



Midtown

Freestanding Office with Retail Exposure

360 14th Street NW
Atlanta, GA 30318



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Property Overview

Opportunity to promote your business in a dynamic Midtown market directly on Fourteenth Street. The stately two-story brick building on a corner site has good parking and excellent sign visibility. The property can be easily occupied by one or two businesses/tenants with one on each floor. The zoning allows multiple uses for this highly visible corner location.

The location is excellent, and convenient walking distance to dining, shopping, and transit.

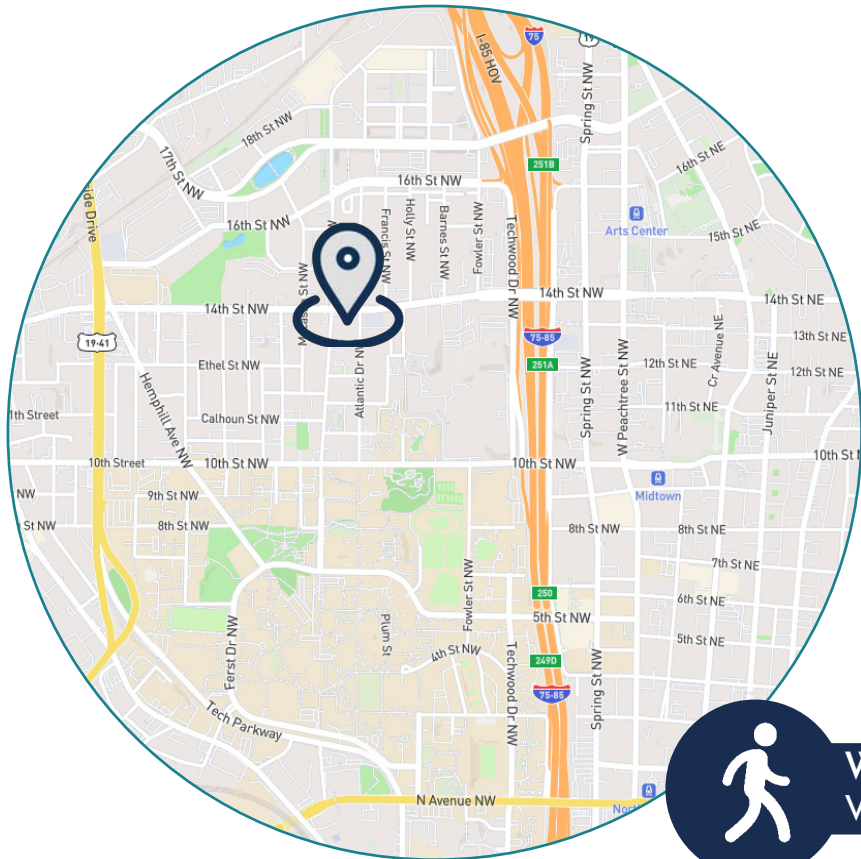
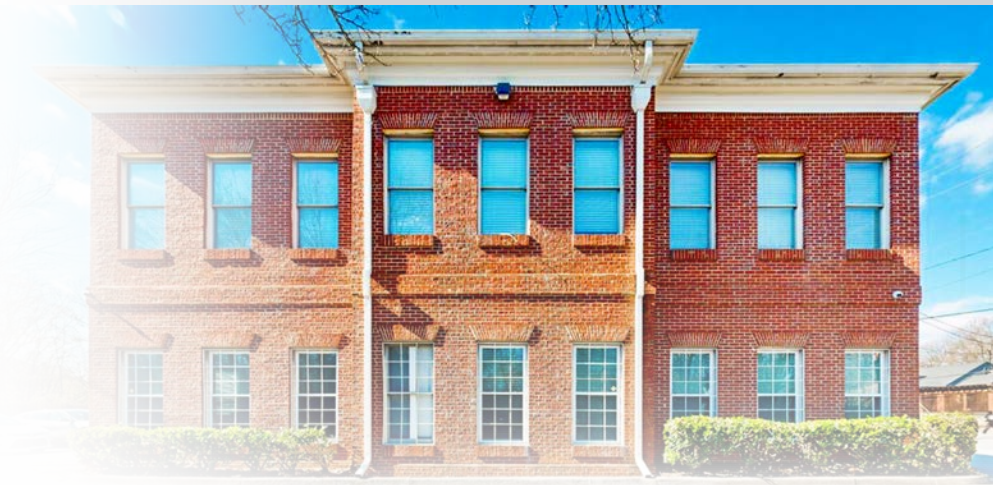
Address	360 14th Street NW Atlanta, GA 30318
Building Size	±5,150 SF
Stories	2
Cross Street	14th St NW and State St NW
Parking	16 surface spaces
Signage	Excellent signage opportunity
Zoning	C-2
Sale Price	\$1,900,000



