

# ALCOVE

COMMERCIAL REAL ESTATE

## FOR SALE OR LEASE

EASTSIDE BELTLINE CREATIVE  
OFFICE, REYNOLDSTOWN

+/- 5,590 SF total

Free-standing building directly on the  
Eastside Beltline

+/- 2,065 SF “Plaza Level” available for  
lease

[CLICK HERE FOR PHOTO GALLERY](#)

For Information Contact:

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**404-409-7364**

**Laura@AlcoveCommercial.com**

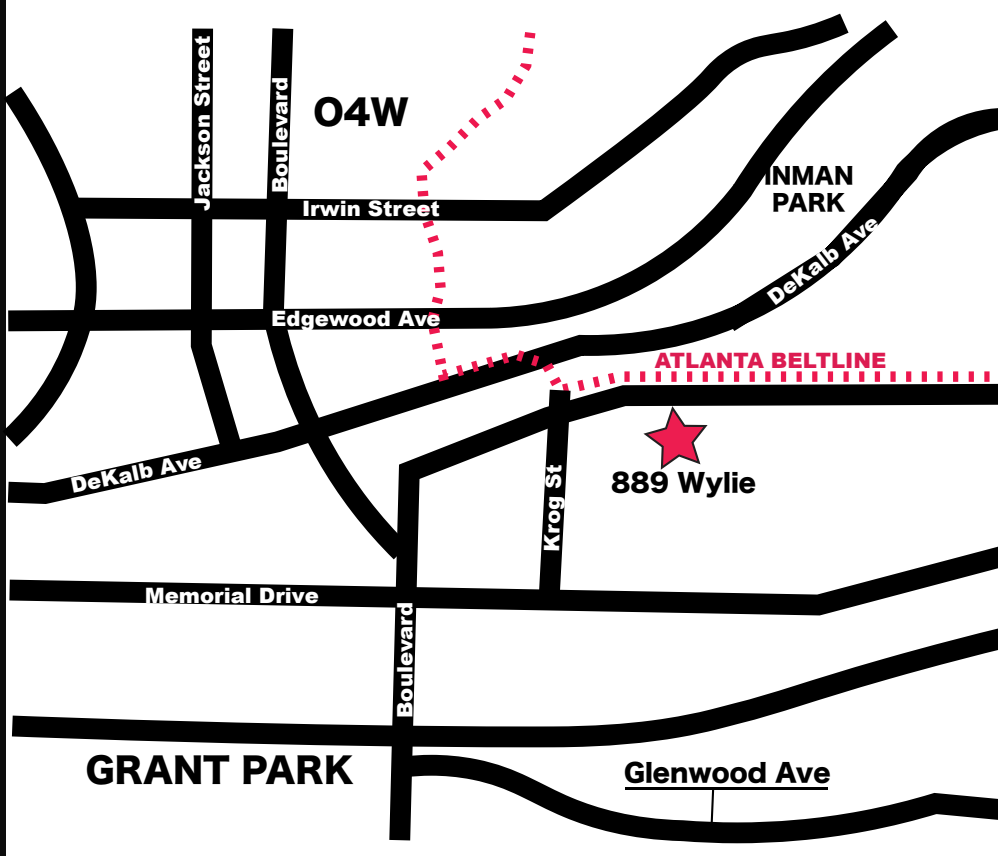
887-889 Wylie Street SE | Atlanta, GA | 30316



- **FOR SALE** +/- 5,590 SF total free-standing building on +/- .11 acres
- Contributing structure in the Reynoldstown Historic District, complete rehab done by Kronberg Wall Architects
- Stunning main level sanctuary conversion to office with glass conference room and private and open work areas
- Multiple dedicated points of access, for both main and “plaza” level, separate addresses for each
- Highly visible street-level signage with direct Beltline visibility, fantastic “back yard” w/ tables, umbrellas, and custom covered bike rack, perfect for entertaining
- Easily accessible free street parking on both sides of property
- Walk or bike in minutes to multiple award-winning restaurants and retail including Krog Street Market and the Krog District via the Eastside Beltline Trail, two blocks from restaurant phenom Breaker Breaker and Florida Man (coming soon)
- Highly visible signage opportunities
- **FOR LEASE** +/- 2,065 SF “plaza” level (daylight basement) with separate entrances, open floorplan with removable partitions, conference room, kitchenette w/secure common area restrooms, and direct access to back yard

