



# ATLANTA'S PREMIER BUSINESS SPACES FOR SALE

6 W DRUID HILLS DR NE ATLANTA, GA 30329

ASKING **\$12,000,000**

PRICE PER SF **\$141.18 / PSF**

TOTAL SF **85,000 SF**

LAND **2.84 ACRES**



## PROPERTY DETAILS

Command attention with prominent building signage reaching over 200,000 daily commuters on I-85. Effortless commutes begin with our convenient location at North Druid Hills & I-85, offering quick access to Georgia 400 via new ramps. Fuel your growth alongside industry leaders like Children's Healthcare & Emory University's new campuses, attracting top talent. Unwavering reliability is ensured by robust power infrastructure. Don't settle for anything less. Secure your high-visibility space in this prime location - contact us today

- 7-story iconic building, renovated in 2010
- Commercial kitchen and 200+ seat dining room available
- Ample parking, including covered parking
- Conveniently located off I-85 with easy access to I-285 and GA-400

CONTACT US



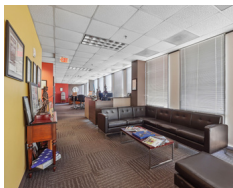
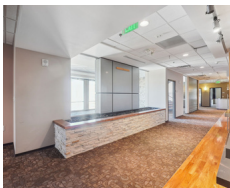
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## RECENT UPDATES

- **3,350 sq. built out data center with 42U secure server racks in self-contained Pods on reinforced concrete slab for superior PUE. It is preconfigured expansion for additional 6,470 sq.ft. Entire floor is protected by FM200 Clean Agent System fire suppression, pre-action systems, and smoke protection alert system.**
- **Underground utility power output is 2.5MW. Two 1MW generators, 36 hours on site fuel storage. Four redundant 500k VA UPS.**
- **24x7x365 CCTV at building perimeter, loading dock, data center and Pod. Weekdays lobby security and on site personnel. Badge only access to all floors. Secure mantrap to data center.**
- **Three redundant air/water cooled chillers and four Liebert cold aisle containment.**
- **Carrier neutral, meshed 8.8Tbs private optical network enables economical access to downtown Atlanta connectivity and colocation without carrier hotel pricing. High capabilities to connect to media pre-and post production.**

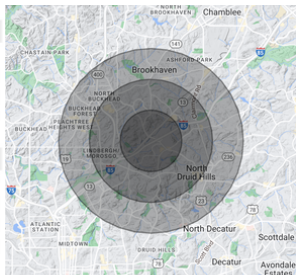


# AERIAL MAP



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
Total Population	16,228	70,039	140,991
Average Age	32.5	33.8	35.8
Average Age (Male)	32.6	34.7	36.0
Average Age (Female)	33.8	33.7	35.7
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	8,368	37,648	75,977
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$97,785	\$107,423	\$124,629
Average House Value	\$305,317	\$351,271	\$399,690



\* Demographic data derived from 2020 ACS - US Census



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