Virtual Tour

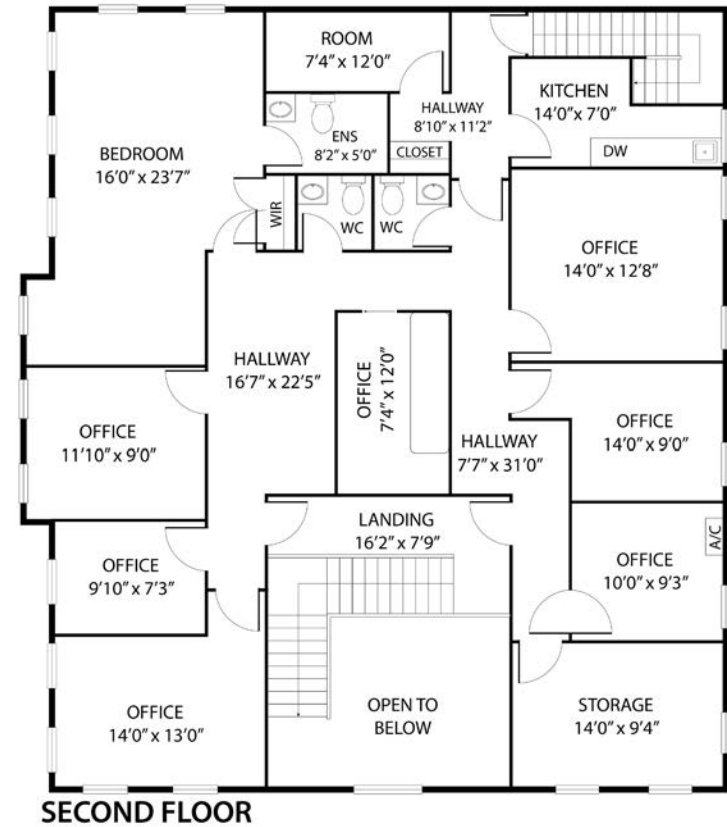
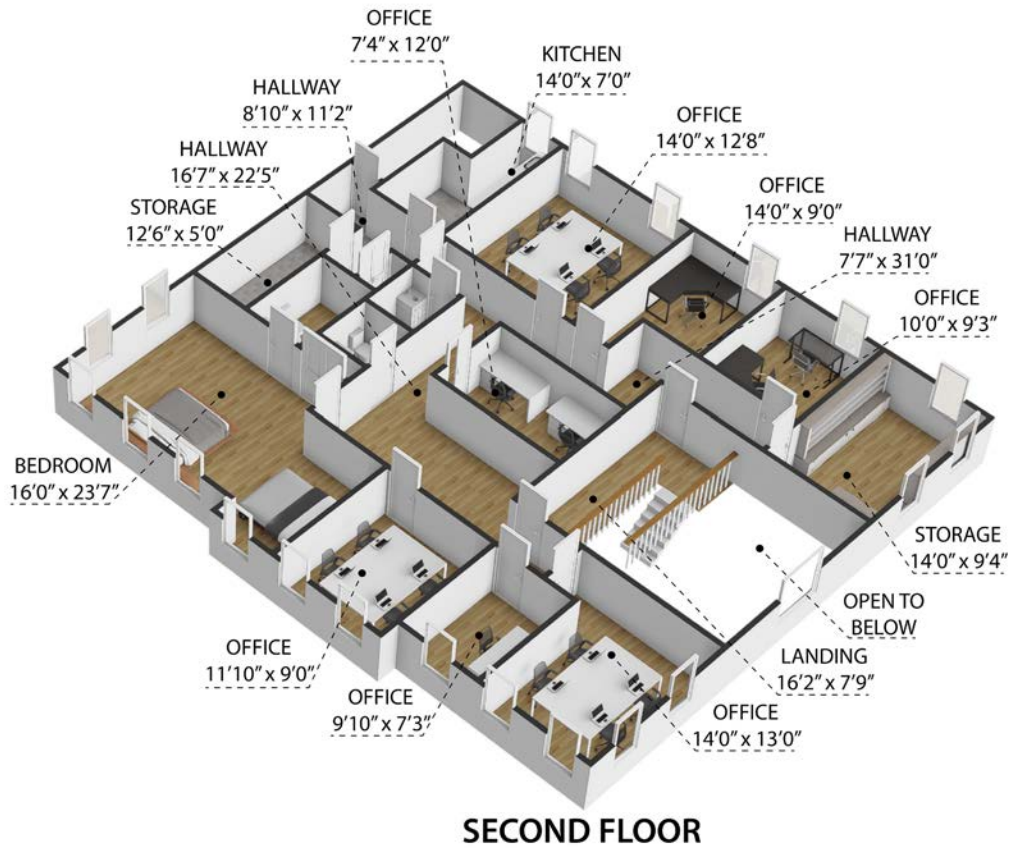
Property Highlights

