

Restaurant, Hospitality / Entertainment Campus & Creative Spaces for Lease/Sale

±6,000 sf, ±7,000 sf & ±5,000 sf Available



595 North Avenue NW | Atlanta, GA 30318



Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

CONTACT

DARRELL CHAPMAN
Partner, Bull Realty
Darrell@BullRealty.com
404-876-1640 x114

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



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Property Overview

Newly renovated Beltline Flex / Hospitality / Entertainment Campus located less than one mile from Mercedes-Benz Stadium, State Farm Arena, and the Georgia World Congress Center. The property underwent a complete redevelopment in 2023 and features three separate suites. Approximately 9,000 square feet is currently occupied by Avenue Kitchen & Cocktail, an upscale dining and event venue. Suite One offers 4,000 square feet of flex space delivered in white-box condition, while the remaining 5,000 square feet is fully finished and vacant, making it ideal for hospitality, entertainment, office, showroom, or restaurant use.

Positioned directly along the Beltline, the property benefits from strong visibility and consistent traffic counts of approximately 16,000 vehicles per day. The site includes 100 on-site parking spaces in addition to complimentary street parking.

Avenue Kitchen & Cocktail, including all furniture, fixtures, and equipment (FF&E), is included in the purchase price. Beyond the property's multi-million-dollar renovation completed in 2023, Avenue Kitchen & Cocktail itself was designed and developed with an additional investment exceeding \$2,000,000. Prospective operators also have the option to purchase the business independently and assume the existing lease structure, if preferred.

- Completely renovated in 2023-2024
- On the Beltline
- Ample parking
- Near Mercedes Benz Stadium State Farm Arena and Georgia World Congress Center
- Beautiful build out in the restaurant space

Nearby Establishments



TRAP
MUSIC
MUSEUM

AVENUE
KITCHEN & COCKTAIL



WokChi

WINGNUTS
@ GEORGIA TECH

Georgia Tech
College of Design

Rob
Museum

Property Specs — Suite B | Avenue Kitchen and Cocktail

ADDRESS	595 North Ave NW Atlanta, GA 30318
COUNTY	Fulton
YEAR BUILT / RENOVATED	1946 / 2023
UNIT SIZE (SF)	±6,000
# OF FLOORS	1
ZONING	I2
PARKING	On-Street / Rear
PARCEL ID	14 008200010852
HVAC	Central
CROSS STREET	Northside Drive NW



