

UPPER WEST SIDE / MIDTOWN

FOR SALE OR LEASE | 6,000 SF Free Standing Fully Renovated Loft Office Buildings



633 Antone St NW
Atlanta, GA 30318



Alan Joel
Principal
PH: (404) 869-2602
Cell: (404) 210-1700
alan@alanjoelpartners.com

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EXECUTIVE SUMMARY

PROPERTY ADDRESS	633 Antone St NW, Atlanta, GA 30318
SIZE	6,000 Square Feet
ZONING	I-1 (Light Industrial)
PARCEL NUMBER	17-0152-0007-042-5
SUBMARKET	Upper Westside / Midtown Atlanta
PARKING	21 Spaces (3.5/1,000 SF)
NUMBER OF BUILDINGS	2 Buildings (4,000 SF + 2,000 SF) Connected with Common Demising Wall
2024 TAXES	\$16,317.20
2024 INSURANCE	\$3,082
SALES PRICE	\$2,375,000
LEASE RATE	\$24.00/SF NNN (Includes all FF&E)
CURRENT TENANT	2,000 SF Paying \$3,783.33 (net of janitorial through October 2025)

EXECUTIVE SUMMARY

Joel & Granot Real Estate is pleased to present this 6,000 square foot loft office building, which is located off Antone Street and Northside Drive in the bustling area of Upper Westside, Midtown Atlanta. Situated just off Northside Drive and within ¼ mile to I-75, the building provides easy access to major transportation routes while being nestled in a vibrant, growing community. With its exposed high ceilings, and large windows, the loft space blends historic charm with contemporary updates, crafting a creative and flexible environment for businesses. The building's proximity to Atlanta's Upper Westside district also places tenants near an array of dining, shopping, and entertainment options.

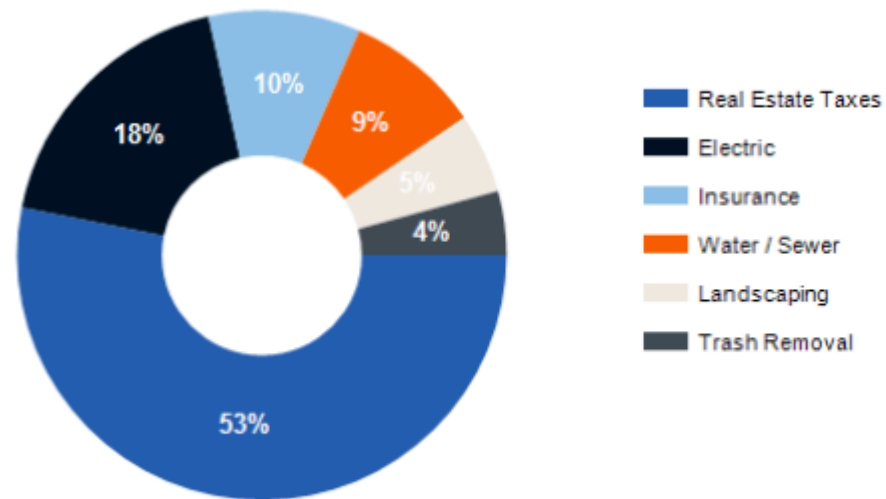


PROPERTY SUMMARY

FOUNDATION	Concrete slab with concrete footings.
ROOF	45-millimeter white TPO mechanically attached membrane over a slip sheet installed over the existing roofing
ROOF INSULATION	Two layers of 2.6" tapered insulation for an R-30 value
EXTERIORS	Masonry block and metal
INTERIOR FINISH	Building was totally renovated in 2018 for office / loft use
SOLAR PANEL	52 panel 20 kW rooftop solar system installed behind the meter to reduce the amount of energy purchased from the grid. Click here for more information
HVAC	4,000 SF building: 2 commercial package rooftop units plus 1 standard split heat pump 2,000 SF building: 1 standard split heat pump and 1 standard split AC with a natural gas furnace
FURNITURE / FIXTURES (4,000 SF Building)	5 Offices, Two Conference Rooms, 2 Restrooms, Break Area with 10 Workstations with Room for More

633 Antone Street NW, Atlanta, GA 30318

EXPENSES	
Real Estate Taxes	\$16,321
Insurance	\$3,082
Water / Sewer	\$2,751
Landscaping	\$1,620
Electric	\$5,635
Trash Removal	\$1,300
Total Operating Expense	\$30,709

DISTRIBUTION OF EXPENSES
PRO FORMA





LEGEND

- BROKEN LINE NOT TO SCALE
- FENCE LINE
- GUARDRAIL
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNKNOWN UNDERGROUND UTILITY LINE
- WATER LINE
- WETLANDS AREA
- CATCH BASIN SINGLE WING
- CATCH BASIN DOUBLE WING
- CONCRETE POINT
- BORING HOLE
- CLEANOUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC LINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC SWITCH
- FIBER OPTIC MARKER
- FIBER OPTIC LINE MARKER
- FIRE HYDRANT
- PLANNED END SECTION
- GAS METER
- GAS VALVE
- GROUND LIGHT
- GUY POLE
- GUY WIRE
- HEARNSHAW
- HEARING/AIR CONDITIONING UNIT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- POST INDICATOR VALVE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN POST
- STORM WATER DRAIN INLET
- STORM WATER JUNCTION BOX
- STORM WATER YARD INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VALVE/LINE MARKER
- ROLLARD
- CONCRETE MONUMENT FOUND
- CEMENT PIPE FOUND
- FIBER FLOOR ELEVATION
- IRRIGATION BOX
- IRON PIN FOUND
- 1/2" IRON PIN SET
- MAIL BOX
- OPEN TOP PIPE FOUND
- PK MAIL FOUND
- PK MAIL SET
- REBAR FOUND
- RIGHT-OF-WAY MONUMENT FOUND
- RAILROAD SIGNAL BOX
- 5/8" OUT
- BUILDING SETBACK LINE
- CURB & OUTER
- CONCRETE PAD
- CHAIN LINK FENCE
- CORRUGATED METAL PIPE
- GUY ROD BOX & PAGE
- DUCTILE IRON PIPE
- HEADER CURB
- HIGH DENSITY POLYETHYLENE PIPE
- INVERT ELEVATION
- OUTLET CONTROL STRUCTURE
- PLAT BOOK & PAGE
- PLASTIC PIPE
- REINFORCED CONCRETE PIPE
- TEMPORARY BENCHMARK
- SPOT ELEVATION
- REFERENCE TO TITLE ENCROACHMENT ITEM
- REFERENCE TO ENCROACHMENT ITEM