# LOCATION

887-889 Wylie Street SE Atlanta, GA 30316



# AREA HIGHLIGHTS

889 Wylie Street SE, Atlanta, GA, 30316

REYNOLDSTOWN & SURROUNDING



Walk to (via Beltline)

Krog St Market/Krog District 10 min

O4W Skate Park 28 min

Ponce City Market 38 min



Bike to (via Beltline)

Krog St Market/Krog District 4 min

O4W Skate Park 8 min

Ponce City Market 11 min



Drive to

Krog St Market/Krog District 3 min

O4W Skate Park 8 min

Ponce City Market 8 min



Population  
2020

1 Mile 18,280

3 Mile 234,990

5 Mile 322,604



Population Growth  
2020-2025

1 Mile 1.20%

3 Mile 1.40%

5 Mile 1.40%



Households  
2020

1 Mile 6,250

3 Mile 78,922

5 Mile 135,726



Median Age  
2020

1 Mile 28

3 Mile 33

5 Mile 34

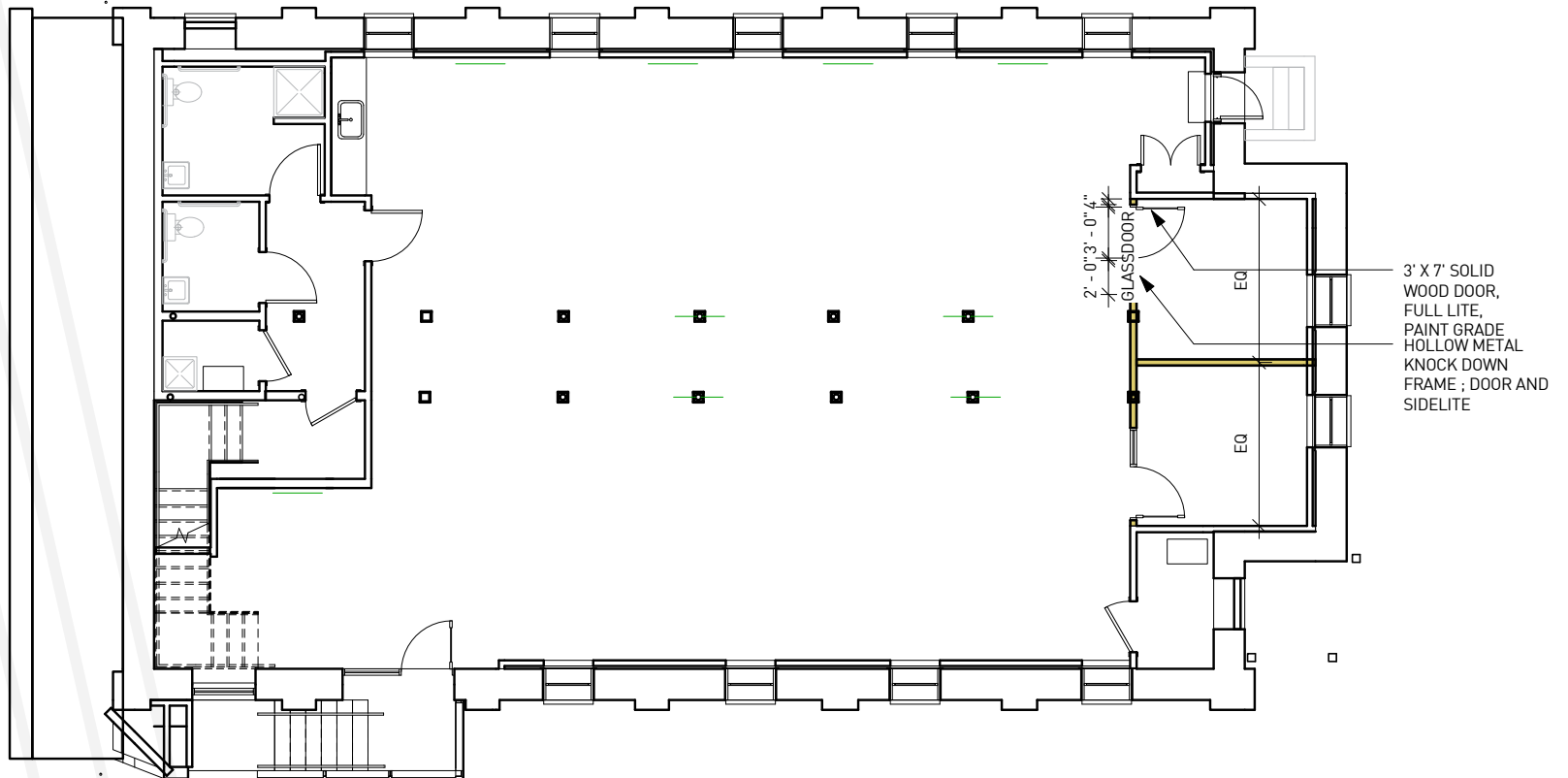
# BUILDING LAYOUT

889 Wylie St SE, Atlanta, GA, 30318

## PARTITION TYPE LEGEND

-  NEW WALL PARTITION
-  EXISTING WALL PARTITION

## PLAZA LEVEL



1 FIRST FLOOR PLAN\_ABC OFFICE SPACE  
SD-6.2 1/8" = 1'-0"



889 WYLIE STREET SE

ATLANTA, GA 30316

# BUILDING LAYOUT MAIN LEVEL

887 Wylie St SE, Atlanta, GA, 30318

**GENERAL NOTES**

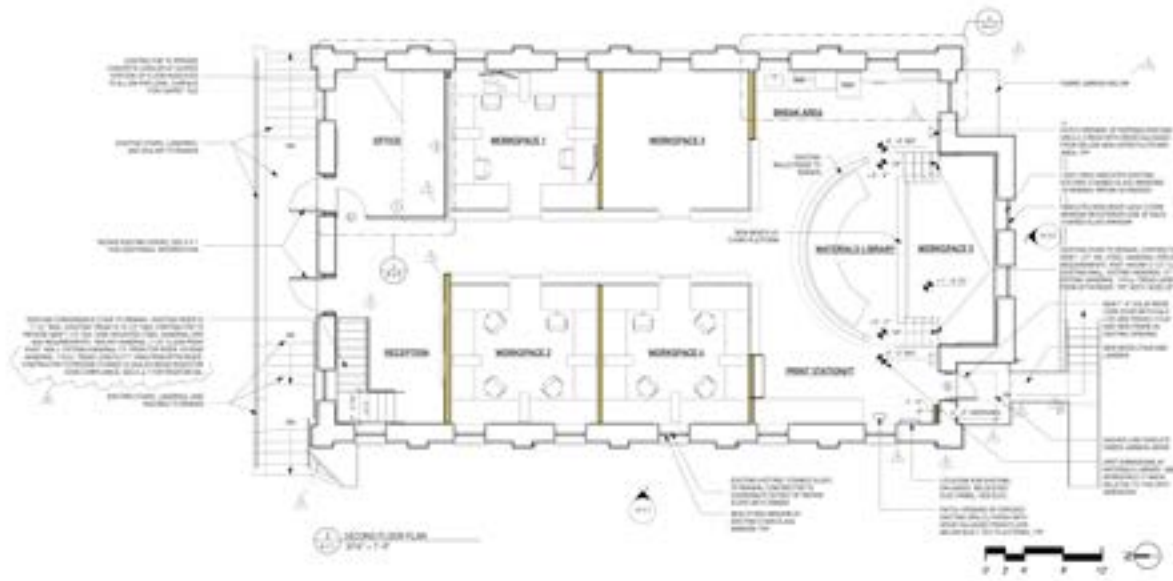
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING EXAMINERS' BOARD (IMPEB) CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CEMENT MORTAR CONTRACTORS (IACMCC) CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF BRICKLAYERS (IAB) CODES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CARPENTERS (IAC) CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF LEADERSHIP PROFESSIONALS (IALP) CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAPU) CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ROOFERS (IAR) CODES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF SHEDDERS (IAS) CODES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF SIGNMAKERS (IAS) CODES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF STAIRMAKERS (IAS) CODES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF TAPERS AND BONDERS (IATB) CODES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF TILE AND TERRAZZO CONTRACTORS (IATTC) CODES.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WOODWORKERS (IAW) CODES.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF YARDING AND LOGGING CONTRACTORS (IAYLC) CODES.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ZEPHYRUS CONTRACTORS (IAZC) CODES.

