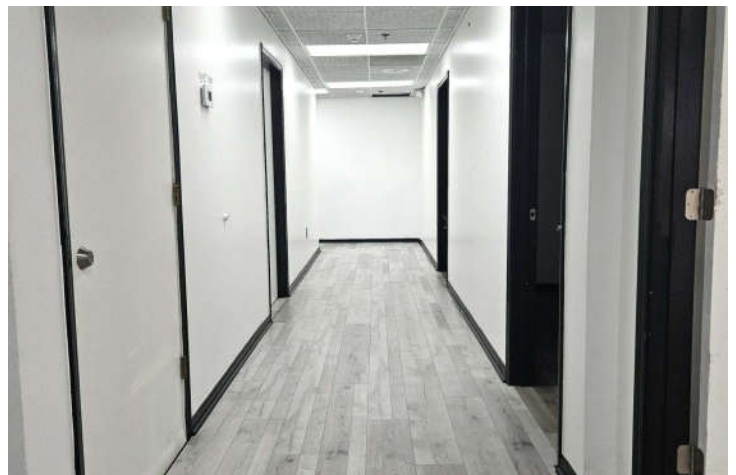
Floor Plan Suite 100



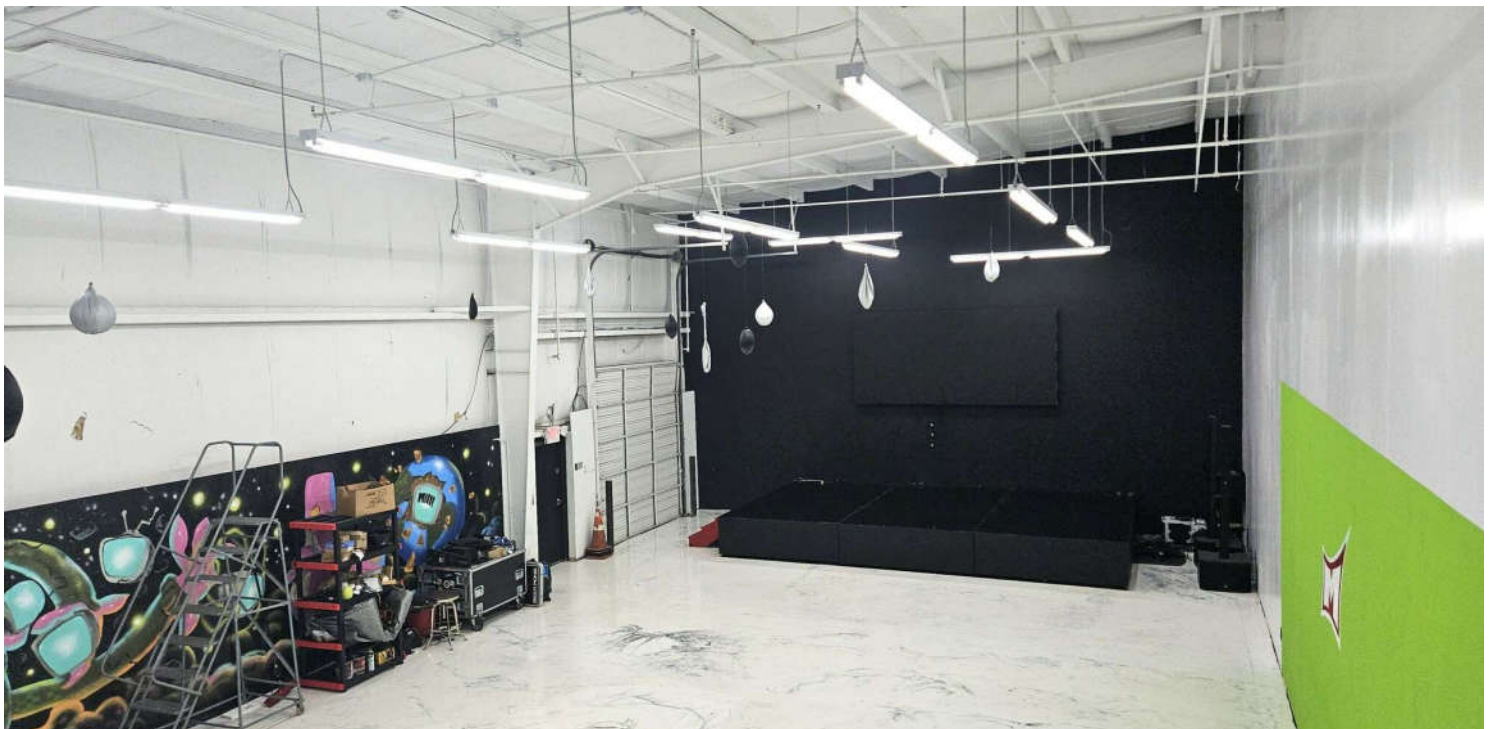
1 SUITE 100 – TENANT FLOOR PLAN
A1.01 SCALE: 1/8" = 1'-0" 