- GENERAL NOTES**
- 1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 130120204F, DATED 9/18/2003 FOR FULTON COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE (THE SITE IS LOCATED IN ZONE "X") AS DEFINED BY F.E.M.A.
 - 2) CURRENT ZONING ACCORDING TO THE CITY OF ATLANTA IS LISTED AS I-1, LIGHT INDUSTRIAL DISTRICT, AND THE SITE IS ALSO LOCATED IN THE BELTLINE OVERLAY DISTRICT. THE CITY OF ATLANTA ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
 - 3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS. (DAD AS / HAD ROD)
 - 4) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.
- SPECIAL NOTES**
- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - 3) PURSUANT TO RULE 180-1-60 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A WRITTEN STATEMENT OF FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

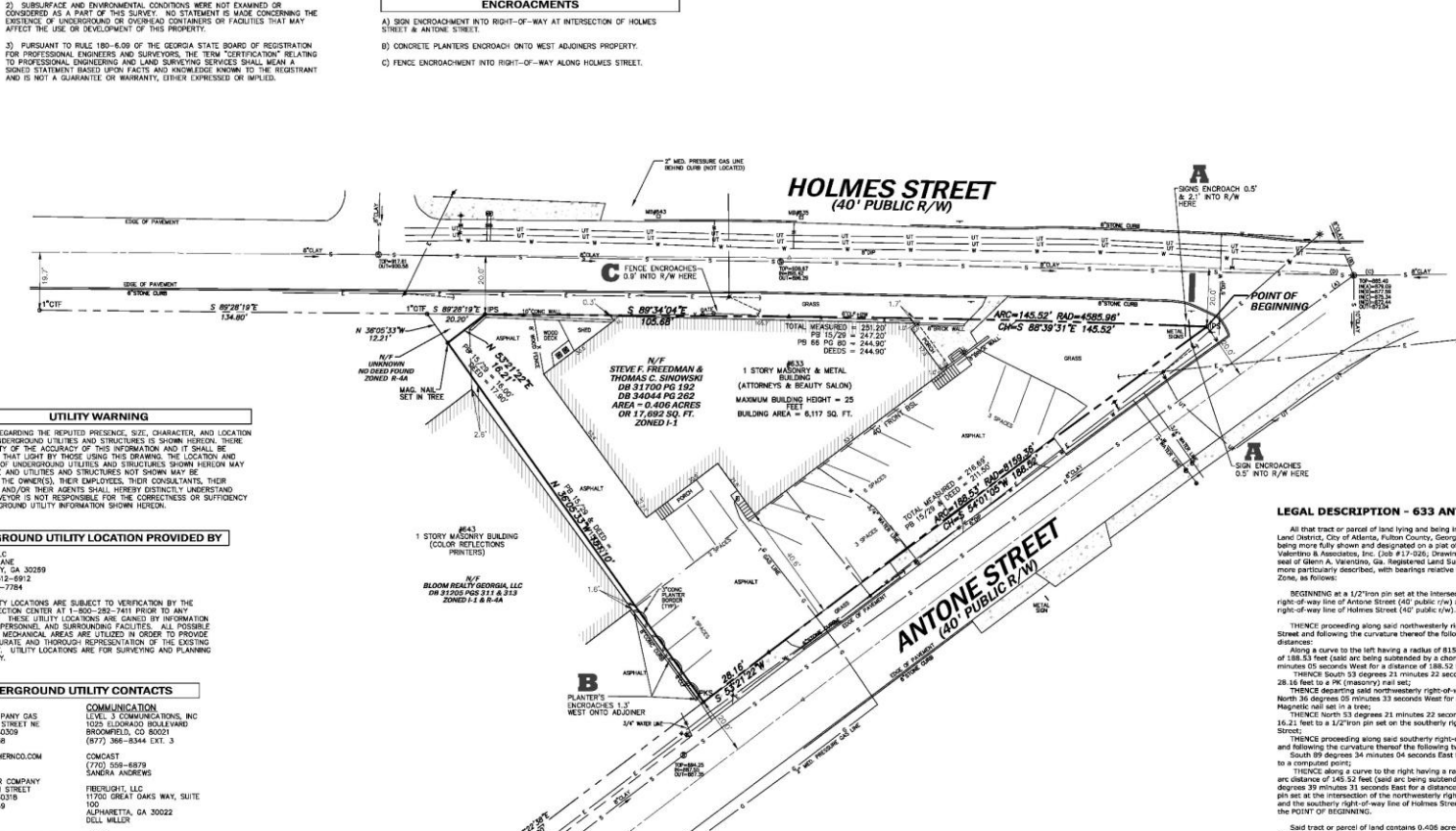
- ALTA NOTES**
- 1) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.
 - 2) THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NEAR THE SUBJECT PROPERTY.
 - 3) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, GUMP OF SANITARY LANDFILL.
 - 4) THERE ARE NO DESIGNATED WETLAND AREAS WITHIN THE SUBJECT PROPERTY.
 - 5) THIS SURVEYOR OBSERVED NO EVIDENCE OF ANY CEMETERY OR BURIAL REMAINS WITHIN THE SITE.
- PLAT REFERENCES**
- 1) "LOT SUBDIVISION OF L.H. WOOD" PREPARED BY JERRY BESSPES, DATED 3/18/1921, RECORDED IN PLAT BOOK 15, PAGE 29, FULTON COUNTY, GEORGIA RECORDS.
 - 2) PLAT OF SURVEY ENTITLED "PROPERTY OF T.D. MCGUIRE, JR." PREPARED BY P.W. WINDSOR, DATED 2/6/1960, RECORDED IN PLAT BOOK 66, PAGE 30, FULTON COUNTY, GEORGIA RECORDS.
- ENCROACHMENTS**
- A) SIGN ENCROACHMENT INTO RIGHT-OF-WAY AT INTERSECTION OF HOLMES STREET & ANTONE STREET.
 - B) CONCRETE PLANTERS ENCROACH INTO WEST ADJOINERS PROPERTY.
 - C) FENCE ENCROACHMENT INTO RIGHT-OF-WAY ALONG HOLMES STREET.

