

Three-Level Office Suite & One-Level Retail Suite Available For Lease

18 Marietta St NW
Atlanta, GA 30303



FOR LEASE

Cole Frieder
770.876.4209
c.frieder@bellstreet.com

Parker Buchanan
404.372.8701
p.buchanan@bellstreet.com


BellStreet

For Lease

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Property Description

Bell Commercial is pleased to present this attractive three-level office condominium located in the heart of Atlanta. This property features two ground-level suites. Suite #100 includes a vacant upstairs and basement area, totaling 8,352 square feet and Suite #200 totals 2,897 square feet. The basement provides convenient access and additional flexibility for future use.

This Class B office condominium is located in the heart of downtown Atlanta within the Central Business District. The building sits in a heavily trafficked area with strong vehicle and pedestrian activity. It is located on the same city block as the Five Points MARTA Station and within walking distance of Georgia State University and Underground Atlanta.

Atlanta offers strong entrepreneurial opportunities, diverse career options, and access to excellent education. Home to 15 Fortune 500 companies, including Delta Air Lines, The Home Depot, and The Coca-Cola Company, and anchored by the world's busiest airport, Hartsfield-Jackson Atlanta International Airport, metro Atlanta continues to thrive. With its prime downtown location and flexible layout, this property presents an excellent opportunity to add value to an investment portfolio.

Property Highlights

- High Visibility and Heavily Trafficked
- Beautiful Marble Building Exterior
- 2 Separate Office Suites
- Built in 1930, renovated in 1997



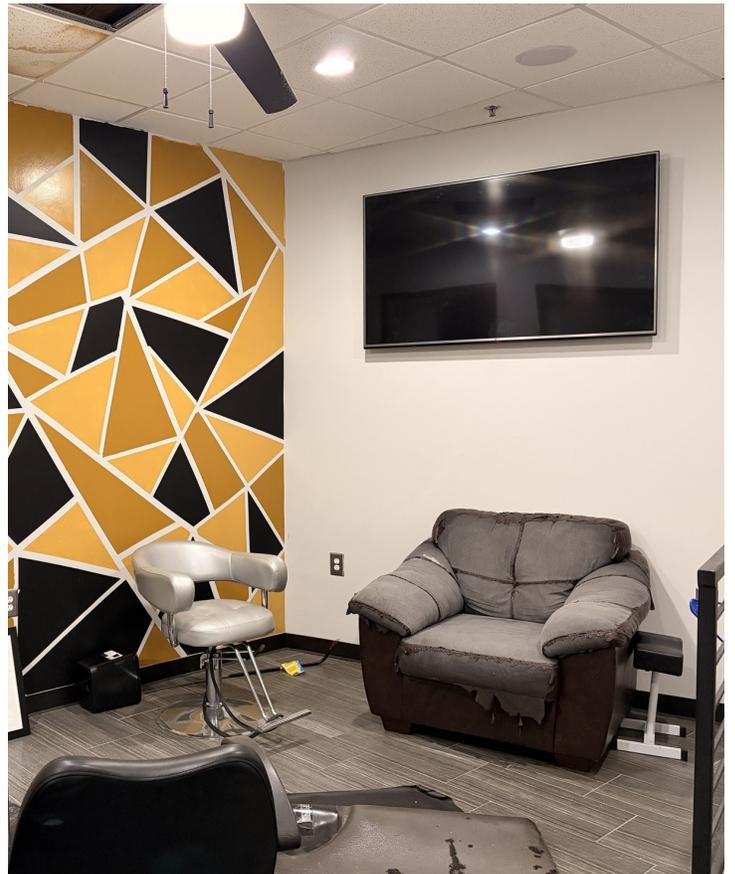
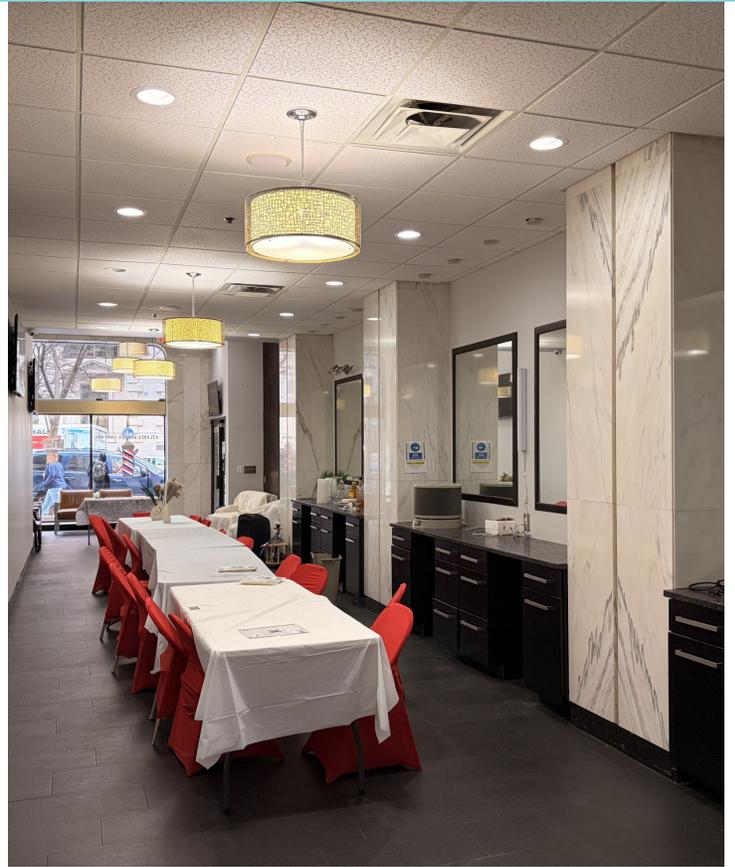
Offering Summary

