

FOR SUBLEASE

3091 E Shadowlawn Dr, Atlanta, GA 30305

Retail or office space available in the heart of Buckhead — ideal for boutique retail, small office, studio, or wellness use. The property offers private access, abundant natural light, and proximity to restaurants, retail, and residential neighborhoods.

KEY HIGHLIGHTS

- 2 Stories - +/- 1,200 SF
- Lease Rate: \$2,900/month plus electric
- Term Through September 14, 2028
- Separate Entrance from Sublandlord
- First Floor: Reception, open workspace, and bathroom (±600 SF)
- Second Floor: Two private offices / open rooms (±510 SF)
- Internet and Water Included
- 5 Parking Spaces



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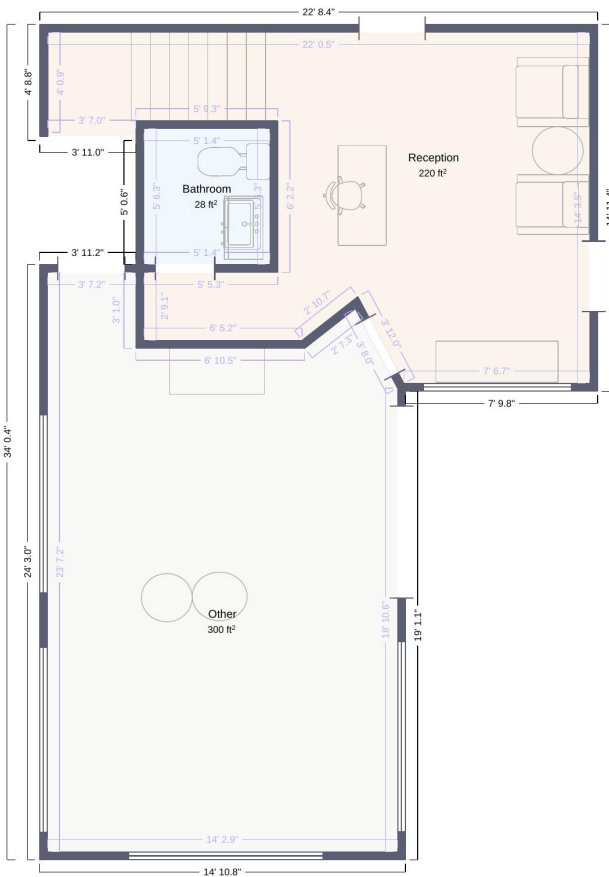
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FLOOR PLAN

1,200 RSF
3091 E Shadowlawn Ave
Term through Sept 2028

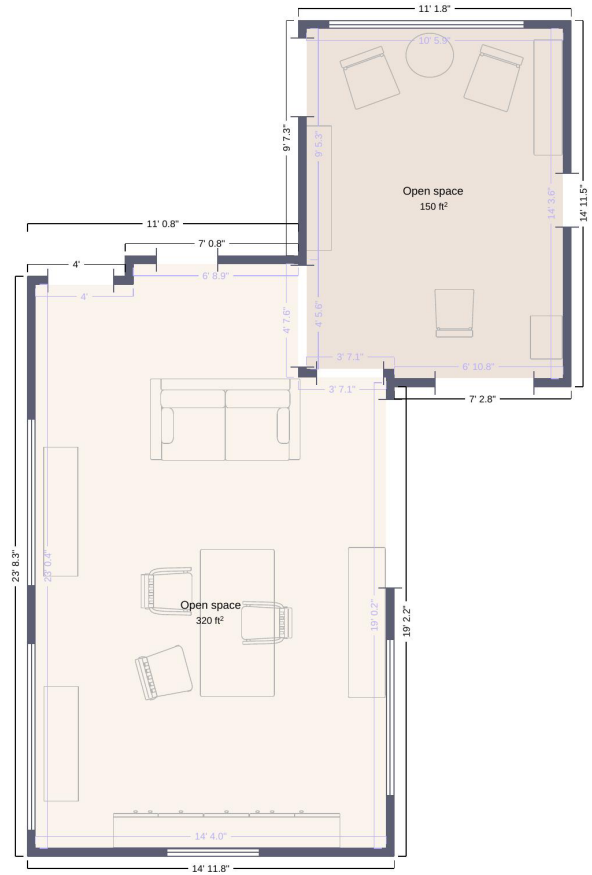
Floorplan

3091 E Shadowlawn Ave NE, Atlanta, GA
Approximately 600 ft² total



Floorplan

3091 E Shadowlawn Ave NE, Atlanta, GA
Approximately 510 ft² total



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INTERIOR PHOTOS

1,200 RSF
3091 E Shadowlawn Ave
Term through Sept 2028



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