EXCEPTION DOCUMENTS DISCLOSED IN SCHEDULE B - SECTION 2 OF FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NUMBER: 1032.0133(O) (R); EFFECTIVE DATE: OCTOBER 3, 2017.

Item 9) All matters disclosed by Plat recorded in Plat Book 66, Page 80, Records of Fulton County, Georgia, Plat recorded in Plat Book 15, Page 29, referenced records. Surveyor's opinion: Said plats were reviewed and used for reference on this survey, and they contain no platable encroachments or related matters. There are discrepancies between the distances shown on the plats, which this surveyor is unable to resolve. PB 66/80 does not justify how it fits into the scheme of PB 15/29, and it calls for a 50' R/W for Antone Street, whereas PB 15/29 has a 40' R/W. This surveyor is of the opinion that PB 66/80 is not a proper retracement of Lots 22, 23 and 24, as shown on PB 15/29. This survey intends to retrace said Lots, as close as possible.



ALTA/NSPS LAND TITLE SURVEY FOR:
962 HOWELL MILL, LLC, ADE 793, LLC, IBERIABANK, ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY



UTILITY WARNING

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE DISCONTINUED, THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

UNDERGROUND UTILITY LOCATION PROVIDED BY

UTILISURVEY, LLC
 514 DANIELA LANE
 PEACHTREE CITY, GA 30289
 PHONE (404) 313-8912
 FAX (770) 498-7794

ALL UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY THE UTILITIES PROTECTION CENTER AT 1-800-282-2411 PRIOR TO ANY CONSTRUCTION. THESE UTILITY LOCATIONS ARE GAINED BY INFORMATION FROM ON-SITE PERSONNEL AND SUBSEQUENT FACILITIES. ALL POSSIBLE BUILDINGS AND MECHANICAL AREAS ARE UTILIZED IN ORDER TO PROVIDE THE MOST ACCURATE AND THOROUGH REPRESENTATION OF THE EXISTING UTILITY LOCATIONS. UTILITY LOCATIONS ARE FOR SURVEYING AND PLANNING PURPOSES ONLY.

UNDERGROUND UTILITY CONTACTS

GAS	COMMUNICATION
SOUTHERN COMPANY GAS	LEVEL 3 COMMUNICATIONS, INC
1025 DUDMAN ROAD	1025 DUDMAN ROAD
ATLANTA, GA 30309	BROOKWOOD, CO 80021
(404) 594-4338	(877) 368-8344 EXT. 3
MMARX@SOUTHERN.CO.COM	
POWER	COMCAST
GEORGIA POWER COMPANY	(770) 558-5879
823 JEFFERSON STREET	SANDRA ANDREWS
ATLANTA, GA 30318	(404) 506-4569
(404) 506-4569	100
NE COLLINS	ALPHARETTA, GA 30022
WATER	DELL MILLER
CITY OF ATLANTA DEPARTMENT	
OF WATERWORKS MANAGEMENT	
651 14TH STREET	
ATLANTA, GA 30318	
(404) 320-8600	
JAMES BOSTWICK	

LEGAL DESCRIPTION - 633 ANTONE STREET

All that tract or parcel of land lying and being in Land Lot 152 of the 17th Land District, City of Atlanta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #17-026), Drawing #17-026, bearing the seal of Glenn A. Valentino, a Registered Land Surveyor #2328, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2" iron pin set at the intersection of the northwesterly right-of-way line of Holmes Street (40' public r/w) and the southerly right-of-way line of Antone Street (40' public r/w);

THENCE proceeding along said northwesterly right-of-way line of Antone Street and following the curvature thereof the following two (2) courses and distances:

Along a curve to the left having a radius of 8139.35 feet for an arc distance of 188.53 feet (said arc being subtended by a chord of South 54 degrees 01 minutes 05 seconds West for a distance of 188.52 feet) to a computed point;

THENCE South 33 degrees 21 minutes 22 seconds West for a distance of 28.14 feet to a PK (Temporary) Nail set;

THENCE easterly along said southerly right-of-way line of Antone Street North 36 degrees 03 minutes 13 seconds West for a distance of 151.10 feet to a Magnetic nail set in a tree;

THENCE North 53 degrees 21 minutes 22 seconds East for a distance of 16.21 feet to a 1/2" iron pin set on the southerly right-of-way line of Holmes Street;

THENCE proceeding along said southerly right-of-way line of Holmes Street and following the curvature thereof the following two (2) courses and distances:

South 09 degrees 34 minutes 04 seconds East for a distance of 105.68 feet to a computed point;

THENCE along a curve to the right having a radius of 4585.96 feet for an arc distance of 145.52 feet (said arc being subtended by a chord of South 88 degrees 39 minutes 31 seconds East for a distance of 145.52 feet) to a 1/2" iron pin set at the intersection of the northwesterly right-of-way line of Antone Street and the southerly right-of-way line of Holmes Street, said 1/2" iron pin set being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.06 acres or 17,892 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 31700, Page 152 and Deed Book 30944, Page 202, Fulton County Georgia Records.