- ±5,150 SF owner/user office opportunity
- Fantastic sign/building visibility for your business
- Impressive free-standing building
- Inviting sunfilled spaces with high ceilings





Floor Plan



Virtual Tour



STARBUCKS
PETSMART
T.J. MAXX
GINYA IZAKAYA
LITTLE AZIO

KROGER
AMERICAN DELI
ARBY'S
TACO BELL
WENDY'S
LA PARRILLA

ATLANTIC STATION

ATHLETA
BANANA REPUBLIC
DILLARD'S
DSW
GAP
OLD NAVY
PUBLIX

TARGET
CALIFORNIA PIZZA KITCHEN
CHICK-A-BIDDY
MEEHAN'S
SALATA
YARD HOUSE
REGAL CINEMAS

THE WORKS

BANH MI STATION
BAKED COFFEE
MOCHINUT
HIPPIE HIBACHI
KARV KITCHEN
MUSHI NI
SELVASANA
SMOKED PEARL

LA LUZ
SAKURA
MORELLI'S
MOZZABELLA
MALLO
WTF
UNBELIBUBBLE
DOUGS BBQ

WESTSIDE PROVISIONS DISTRICT

ANTHROPOLOGIE
BRASH COFFEE
BRICK + MORTAR
FREE PEOPLE
JCT. KITCHEN & BAR
JENI'S ICE CREAM
LITTLE TROUBLE
LULULEMON

MARCEL
ORMSBY'S
PURE BARRE
ROOM & BOARD
TAQUERIA DEL SOL
WEST EGG CAFE
YEAH! BURGER

BARTACO
THE OPTIMIST
MILLER UNION
SIX FEET UNDER
LA FONDA
SUBLIME DONUTS
ANTICO
COOKS & SOLDIERS
BARCELONA WINE BAR

WEST MIDTOWN

WESTSIDE BELTLINE CONNECTOR



IN THE AREA

THE WORKS

The Works is a popular mixed-use development in Atlanta that includes office space, retail shops, dining options, and community events. It is known for its innovative design, creative atmosphere, and diverse offerings that cater to a range of interests. The Works serves as a hub for local businesses, culture, and entertainment, contributing to the vibrant and dynamic landscape of Atlanta's neighborhoods.



WESTSIDE PROVISIONS DISTRICT

Westside Provisions District evolved from a marketing partnership developments; Westside Urban Market and White Provision. Together, these developments offer great retail and restaurant options to the neighborhood and also offered sustainable residential living at its finest.



ATLANTIC STATION

Atlantic Station is a mixed-use neighborhood located in Atlanta, Georgia, featuring a blend of residential, retail, dining, and entertainment options. It is known for its outdoor shopping area, restaurants, and vibrant community events. Atlantic Station also offers green spaces, office buildings, and a movie theater, making it a popular destination for both locals and visitors.



