

# 7K - 20K SF Flex Space For Lease



Presented by  
MLC Properties

1240 Old Chattahoochee Ave NW, Atlanta, GA 30318



## Price: \$17.00/SF/YR

1240 Old Chattahoochee Ave NW is located in the trendy West Midtown neighborhood. Directly across the street from Top Golf, The Works, and a short walk to the Atlanta Beltline path expansion in West-Midtown. Within a half mile of the new Westside Reservoir Park & only seconds away from food court and shopping at The Works and designer outlets located along Ellsworth Ind. Blvd., this flex building was recently renovated in 2018, to support a unique tenant mix including retail, loft office, and flex. The property features 14ft ceilings and great natural light allowing for a beautiful workplace environment.

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Prominent corner placement at Chattahoochee Ave and Ellsworth Industrial, the main intersection on the Upper Westside.

Just down from Star Provisions/Bacchanalia, The Works, Chattahoochee Food Works, and popular Top Golf located directly across the street.

1/4 mile from Atlanta Beltline, Westside Market Midtown, and center of hub for area craft breweries and designer outlets.

Great flex space with loading dock access, lots of natural light. Gas and electric ready with existing plumbing and restrooms.

Exposure to Chattahoochee Ave & Ellsworth Blvd 20k traffic count daily.

Close proximity to the Downtown Connector, Buckhead, Midtown, and Downtown Atlanta.

## Edward Martin

[emartin921@aol.com](mailto:emartin921@aol.com)

(404) 815-1997

## MLC Properties

1031 Monroe Dr Ne

Atlanta, GA 30306



1240 Old Chattahoochee Ave NW, Atlanta, GA 30318

## Listing spaces

### 1st Floor Ste A

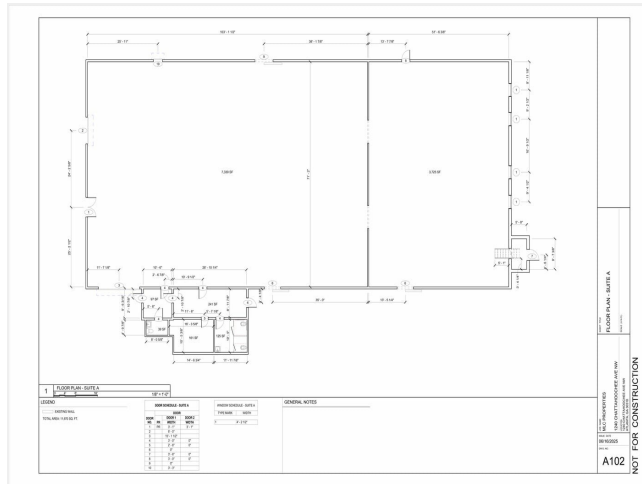
Space Available	11,670 - 20,000 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Highly visibility along Ellsworth Industrial, across from Top Golf. Double door business entrance + roll up garage door access to loading dock. Tall ceilings, sky lights, independently metered for utilities gas and electric, central heat & air. Existing restroom and kitchenette. Secondary entrance/exit available in back of suite.

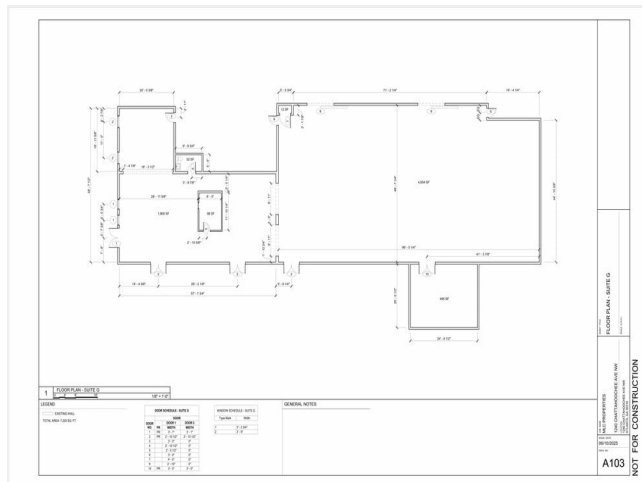
### 1st Floor Ste G

Space Available	7,220 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Dynamic floor plan with endless possibility. Tall ceilings, sky lights, independently metered for utilities gas and electric, central heat & air. Existing restroom. Secondary entrance/exit available in back of suite.