ALTA/NSPS CERTIFICATION

TO: 962 HOWELL MILL, LLC, ADE 793, LLC, IBERIABANK, ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ONLY ESTABLISHED AND ADOPTED BY ALA AND NSPS, AND ALL REQUIREMENTS OF 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/27/2017.

DATE OF PLAT OR MAP: 9/27/2017

BY: Glenn A. Valentino, a Registered Surveyor #2528

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 17 OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A CERTIFIED TOTAL STATION. THE TRAVELER UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 50,000+ FEET.

SCALE: 1" = 20'

DATE: 6/5/2017

JOB NUMBER: 17-026

FILE NUMBER: 17-026

PLOTTED: 11/9/2017

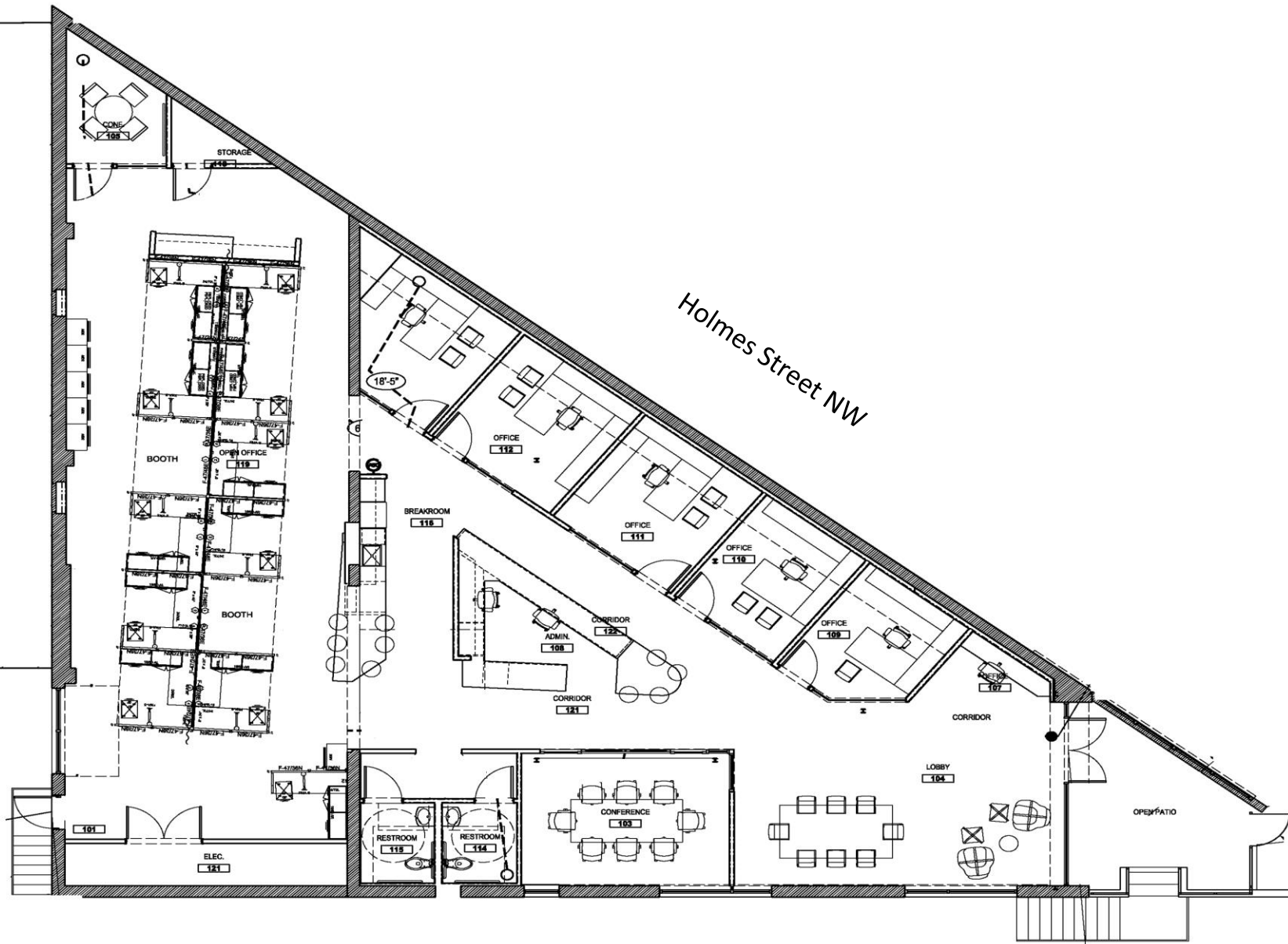
FINAL FIELD DATE (BOUNDARY): 6/5/17
 FINAL FIELD DATE (UPDATE): 9/27/17



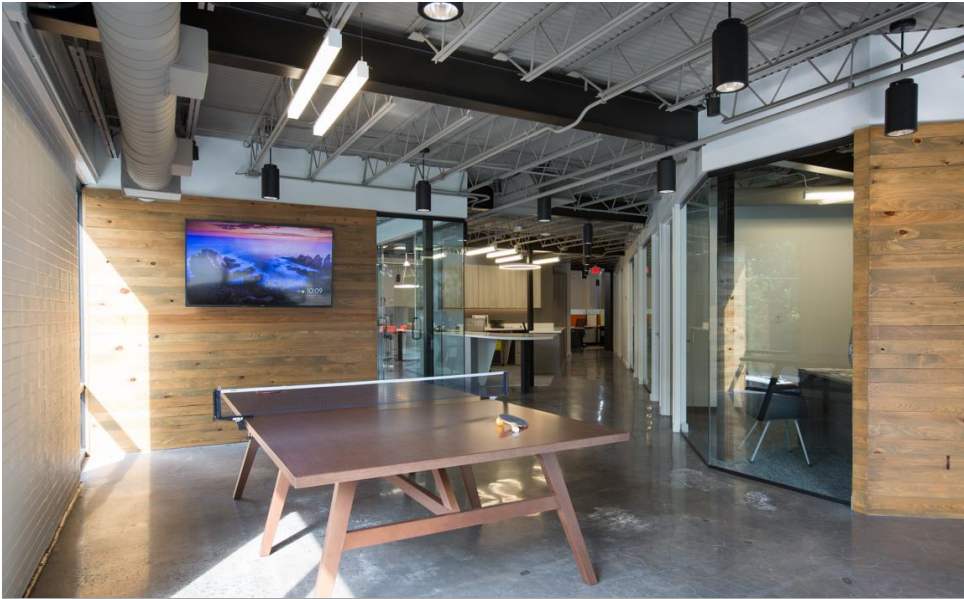
ALTA/NSPS LAND TITLE SURVEY
 SHEET 1 OF 1