WESTSIDE RESERVOIR PARK

Westside Reservoir Park is Atlanta's largest greenspace, covering over 280 acres on the site of a former quarry. Opened in 2021, the park features stunning views of the city skyline, walking and biking trails, and a massive reservoir that serves as an emergency water source for Atlanta. Located along the BeltLine's Westside Trail, it offers picnic areas, open fields, and forested spaces, making it a prime destination for outdoor recreation.



GEORGIA TECH

Georgia Tech, officially known as the Georgia Institute of Technology, is a prestigious public research university located in Atlanta, Georgia. Known for its strong programs in engineering, computing, and the sciences, Georgia Tech is a top-ranked institution both nationally and globally. The campus features modern facilities, cutting-edge research centers, and a vibrant student community, making it a hub for innovation and academic excellence.



PIEDMONT PARK

Piedmont Park is a sprawling urban oasis located in the heart of Atlanta, Georgia. Covering over 200 acres, this iconic park serves as a vibrant gathering space for locals and visitors alike. Established in the late 19th century, Piedmont Park has a rich history, evolving from its origins as a fairground to becoming Atlanta's premier green space. The park features scenic walking and biking trails, lush meadows, playgrounds, and sports facilities, making it a hub for recreational activities.



MIDTOWN

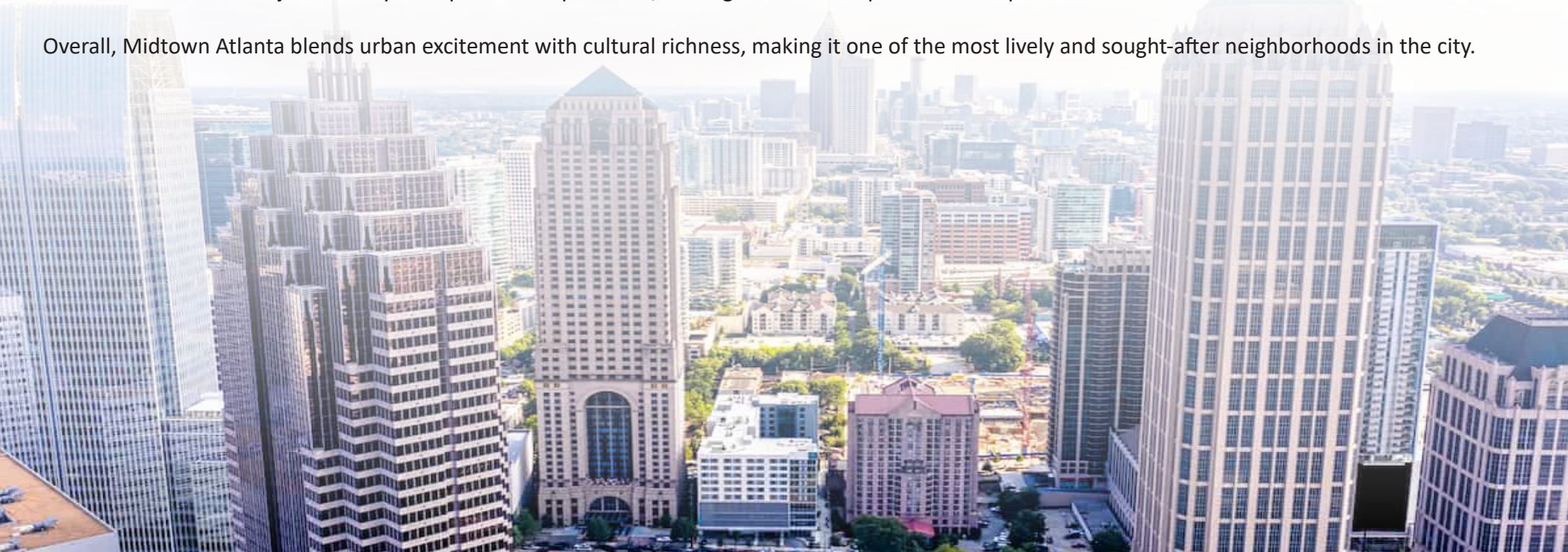
Midtown Atlanta is a dynamic and vibrant neighborhood situated just north of downtown Atlanta, GA. Known for its bustling urban atmosphere, Midtown serves as a cultural and business hub within the city.