S U I T E 1 0 0	
OFFICE AREA – 2,820 SF GROSS	
WAREHOUSE AREA – 2,449 SF GROSS	

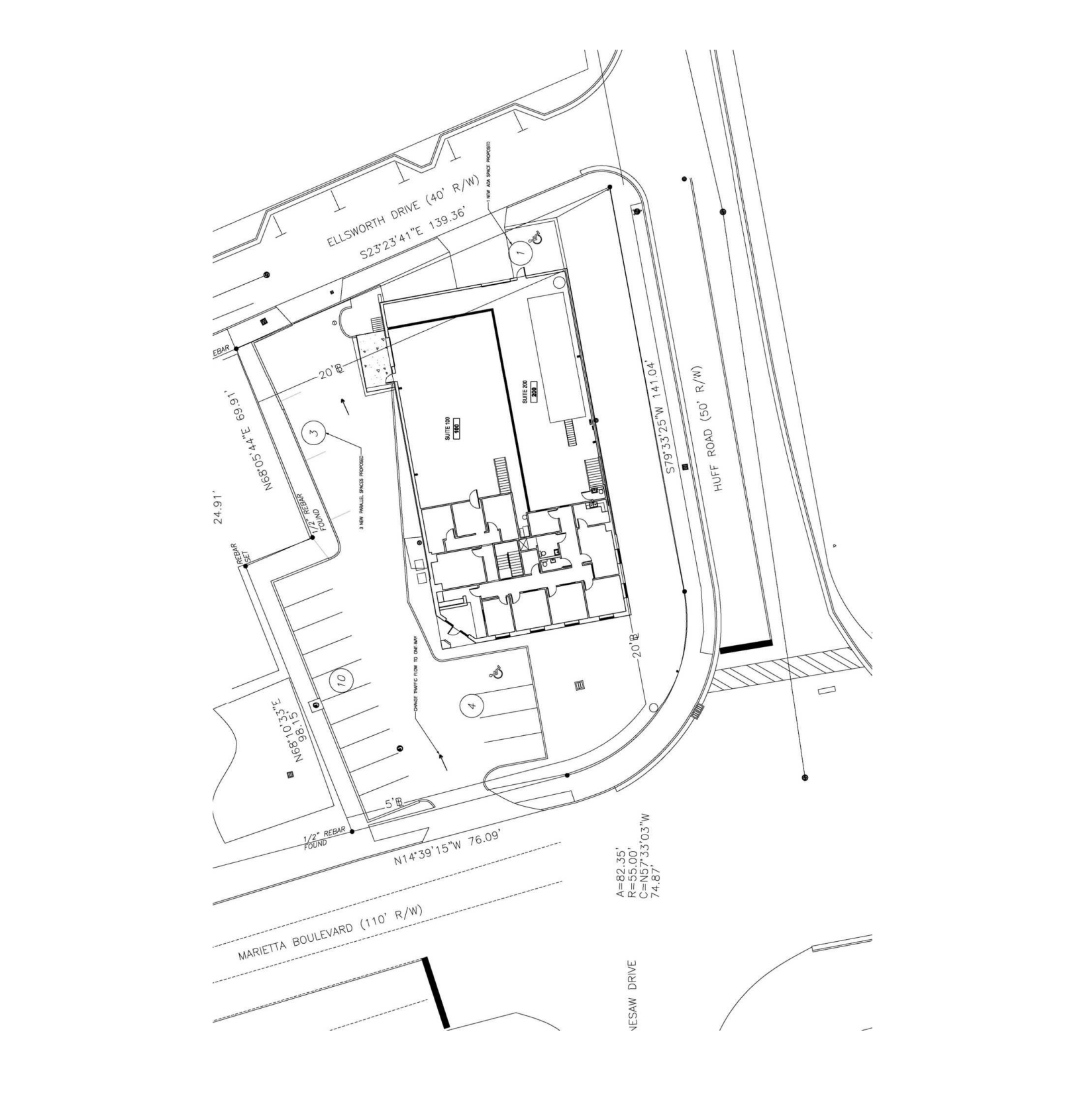
Additional Photos



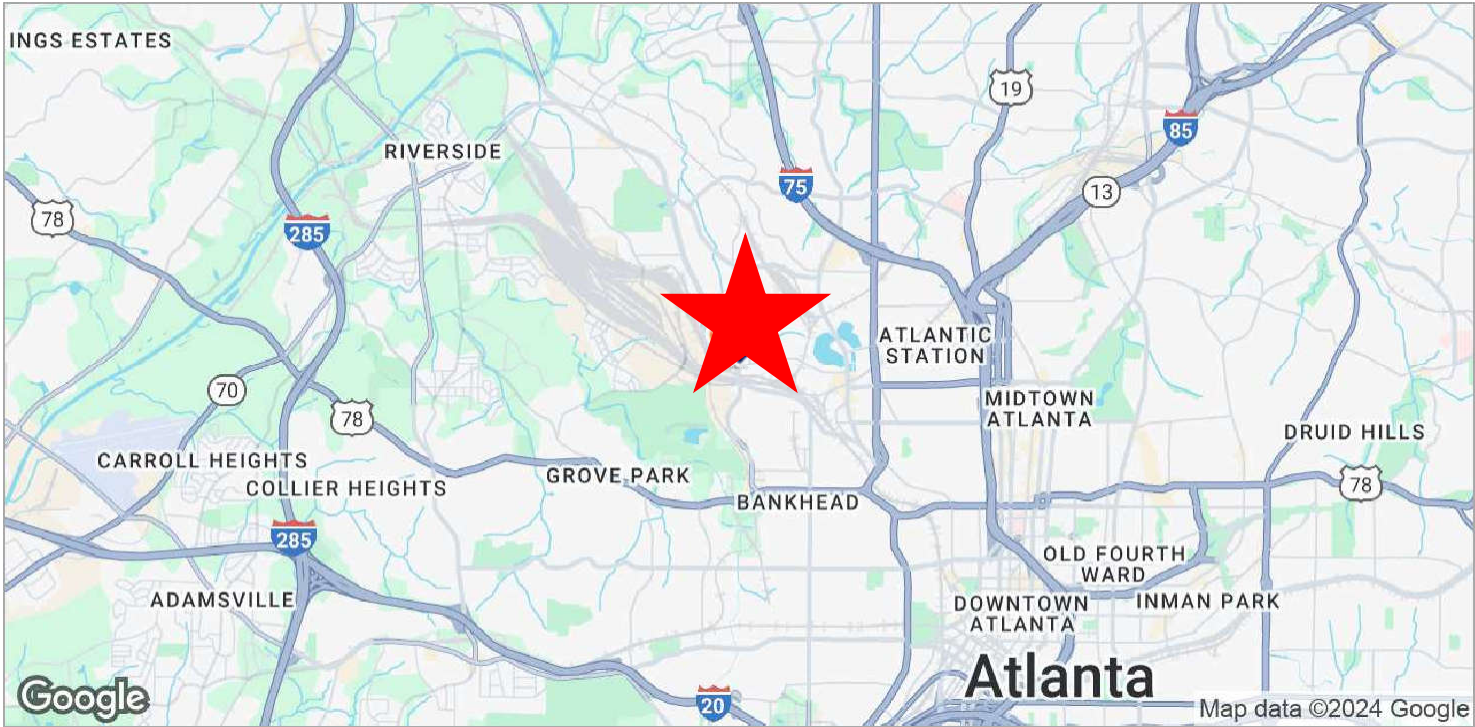
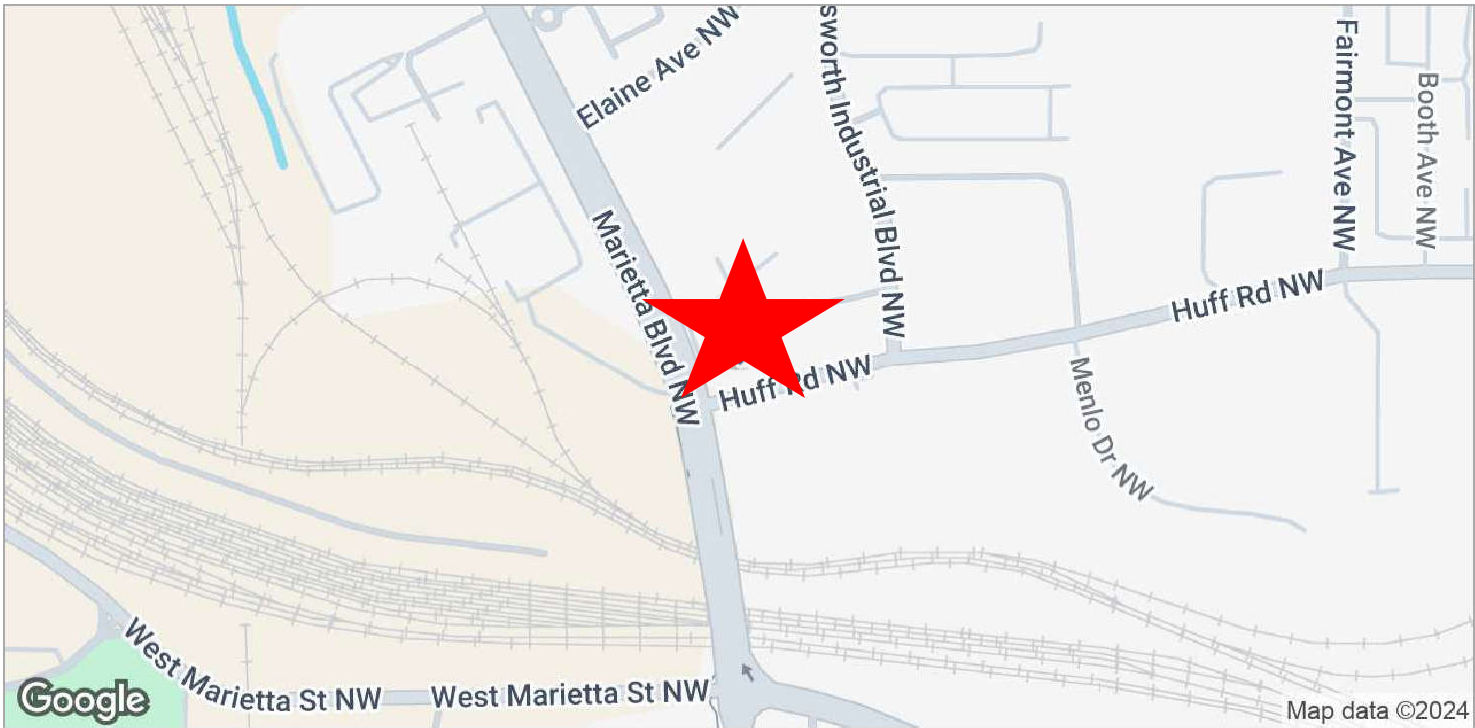
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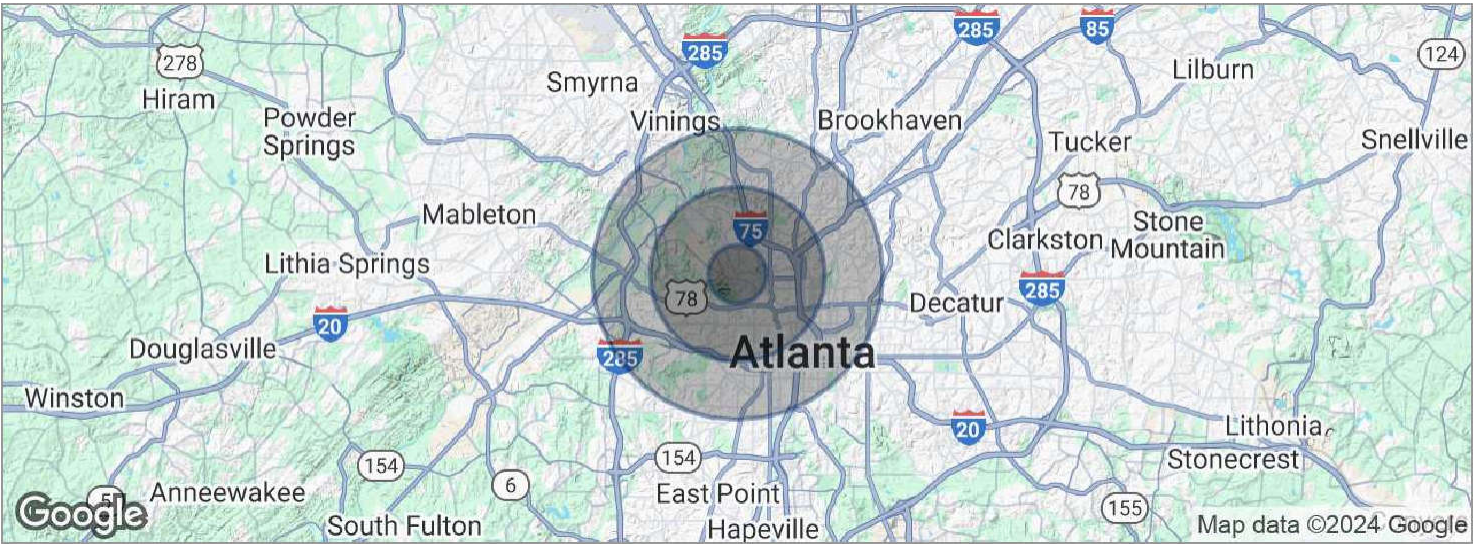
Site Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,110	110,126	273,387
Median age	32.1	30.4	33.4
Median age (Male)	31.7	30.6	33.2
Median age (Female)	33.2	30.0	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,530	38,847	116,860
# of persons per HH	3.6	2.8	2.3
Average HH income	\$71,087	\$71,570	\$82,150
Average house value	\$105,289	\$342,994	\$377,476

* Demographic data derived from 2020 ACS - US Census

Advisor Bio



MATT LEVIN, CCIM

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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 230 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to Joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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