Financial

2025 TAXES	\$13,418 (Suite A,B & C)
LEASE RATE	\$25,000/month

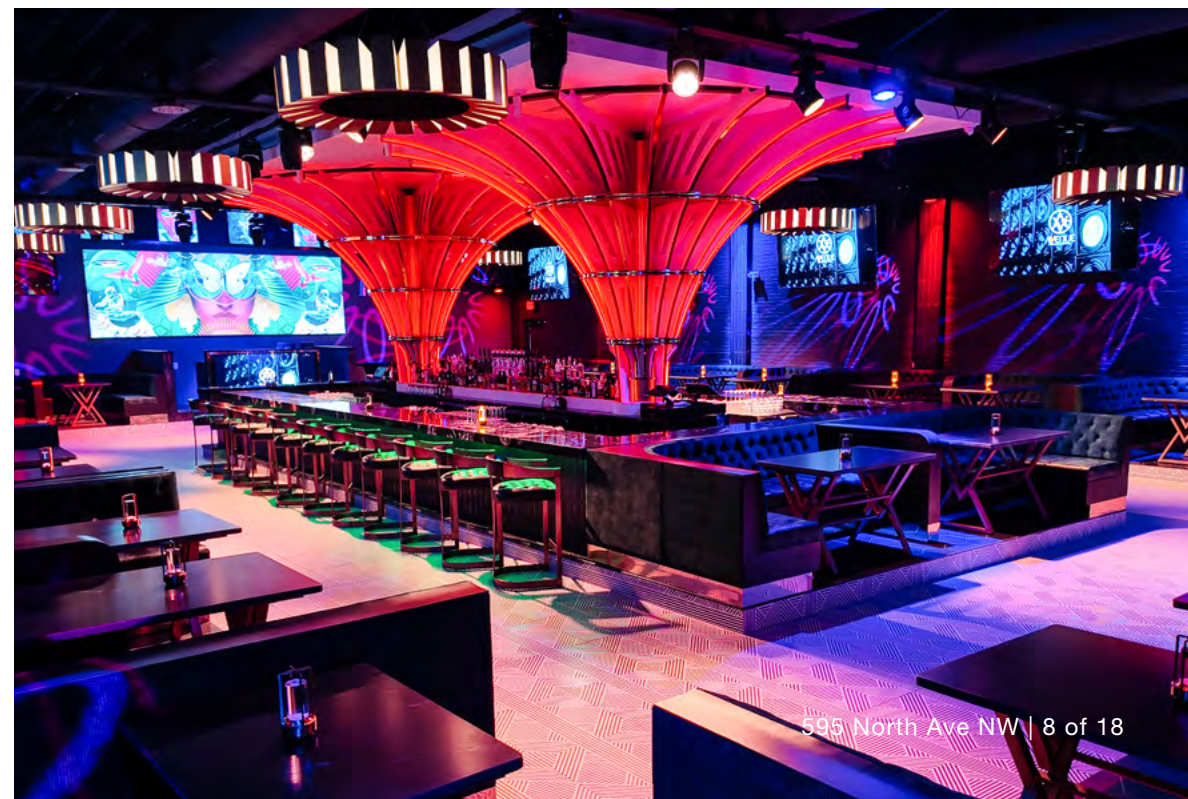
Property Specs — Suite A

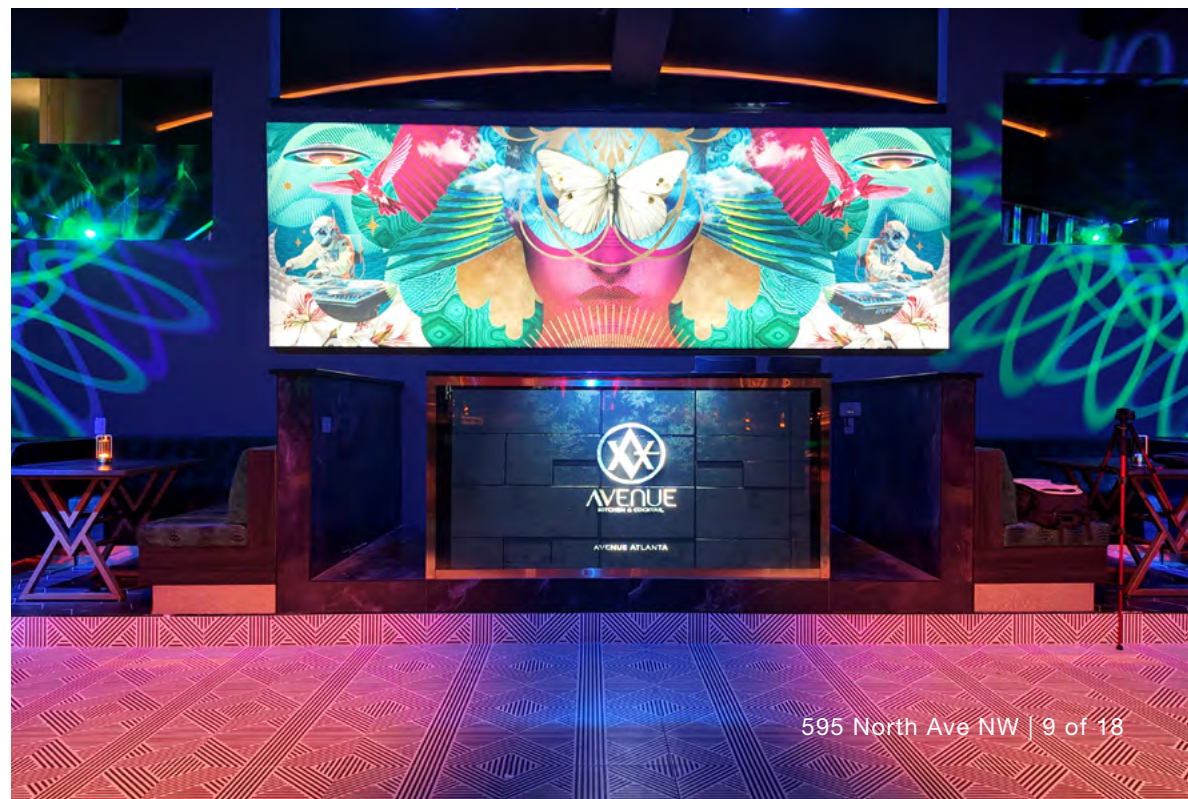
ADDRESS	595 North Ave NW Atlanta, GA 30318
COUNTY	Fulton
YEAR BUILT / RENOVATED	1946
UNIT SIZE (SF)	±7,000
# OF FLOORS	1
ZONING	I2
PARKING	On-Street / Rear
PARCEL ID	14 008200010852
HVAC	None
CROSS STREET	Northside Drive NW
Ideal & Permitted Uses	Creative Studio, Hospitality / Entertainment Campus, Restaurant + Flex