Midtown is a cultural hotspot, home to renowned institutions such as the High Museum of Art, the Atlanta Botanical Garden, and the Fox Theatre. The neighborhood also hosts a variety of festivals and events throughout the year, contributing to its vibrant cultural scene. The area offers a wealth of dining, shopping, and entertainment options. Residents and visitors alike enjoy the numerous restaurants, cafes, and bars along popular streets like Peachtree Street and 10th Street. The neighborhood's walkability is a significant draw, with many amenities and attractions easily accessible on foot.

Parks and green spaces are another highlight of Midtown. Piedmont Park, one of Atlanta's largest and most well-known parks, provides ample recreational opportunities, including jogging trails, sports fields, and scenic picnic areas.

Midtown is also an important business district, with numerous corporate offices and tech companies calling the area home. Its central location provides convenient access to major roadways and public transportation, making it a desirable place for both professionals and families.

Overall, Midtown Atlanta blends urban excitement with cultural richness, making it one of the most lively and sought-after neighborhoods in the city.

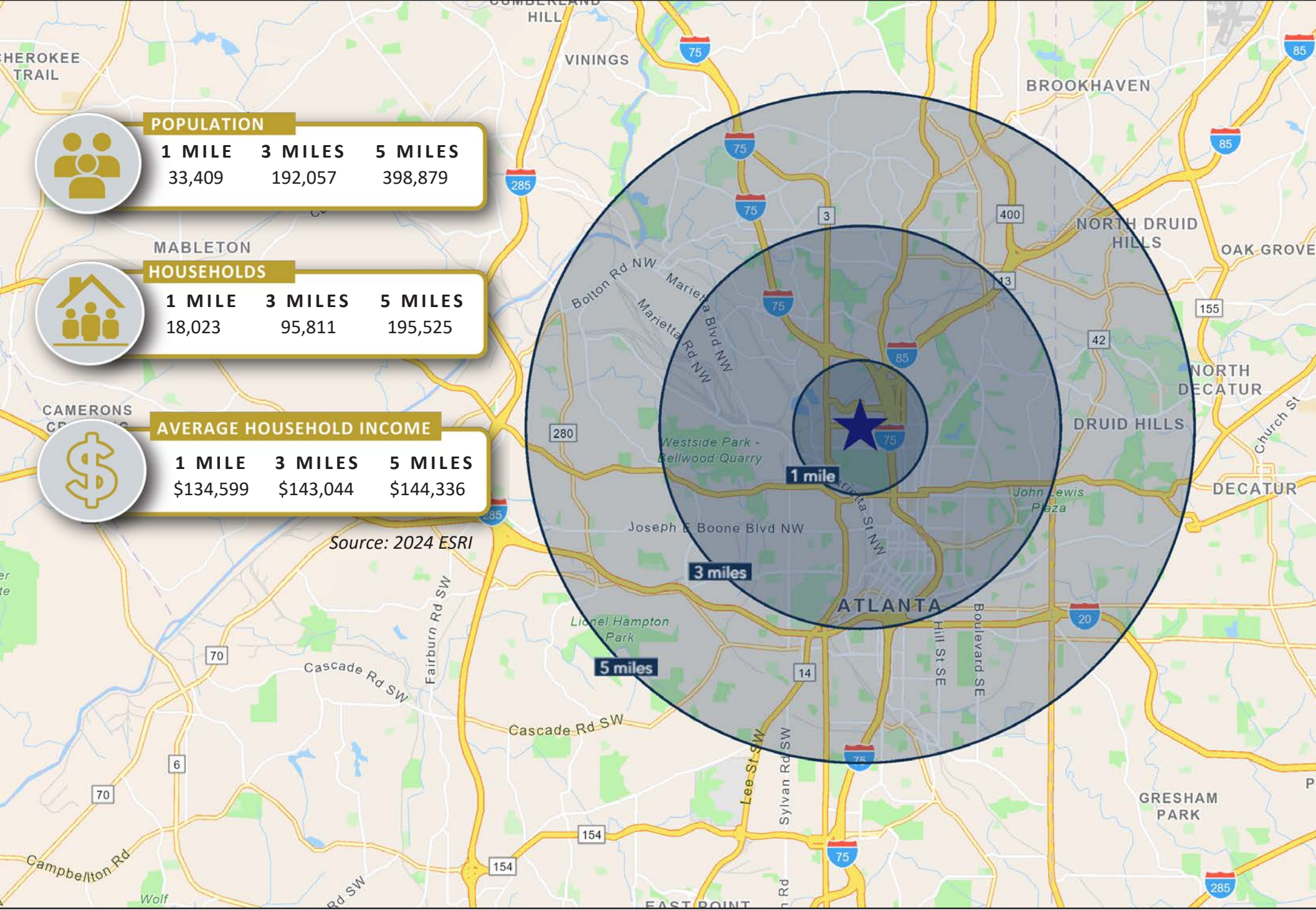


MEET US ON THE WESTSIDE

The Westside of Atlanta, Georgia, is a dynamic and rapidly evolving area that has become a hub for creativity, culture, and innovation. Located just a short distance from downtown Atlanta, the Westside offers a unique blend of historic charm and modern amenities. This vibrant neighborhood is in close proximity to major attractions in Atlanta, making it a desirable area for residents and visitors alike.

Within a short drive from the Westside, you can easily access popular destinations such as the Georgia Aquarium, World of Coca-Cola, and Centennial Olympic Park. Additionally, the bustling nightlife and entertainment options in Midtown and Buckhead are just a stone's throw away. The Westside's convenient location near major highways and public transportation hubs also provides easy access to