

THE FACTORY

5112 GEORGIA AVENUE

NEWLY-RENOVATED LEASE OPPORTUNITY

Located at 5112 Georgia Avenue, this warehouse conversion is now welcoming your creative venture — art galleries, design firms, family offices, a coffee house — come join The Factory. Dramatic property upgrades underway, including impact windows and doors, industrial chic façade, and new roof, HVAC and electrical.

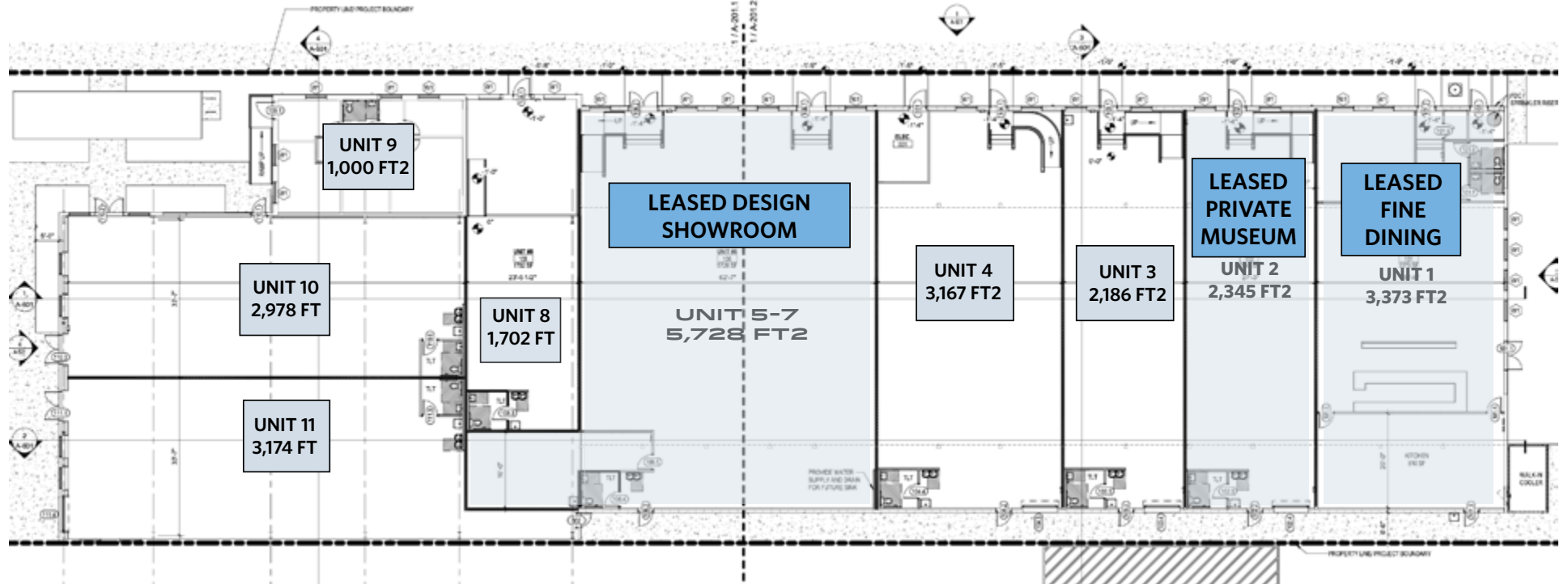
- ✦ Clear height 18-22 feet
- ✦ Many units feature open beam ceilings, sky lights & clerestory windows
- ✦ Unit sizes range from 1,000 - 7,800 SF
- ✦ Estimated delivery: Late summer, 2025
- ✦ Featuring *The Silos*, a 3-story art installation
- ✦ Neighbors include: The Bunker, Mr. B's Tavern and Independent Seafood
- ✦ Brought to you by the developers of [The Galleries at Florida Avenue](#)