2,000 SF
LED: 10/31/2025
Rental: \$3,783.38
Net of Janitorial



Antone Street NW



Open Area / Conference Table / Ping Pong Table



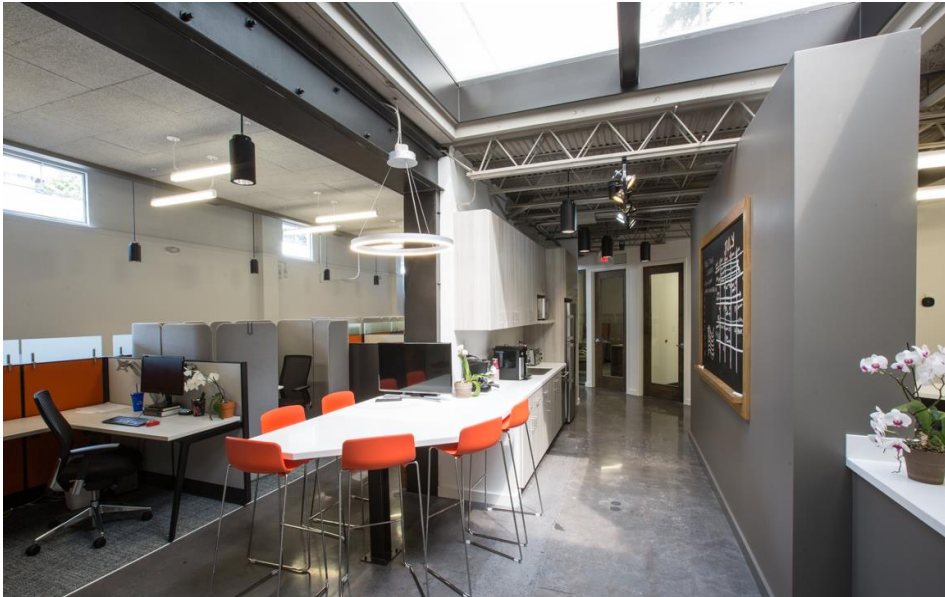
Reception Area



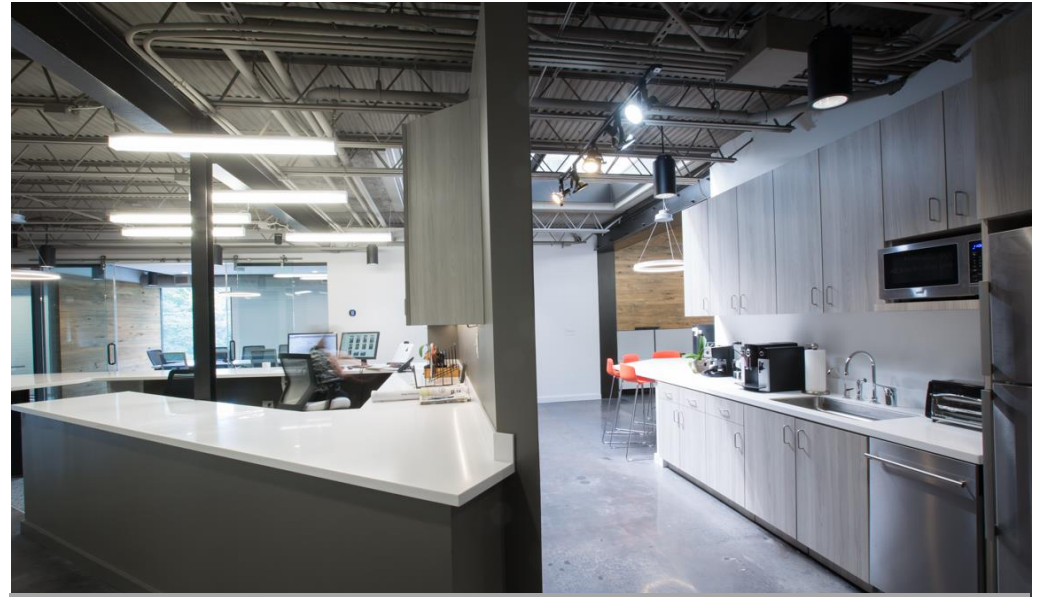
