

**POLLOCK**

**Creative Office**



**Atlanta, GA 30324**

**1417 Mayson St Ne**

**For Lease**

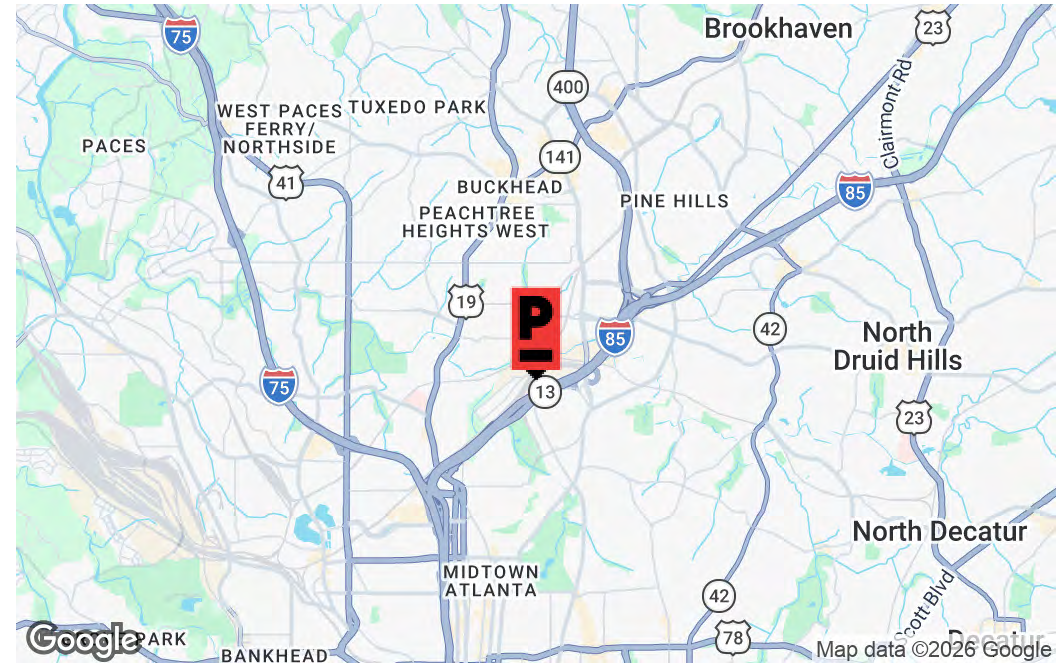
**2,884 SF**

**Katie Sentell, CCIM**

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### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Rare opportunity to occupy a single-tenant building with a small footprint. This creative office building features a large studio space that can be converted to showroom or warehouse space, high ceilings plus outdoor space.

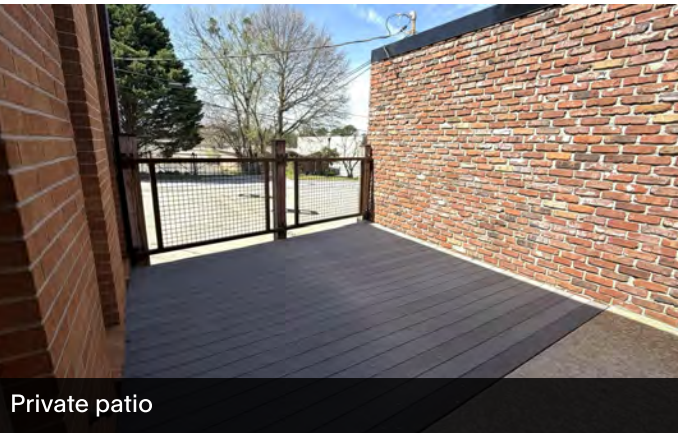
#### PROPERTY HIGHLIGHTS

- Flexible layout
- 12'6" Ceilings
- Private Deck
- Two private restrooms, including one shower
- Kitchen
- Studio space with Cyc wall
- Skylights

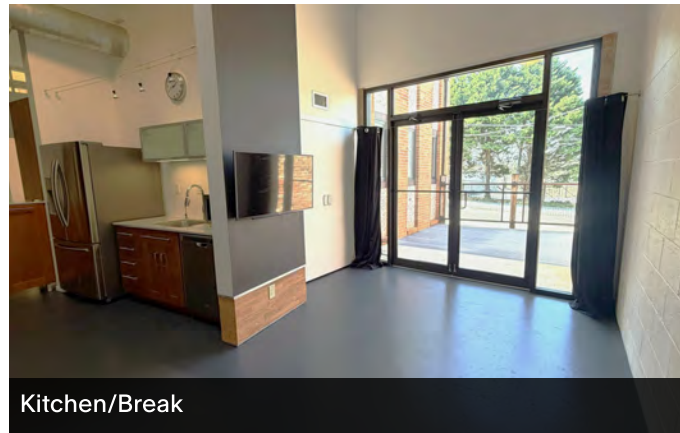
#### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
OPEX:	\$6.50/SF EST.
Available SF:	2,884 SF
Lot Size:	0.115 Acres
Building Size:	2,884 SF