Financial

LEASE RATE	\$10,000/month
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Property Specs — Suite C

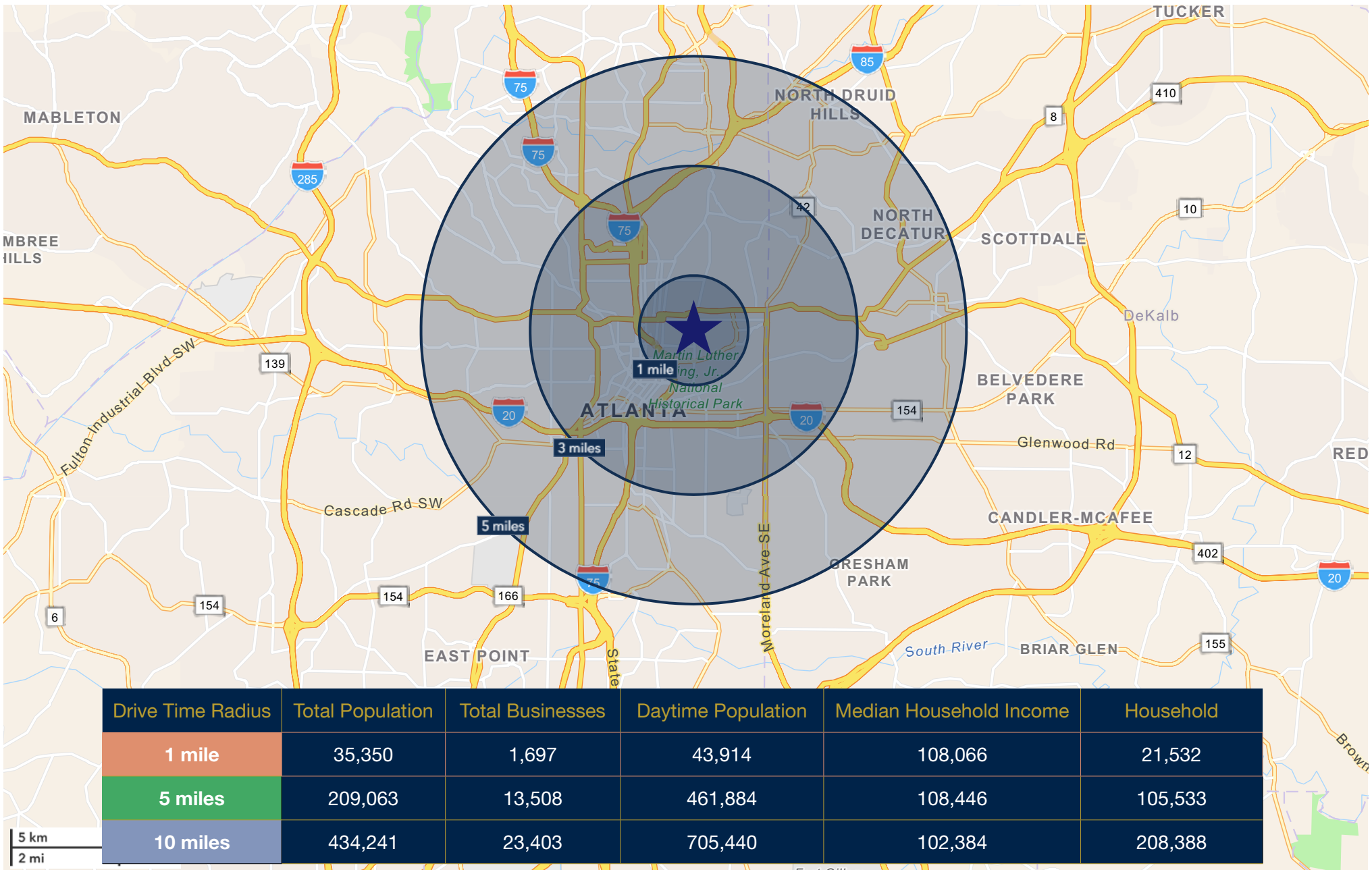
ADDRESS	595 North Ave NW Atlanta, GA 30318
COUNTY	Fulton
YEAR BUILT / RENOVATED	1946
BUILDING SIZE (SF)	±5,000
# OF FLOORS	1
ZONING	I2
PARKING	On-Street / Rear
PARCEL ID	14 008200010852
HVAC	Central
CROSS STREET	Northside Drive NW
Ideal & Permitted Uses	Creative Studio, Hospitality / Entertainment Campu, Restaurant + Flex