Conference Room



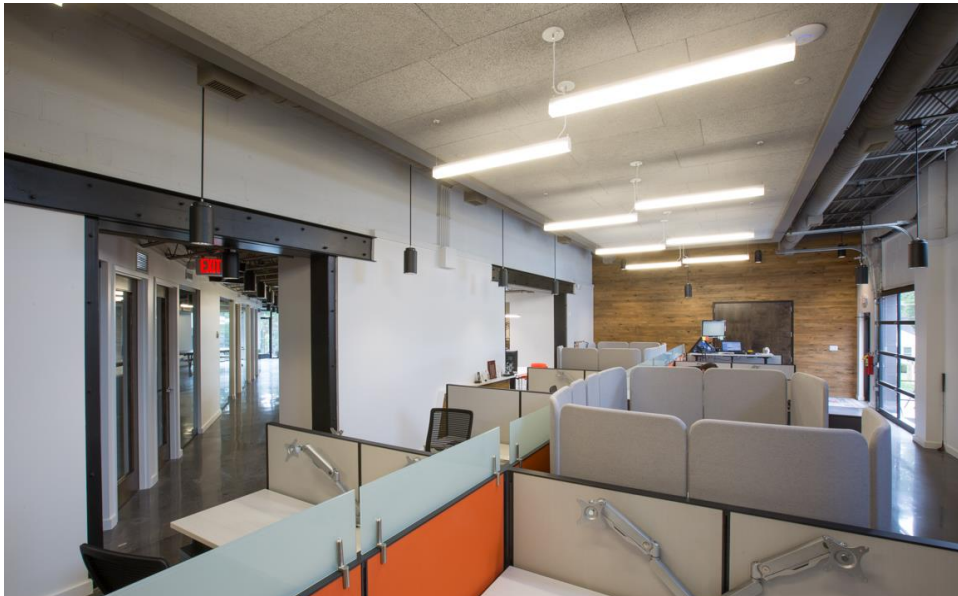
Reception & Conference Room



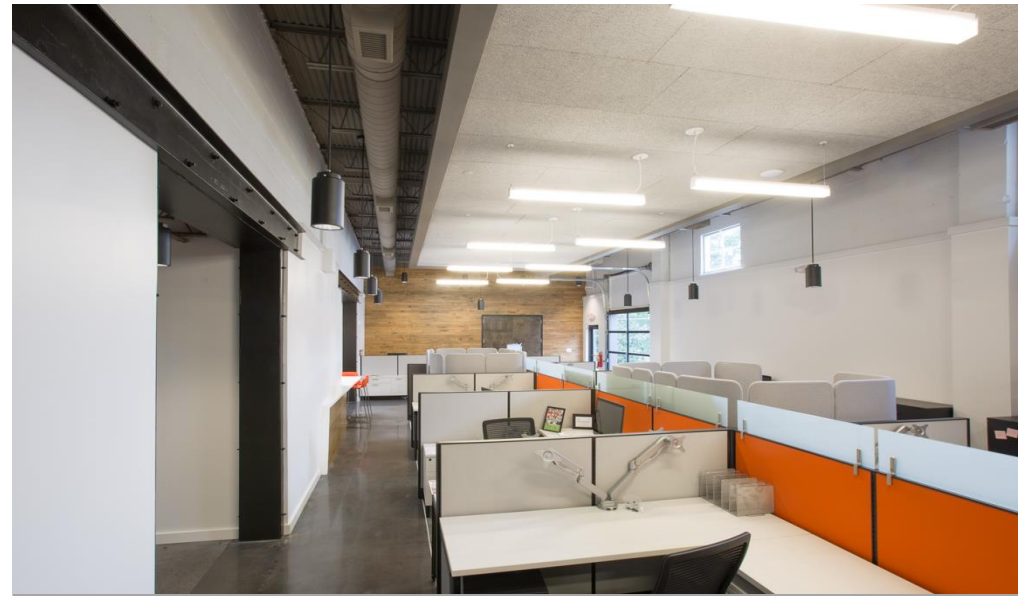
Break Area



Kitchen



Workstations / Breakout Stations



Workstations



Chattahoochee Ave.