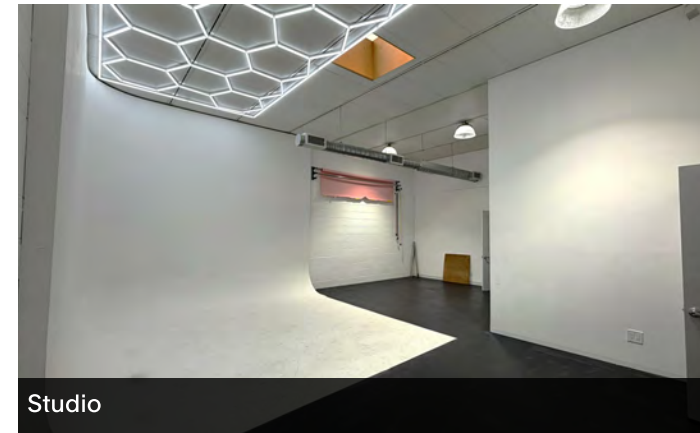
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	10,483	191,765	521,241
Total Population	17,973	364,764	1,083,481
Average HH Income	\$131,389	\$122,807	\$98,955



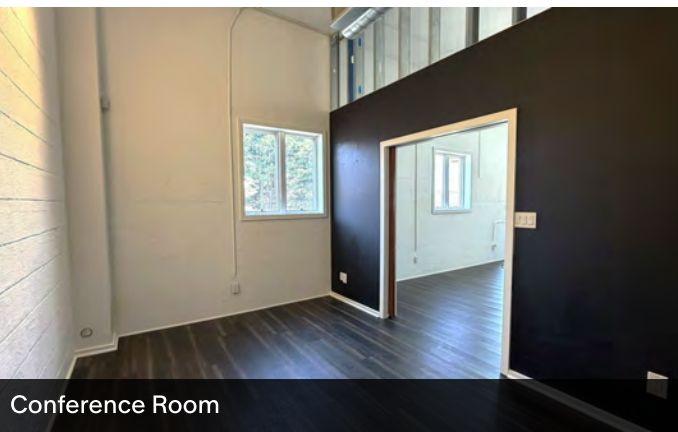
Private patio



Kitchen/Break



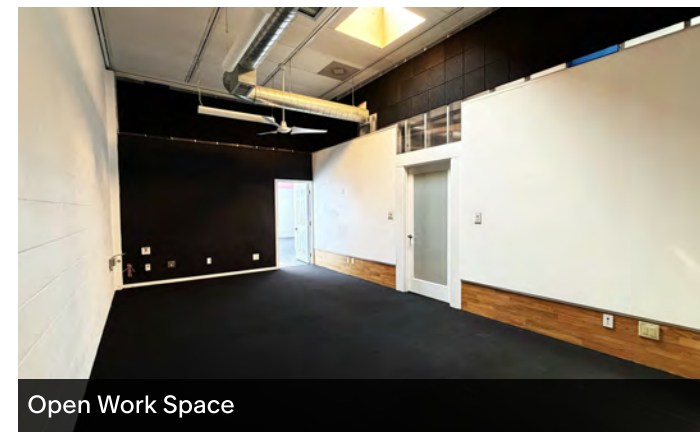