Suite 100 (8,352 SF):	\$22.00 SF/yr (NNN)
Suite 200 (2,897 SF):	\$26.00 SF/yr (NNN)
Number of Units:	2
Lot Size:	0.11 Acres
Building Size:	11,250 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,137	64,716	137,609
Total Population	15,199	152,999	319,201
Average HH Income	\$45,952	\$67,657	\$75,130

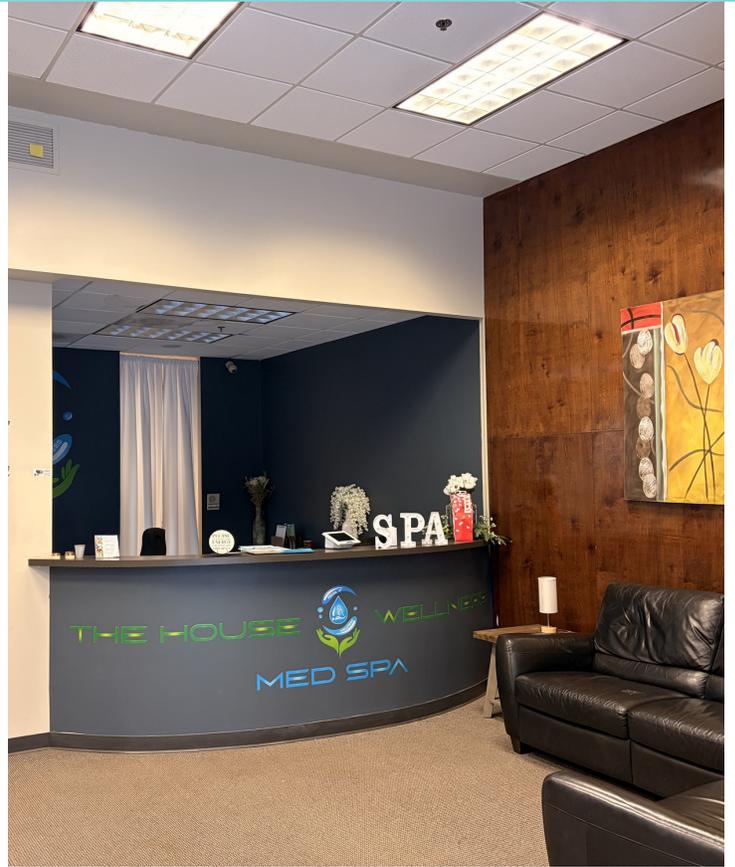