Financial

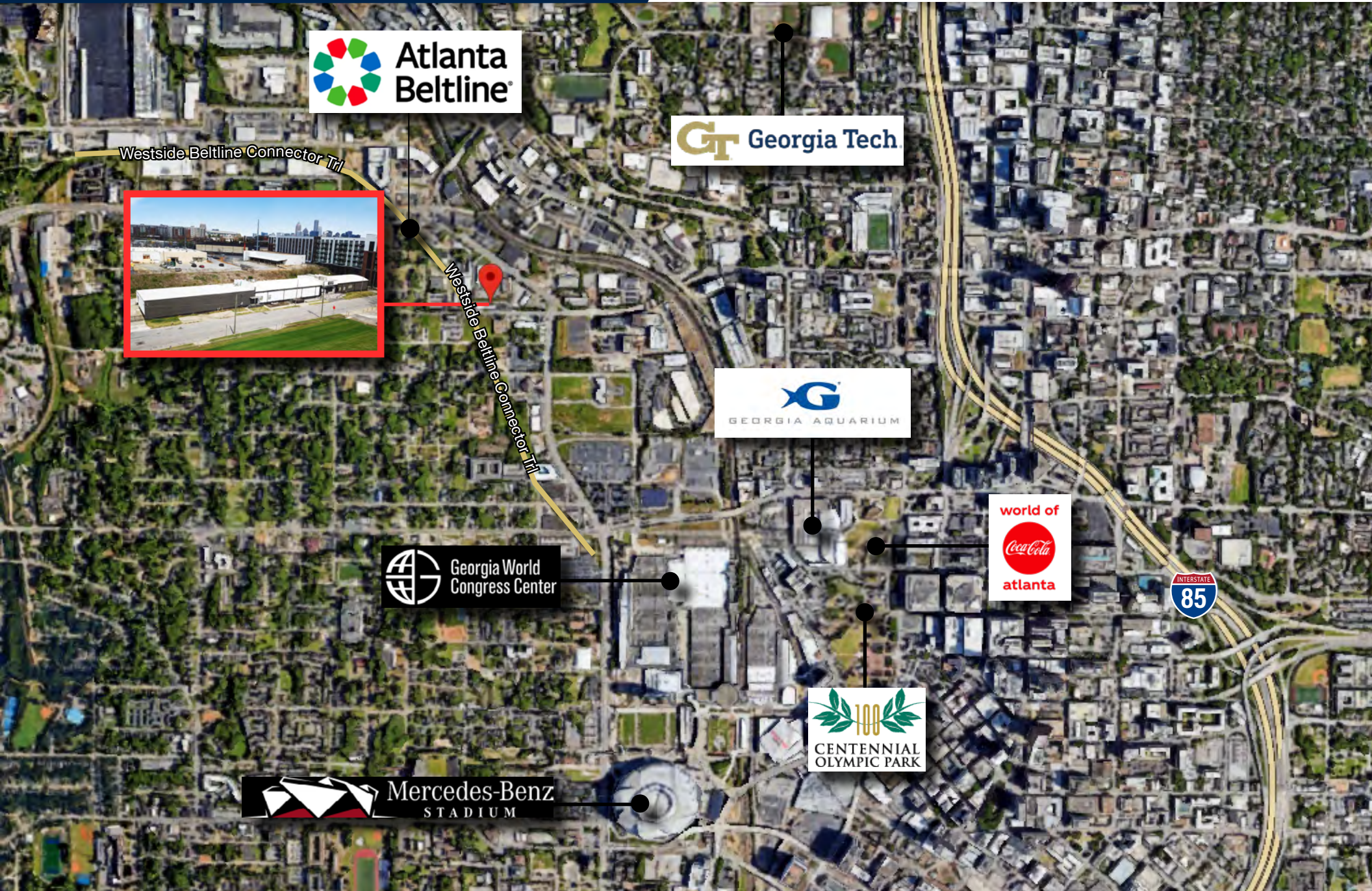
LEASE RATE	\$9,000/month
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Access to Consumers & Labor



Attraction Sites Nearby





The Atlanta Beltline



Krog Street Market

THE CENTER OF EVERYTHING

595 North Ave NW is ideally positioned in what can truly be described as the “Center of Everything” in Atlanta. Located along one of the city’s most prominent corridors and the property offers immediate access to some of the city’s most sought-after destinations, dining, entertainment, and green space.