Studio



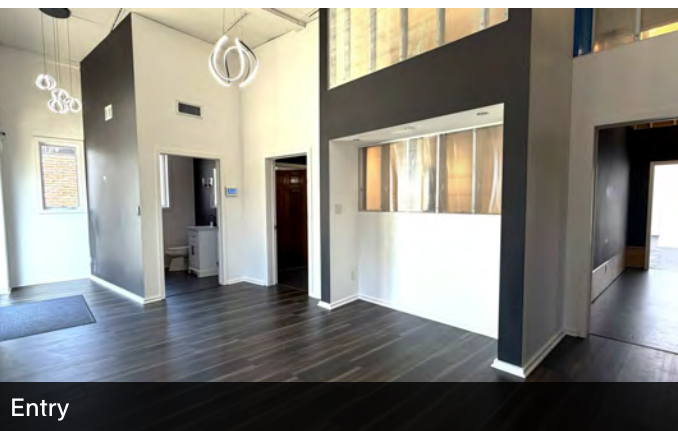
Conference Room



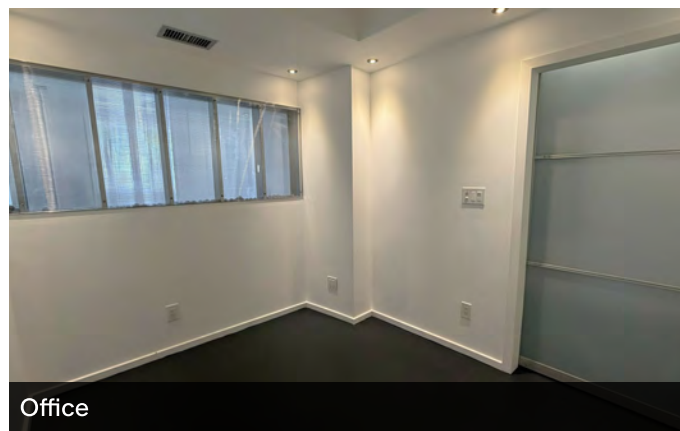
Office



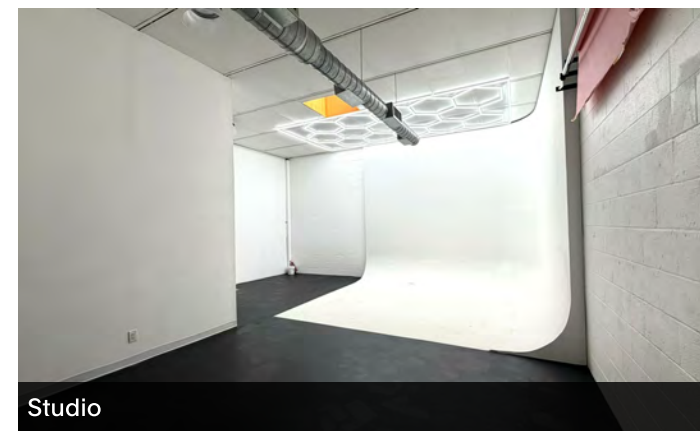
Open Work Space



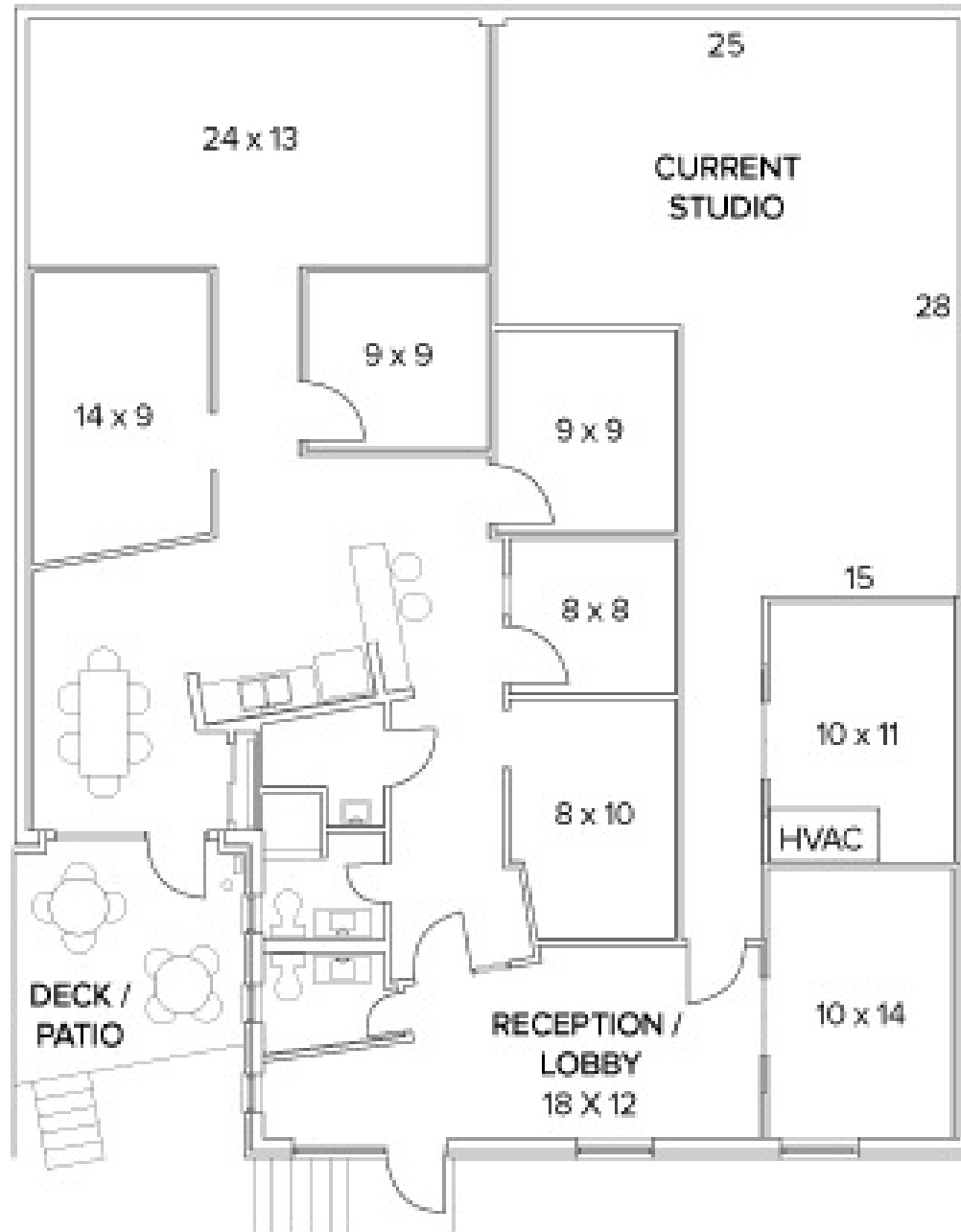
Entry



Office



Studio







**Let's get this leased.**

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