

644 ANTONE ST NW #10

ATLANTA, GA 30318

FOR LEASE
2,600 SF OF FLEX SPACE



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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to be the exclusive broker for Unit 10, a flexible commercial space located at 644 Antone St NW, Unit 10, Atlanta, GA 30318. Offering 2,600 square feet, this space is available now with negotiable lease terms and a rental rate of \$19.50 per square foot per year.

Unit 10 features a versatile layout ideal for businesses needing a mix of office and warehouse space. It includes three private offices, a reception area, a conference room, a break room, and approximately 1,300 square feet of warehouse space with a roll-up door. High ceilings and exposed elements create a spacious, modern feel, and the unit includes central air and heating, private restrooms, and after-hours HVAC availability.

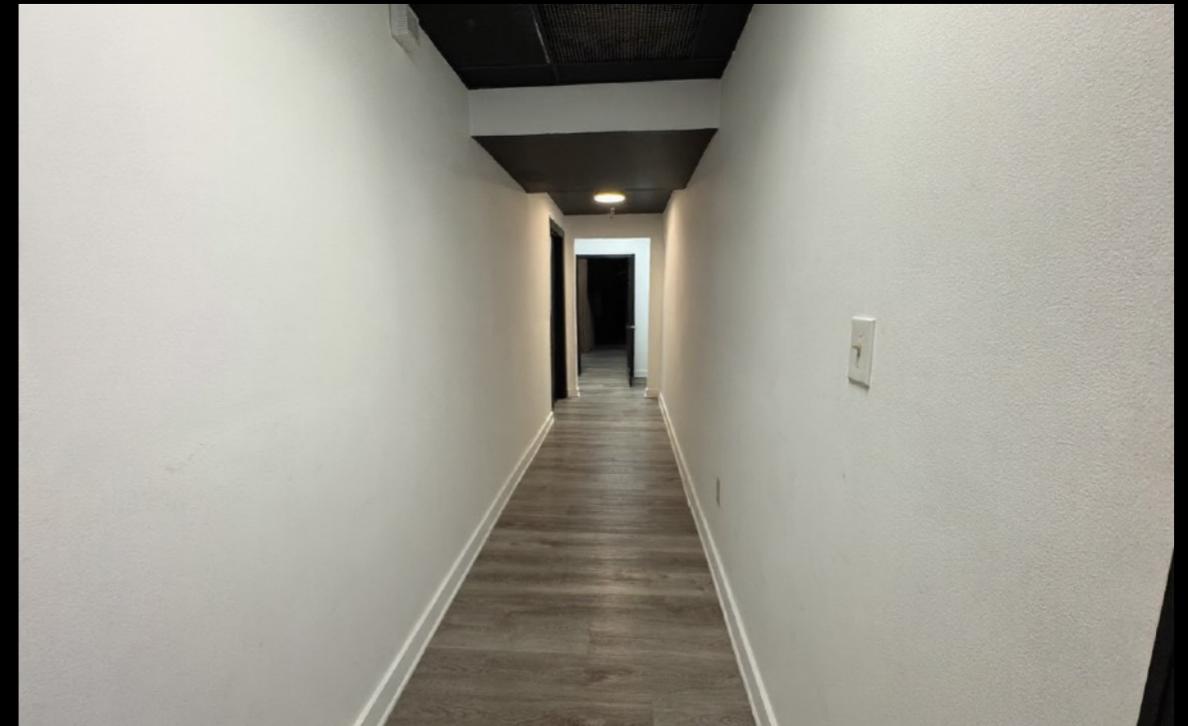
This is a professional lease. Please note that the rental rate does not include utilities, property expenses, or building services.

For more information please contact Esty Hoffman or Ryan Swartzberg.

HIGHLIGHTS

- \$19.50 PSF/YR
- 2,600 SF
- Flex Space
- 1,300 SF of Warehouse Space
- West Midtown
- Roll - Up Door