Suite A



Suite G



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## Property Photos



Suite H



Suite D Westbrook Supply



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## Property Photos



Suite H - Wolfgang Gallery



Suite B + C



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## Property Photos



Front walk



Suite D - Westbrook Supply



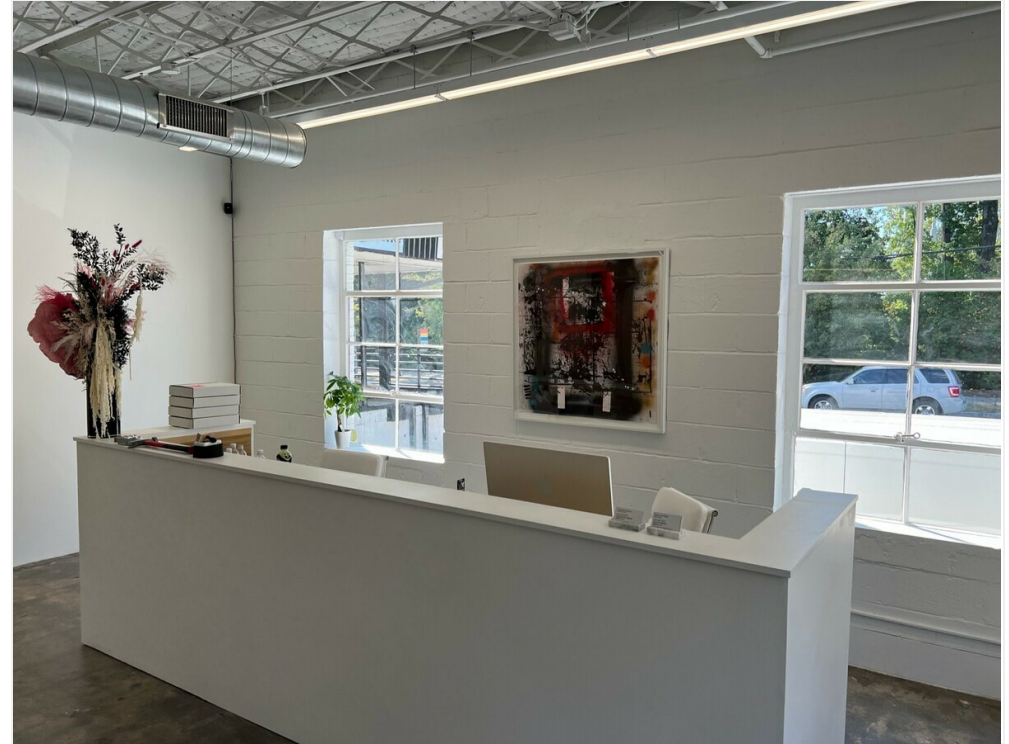
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## Property Photos



Suite D - Westbrook Supply



Suite H - Wolfgang Gallery



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## Property Photos



Suite H - Wolfgang Gallery



Exterior - Old Chattahoochee Ave

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## Property Photos



Corner of Ellsworth Industrial and Chattahoochee



Signage



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## Property Photos



Multiple Street Level Entrances



Separate Meters



# Flex Space For Lease

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## Property Photos



Mural



Outdoor Truck Bay



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## Property Photos



Suite A Double Door Business Entrance



Wide Catwalk



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## Property Photos



Entrance Doors Suite J



Trendy Exterior



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## Property Photos



Awning Protected Entry



Back Stairs to Catwalk



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## Property Photos



Side Stairs to Catwalk + Loading Dock



Foyer - Suite I

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## Property Photos



Suite I Privacy Partitioned Space



Suite J Exposed Ceilings



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## Property Photos



Suite A Fully Lighted and Air Conditioned Space



Shell Space Suite B

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## Property Photos



Conference Room Suite F



View from intersection



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## Location