3.5 miles away is Krog Street Market, a vibrant hub for restaurants, shopping, and socializing, as well as the iconic Atlanta BeltLine, connecting residents to miles of trails, parks, public art, and surrounding intown neighborhoods. This highly connected location creates an exceptional live-work-play environment at the center of Atlanta’s urban energy.

The property is also conveniently located near Mercedes-Benz Stadium, Georgia World Congress Center, State Farm Arena, neighborhoods known for their unique character, acclaimed restaurants, nightlife, and strong sense of community. In addition, Downtown Atlanta, Midtown Atlanta, and major employment hubs are all within easy reach, offering seamless connectivity throughout the city.

This unmatched proximity to culture, recreation, dining, and everyday conveniences gives 595 North Ave NW a true lifestyle advantage—where everything Atlanta has to offer is just around the corner.

Virginia Highland



Downtown & Midtown



THE CENTER OF EVERYTHING

THE ATLANTA BELTLINE

The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



PONCE CITY MARKET

Formerly a Sears, Roebuck & Co. distribution center and the largest brick building in the Southeastern United States, Ponce City Market is a historic ten story, 2.1 million square foot structure. The property has been restored as a mixed-use development housing best-in-class office, retail and residential spaces.



FOURTH WARD

The Fourth Ward project by New City Properties is a massive, 12-acre mixed-use development on the Atlanta BeltLine (Eastside Trail) adjacent to Historic Fourth Ward Park. It features a FORTH Hotel, Overline Residences (apartments), 480,000+ sq. ft. of office space, and retail, aiming to create a dense, walkable, and sustainable “mini-city”.



KROG STREET MARKET

Krog Street Market is a 9-acre mixed-use development in Atlanta located along the Beltline trail at Edgewood Avenue in Inman Park. Since its opening in 2014 the complex has centered on a 12,000 SF west coast-style market with restaurants and includes approximately 300 apartments.



PIEDMONT PARK

Piedmont Park is an urban forest and park in Atlanta, Georgia, United States, located about 1 mile northeast of Downtown, between the Midtown and Virginia Highland neighborhoods. Originally the land was owned by Dr. Benjamin Walker, who used it as his out-of-town gentleman’s farm and residence



FREEDOM PARK

Freedom Park is the largest linear passive park in the City of Atlanta at just over 200 acres of pastoral rolling greenspace. With the advent of the Atlanta Beltline, Freedom Park is a critical connection to movement throughout the city by bike or by foot. The trails connect to Downtown Atlanta and other intown neighborhoods.



Team Profiles



Darrell Chapman, Partner, Bull Realty

While experienced across all commercial property types throughout the Southeast, Darrell primarily focuses on investment properties and mixed-use developments in the North Atlanta market, with additional specialization in car wash properties. A longtime North Atlanta resident, he brings extensive market knowledge and has marketed more than \$300 million in commercial real estate since 2007, earning recognition as a trusted broker in North Georgia.

Darrell helped establish Bull Realty's first satellite office along GA 400 north of Atlanta and is an active member of several industry and community organizations. His notable transactions include retail centers, development sites, medical office properties, and multiple convenience store and car wash sales throughout Georgia.

Before transitioning into commercial real estate, Darrell owned and operated a successful marine dealership in Forsyth County after a career in the boating industry. He attended the University of Tennessee studying electrical engineering.



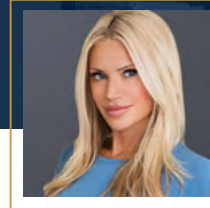
Austin Bull
V.P. of The Operations



Karen Ash
Associate



Carmen Lam
Graphic Designer



Ilona Berman
Marketing Coordinator



Megan Murphy
Marketing Coordinator



ABOUT BULL REALTY



28
YEARS IN
BUSINESS

LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTER

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 595 North Ave NW, Atlanta, GA 30318. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to purchase the property, in whole or in part, as a lender, partner, in buy, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law:

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day _____ of, 20_____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

DARRELL CHAPMAN

Partner, Bull Realty
darrell@BullRealty.com
404-876-1640 x114

BULL REALTY, INC.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com