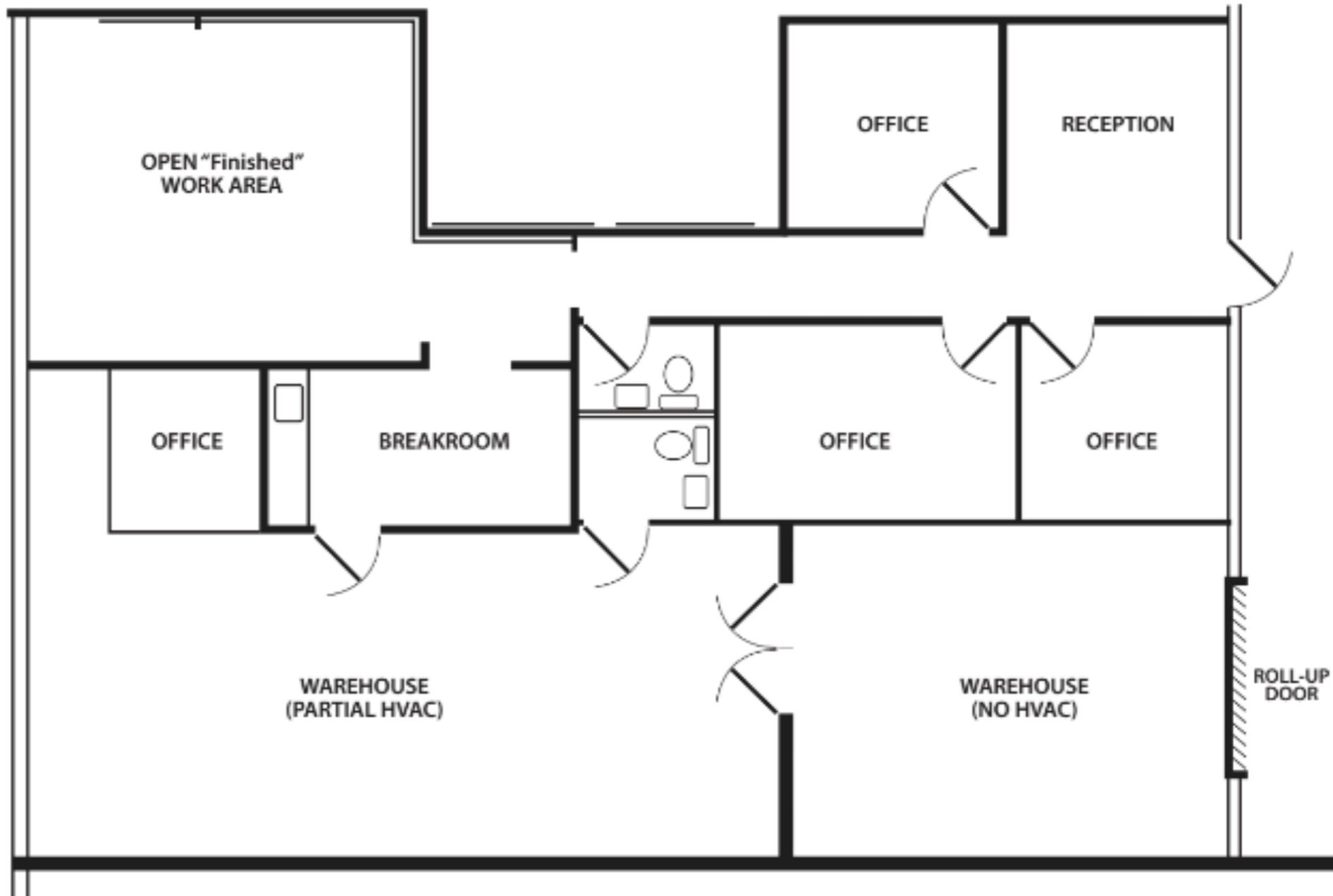
// PHOTOS



// PHOTOS



// FLOOR PLAN



// LOCATION OVERVIEW



ABOUT THE AREA: WEST MIDTOWN, GA

West Midtown, Atlanta GA is one of the city's most dynamic and rapidly evolving commercial districts. Once a hub for industrial and warehouse operations, the area has transformed into a thriving center for innovation, design, and business. Its unique mix of repurposed industrial buildings, modern developments, and proximity to major highways like I-75 make it highly attractive to a wide range of tenants—from creative startups and tech companies to established professional firms and retailers.

West Midtown also benefits from ongoing infrastructure investments, including the Atlanta Beltline expansion, which continues to boost foot traffic, property values, and long-term growth potential. The area's strong mix of office, retail, and residential development offers investors a diverse and resilient commercial environment. With a vibrant culture, strong demographics, and strategic location just minutes from Downtown and Midtown, West Midtown stands out as a prime destination for commercial real estate investment in Atlanta.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	46,800	232,900	451,600
Number of Employees	43,700	207,600	388,600
Avg. Household Income	US\$101,100	US\$91,100	US\$91,500

// BROKER PROFILES



Esty Hoffman

Listing Agent
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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



Ryan Swartzberg

Founder/CEO
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Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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