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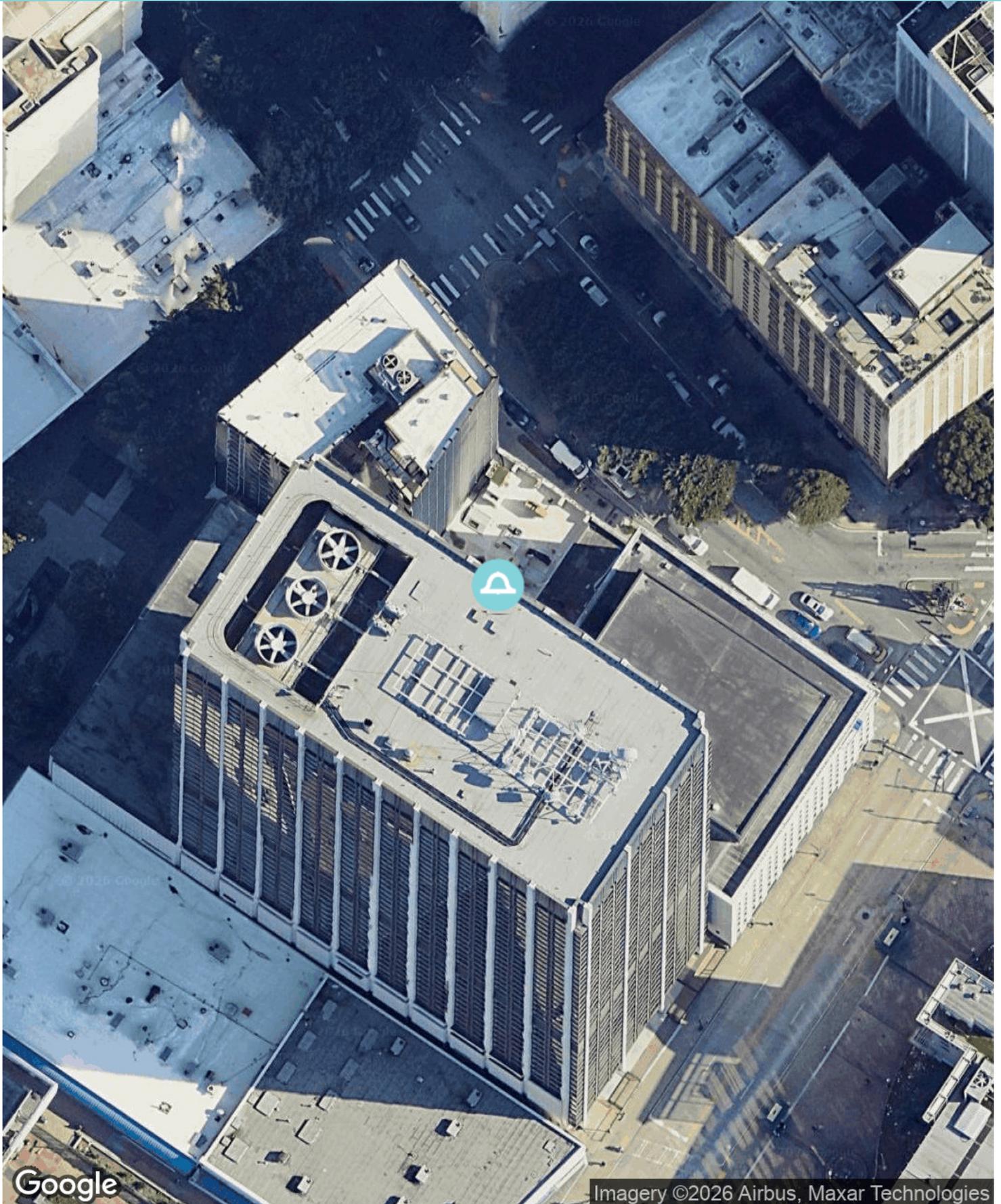
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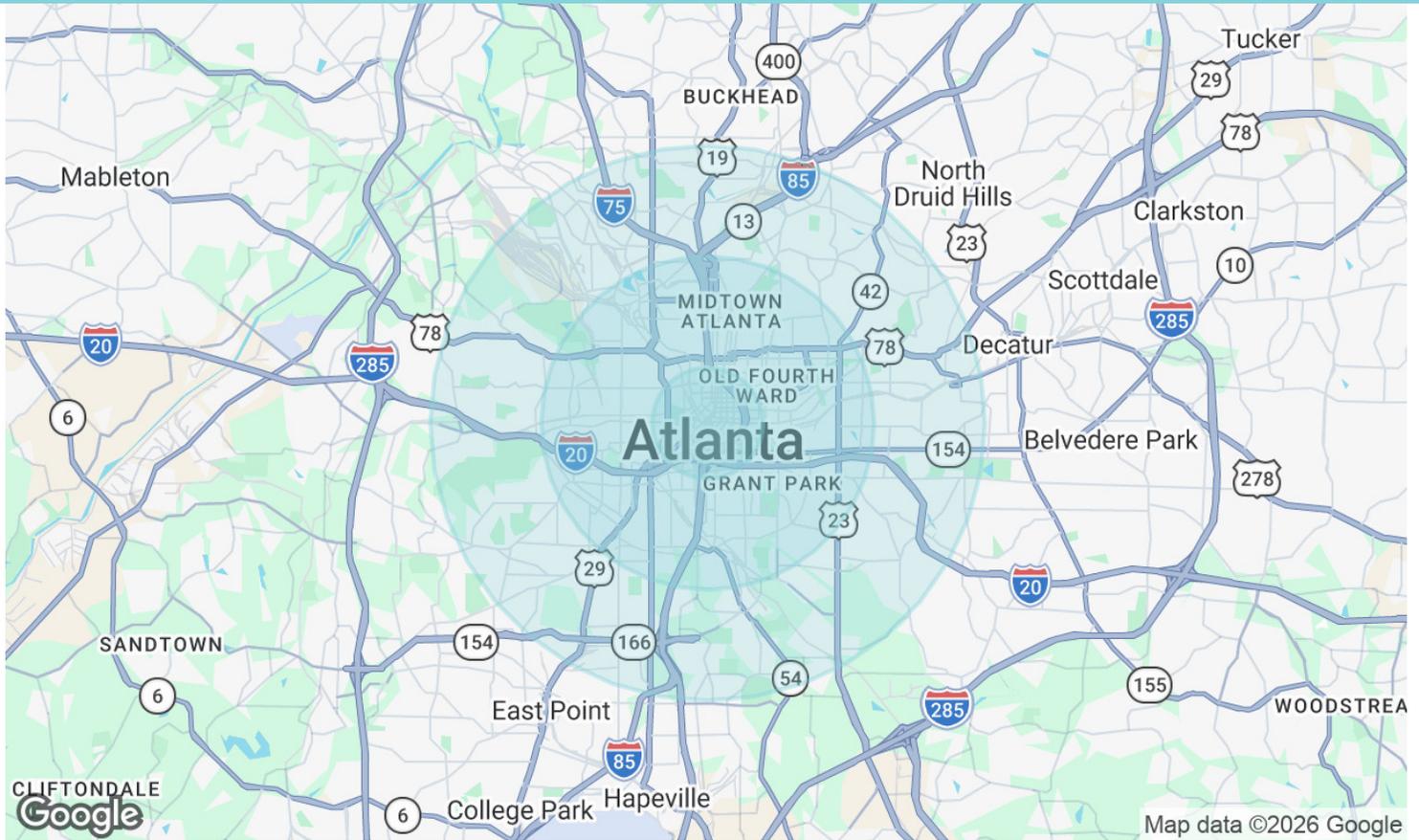
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Population

	1 Mile	3 Miles	5 Miles
Total Population	15,199	152,999	319,201
Average Age	33.7	31.3	33.3
Average Age (Male)	36.7	31.6	33.2
Average Age (Female)	31.8	31.2	33.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,137	64,716	137,609
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$45,952	\$67,657	\$75,130
Average House Value	\$254,779	\$303,697	\$337,963

2020 American Community Survey (ACS)