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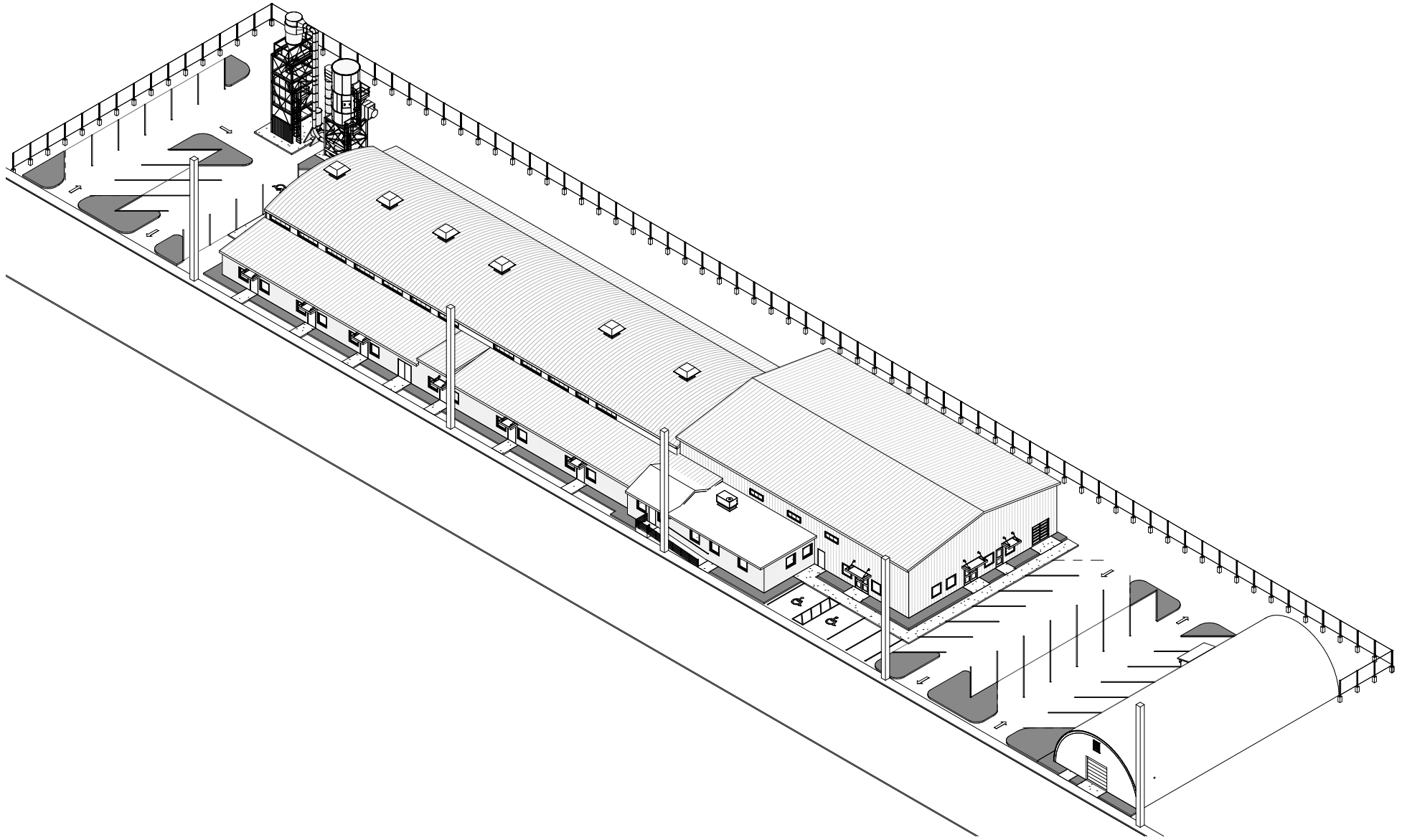


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LUX CONDOS

- The Bristol
- Forté
- South Flagler House
- La Clara

RESTAURANTS

- Mr. B's
- Pink Steak
- Kitchen
- Table 26
- Tropical Steakhouse
- The Blue Door



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