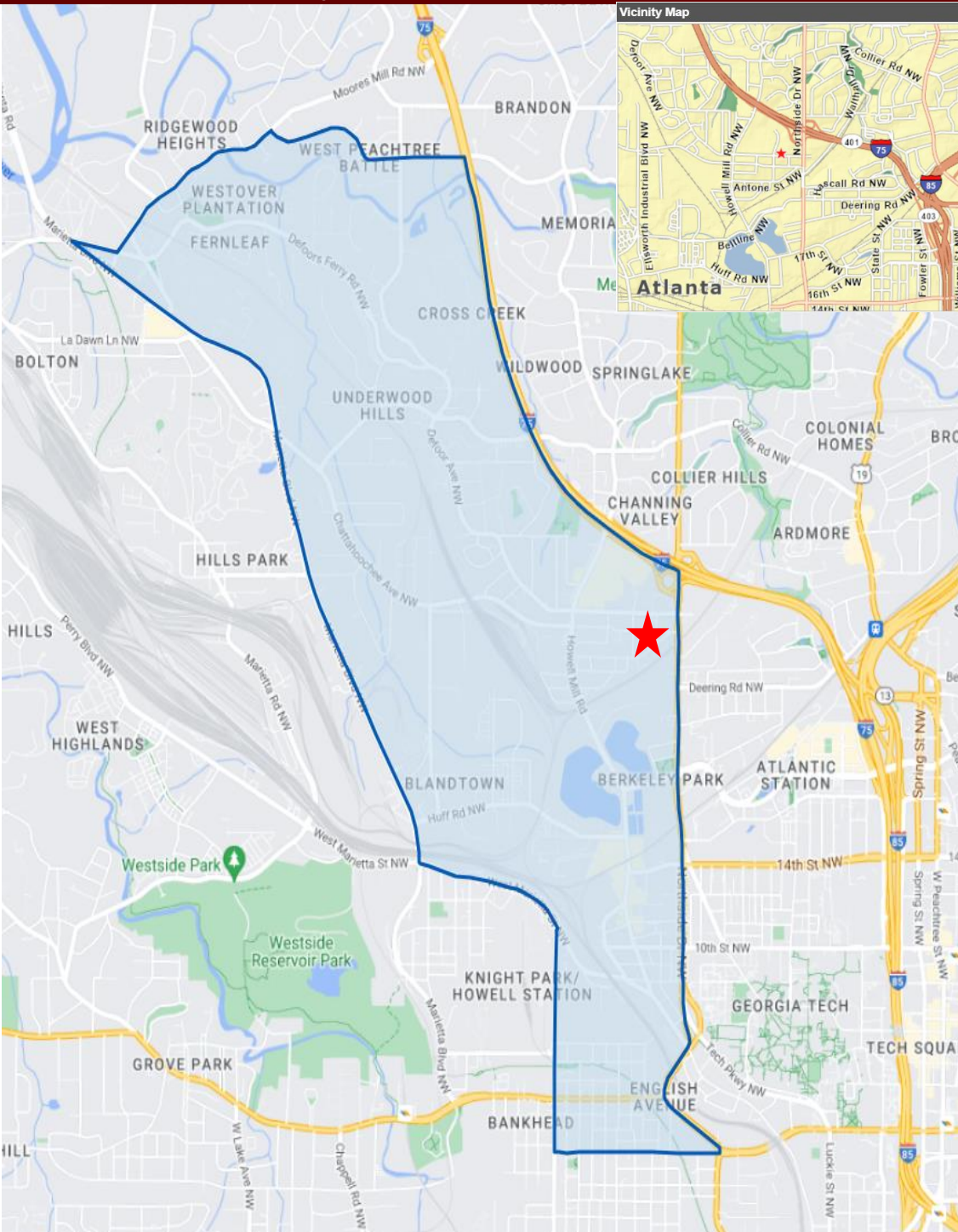
Northside Drive

Howell Mill Rd.

Northwest Trail
Atlanta Beltline

Northside Drive

THE HILL AT
WATERWORKS



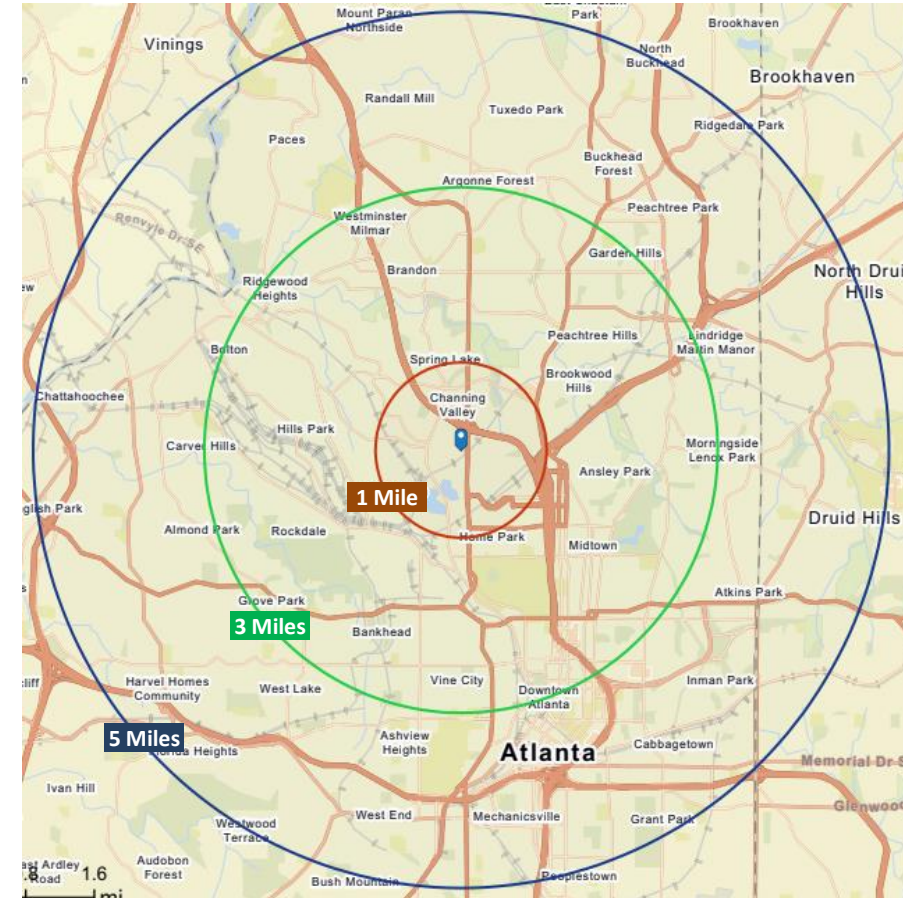
Midtown Atlanta / Westside Atlanta market has become increasingly attractive for office developments, driven by its blend of industrial roots and modern urban revitalization. The area has transformed into a hub for creative industries, tech startups, and professional services, making it a sought-after location for office spaces.