other parts of the city, including the BeltLine trail, Piedmont Park, and the Mercedes-Benz Stadium. Whether you're looking to explore cultural landmarks, enjoy outdoor activities, or indulge in shopping and dining experiences, the Westside of Atlanta offers a prime location with quick access to the best that the city has to offer.





ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**16 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN
THE U.S. 2024**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

9TH
LARGEST U.S. METRO
2024 U.S. Census

1.8%
PROJECTED 5-YEAR
POPULATION GROWTH (2023-2028)
ESRI 2024

#6
BEST CITIES FOR JOBS IN U.S.
WalletHub 2024

#3
FASTEST GROWING
U.S. METRO
Freddie Mac 2024

46%
Gen Z
Population

34%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius of Downtown- ESRI 2024)

MAJOR EMPLOYERS



#1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

#3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

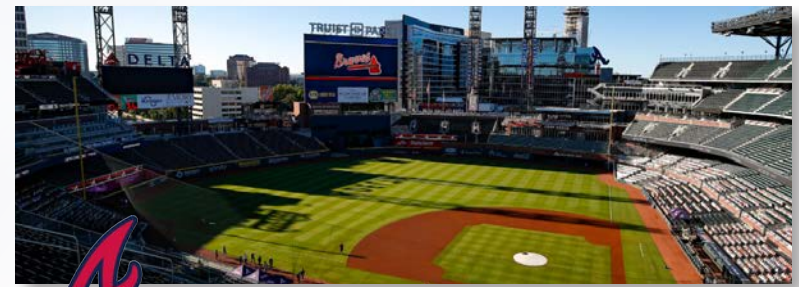
#5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

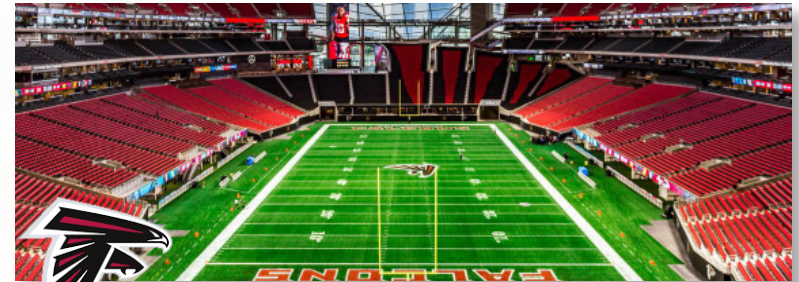
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Broker Profiles



MICHAEL BULL, CCIM
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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.



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Austin Bull specializes in assisting clients with the acquisition and disposition of commercial properties around metro Atlanta and across the Southeast U.S. He leverages Bull Realty's marketing technology, buyer databases, and market research to deliver superior client services. Austin works closely with 35 year, 8 billion transaction experienced broker Michael Bull, CCIM.

Austin has a degree in business administration from the University of North Georgia. He enjoys motorcycles and road course racing in his free time.

ABOUT BULL REALTY

MISSION:

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

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

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 share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