**PARTITION TYPE LEGEND**

- 1. 1/2" Gypsum Board
- 2. 5/8" Gypsum Board
- 3. 1" Gypsum Board
- 4. 1 1/2" Gypsum Board
- 5. 2" Gypsum Board
- 6. 2 1/2" Gypsum Board
- 7. 3" Gypsum Board
- 8. 4" Gypsum Board
- 9. 5" Gypsum Board
- 10. 6" Gypsum Board
- 11. 8" Gypsum Board
- 12. 10" Gypsum Board
- 13. 12" Gypsum Board
- 14. 14" Gypsum Board
- 15. 16" Gypsum Board
- 16. 18" Gypsum Board
- 17. 20" Gypsum Board
- 18. 22" Gypsum Board
- 19. 24" Gypsum Board
- 20. 26" Gypsum Board
- 21. 28" Gypsum Board
- 22. 30" Gypsum Board
- 23. 32" Gypsum Board
- 24. 34" Gypsum Board
- 25. 36" Gypsum Board
- 26. 38" Gypsum Board
- 27. 40" Gypsum Board
- 28. 42" Gypsum Board
- 29. 44" Gypsum Board
- 30. 46" Gypsum Board
- 31. 48" Gypsum Board
- 32. 50" Gypsum Board
- 33. 52" Gypsum Board
- 34. 54" Gypsum Board
- 35. 56" Gypsum Board
- 36. 58" Gypsum Board
- 37. 60" Gypsum Board
- 38. 62" Gypsum Board
- 39. 64" Gypsum Board
- 40. 66" Gypsum Board
- 41. 68" Gypsum Board
- 42. 70" Gypsum Board
- 43. 72" Gypsum Board
- 44. 74" Gypsum Board
- 45. 76" Gypsum Board
- 46. 78" Gypsum Board
- 47. 80" Gypsum Board
- 48. 82" Gypsum Board
- 49. 84" Gypsum Board
- 50. 86" Gypsum Board
- 51. 88" Gypsum Board
- 52. 90" Gypsum Board
- 53. 92" Gypsum Board
- 54. 94" Gypsum Board
- 55. 96" Gypsum Board
- 56. 98" Gypsum Board
- 57. 100" Gypsum Board

**GRAPHICS LEGEND**

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**887 WYLIE STREET SE  
ATLANTA, GA 30318**

NO.	DATE	DESCRIPTION
01	01/21/18	ISSUE FOR PERMIT
02	02/01/18	ISSUE FOR IFC
03	02/15/18	ISSUE FOR IFC

**FOR CONSTRUCTION**

**FLOOR PLANS**

**A-2.1**