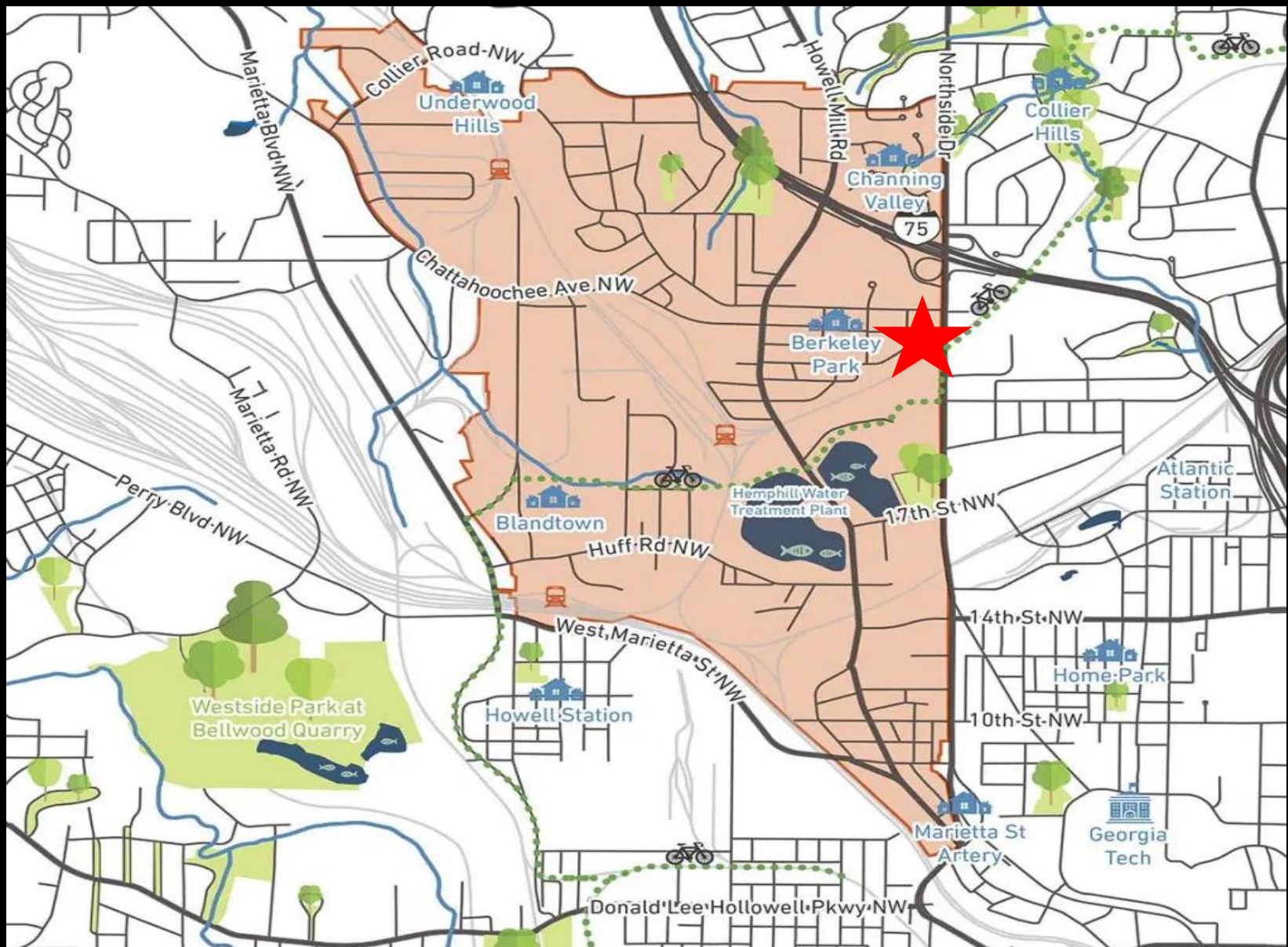
Key characteristics of the Westside Atlanta office market include:

- **Growth and Revitalization:** The Westside has experienced significant redevelopment, with former industrial spaces being repurposed into modern office buildings. This revitalization has attracted a range of businesses, from startups to established companies looking for a unique office environment.
- **Creative and Tech Hub:** The area has become known for its concentration of creative industries and tech companies. The proximity to Georgia Tech and other innovation centers has fostered a thriving ecosystem for startups and tech firms, making the Westside a magnet for these industries.
- **Diverse Workforce:** The Westside draws a diverse workforce, including young professionals, creatives, and tech talent. The area's cultural vibrancy and growing amenities make it an appealing location for companies looking to attract and retain top talent.
- **Accessibility and Connectivity:** The Westside benefits from its proximity to major transportation routes, including I-75, I-20, and MARTA transit options. The Belt Line, which connects various parts of the city, further enhances the area's accessibility and appeal for businesses.
- **Mixed-Use Developments:** The trend towards mixed-use developments is strong in the Westside, with many office buildings being part of larger projects that include retail, residential, and entertainment spaces. This creates a dynamic, live-work-play environment that is attractive to modern businesses.

Overall, the Westside Atlanta office market offers a compelling mix of historic charm, modern amenities, and a dynamic business environment. It is particularly well-suited for companies in the creative, tech, and professional services sectors that value a vibrant, innovative, and culturally rich location.

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	19,064	164,085	391,310
2024 Estimate	18,641	157,772	377,475
2010 Census	19,338	148,678	357,272
Growth 2024 - 2029	2.27%	4.00%	3.67%
Growth 2010 - 2024	-3.60%	6.12%	5.65%
2024 Population by Hispanic Origin	1,359	10,306	23,965
2024 Population	18,641	157,772	377,475
White	10,152 54.46%	84,462 53.53%	183,656 48.65%
Black	4,030 21.62%	43,228 27.40%	129,961 34.43%
Am. Indian & Alaskan	35 0.19%	260 0.16%	681 0.18%
Asian	2,235 11.99%	12,776 8.10%	24,007 6.36%
Hawaiian & Pacific Island	15 0.08%	122 0.08%	230 0.06%
Other	2,174 11.66%	16,925 10.73%	38,940 10.32%
U.S. Armed Forces	10	232	434
Households			
2029 Projection	11,223	82,588	191,041
2024 Estimate	10,958	79,181	183,822
2010 Census	11,394	74,515	173,691
Growth 2024 - 2029	2.42%	4.30%	3.93%
Growth 2010 - 2024	-3.83%	6.26%	5.83%
Owner Occupied	2,978 27.18%	29,034 36.67%	69,196 37.64%
Renter Occupied	7,981 72.83%	50,147 63.33%	114,626 62.36%
2024 Households by HH Income			
Income: <\$25,000	1,354 12.36%	11,625 14.68%	32,037 17.43%
Income: \$25,000 - \$50,000	1,573 14.35%	10,302 13.01%	25,041 13.62%
Income: \$50,000 - \$75,000	2,015 18.39%	11,954 15.10%	25,101 13.66%
Income: \$75,000 - \$100,000	1,112 10.15%	9,091 11.48%	21,218 11.54%
Income: \$100,000 - \$125,000	1,239 11.31%	8,303 10.49%	16,560 9.01%
Income: \$125,000 - \$150,000	796 7.26%	5,274 6.66%	13,255 7.21%
Income: \$150,000 - \$200,000	1,114 10.17%	7,813 9.87%	17,732 9.65%
Income: \$200,000+	1,755 16.02%	14,818 18.71%	32,878 17.89%
2024 Avg Household Income	\$117,206	\$122,314	\$118,160
2024 Med Household Income	\$87,072	\$90,699	\$86,466





Alan Joel

Principal

Joel & Granot Real Estate

alan@joelandgranot.com

PH: 404-869-2602

Cell: (404) 210-1700

www.joelandgranot.com