

214 PONCE DE LEON AVE NE

ATLANTA, GA 30308

FOR LEASE

600 SF OF OFFICE SPACE



KENNETH BROWN

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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is proud to be the exclusive broker for a unique leasing opportunity located at 214 Ponce de Leon Avenue NE in Atlanta, GA.

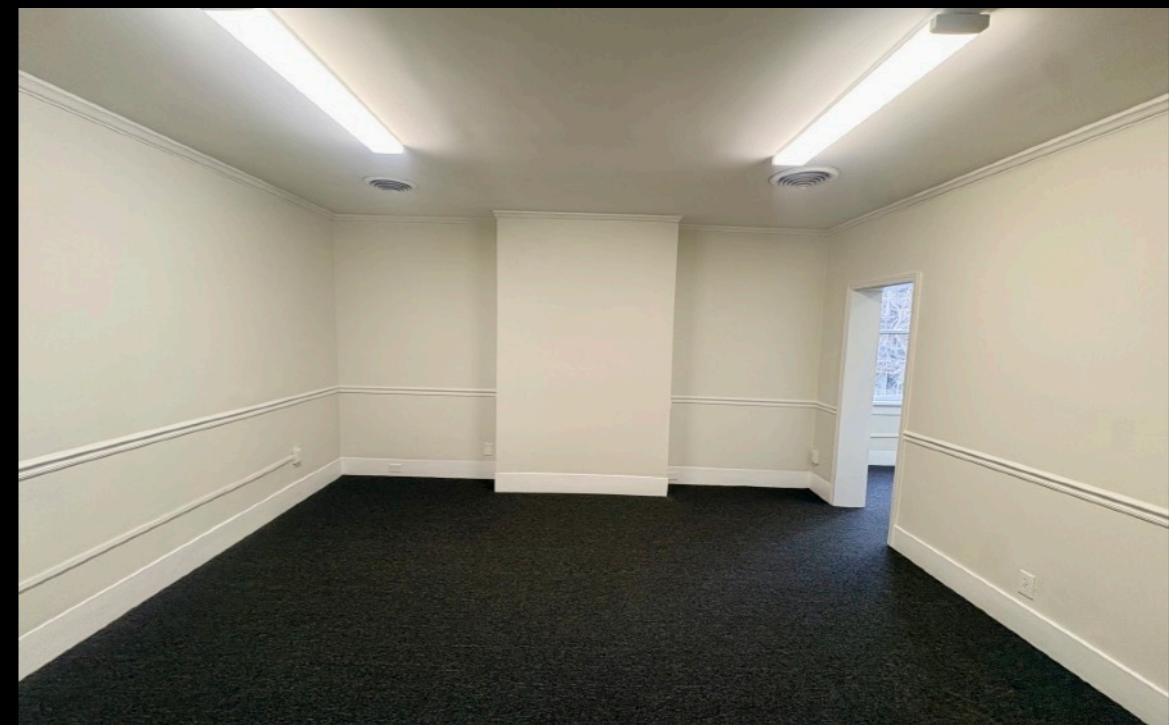
This boutique 600 square foot space is perfectly suited for a small salon or professional office. Positioned in the heart of Midtown, the property offers exceptional visibility, walkability, and accessibility within one of Atlanta's most vibrant commercial corridors. The space is available at an asking rate of \$25.00 per square foot. Ideal for independent professionals, personal service providers, or boutique businesses looking to establish a presence in a high-traffic, high-demand area.

For more information or to schedule a private tour, please contact Kenneth Brown.

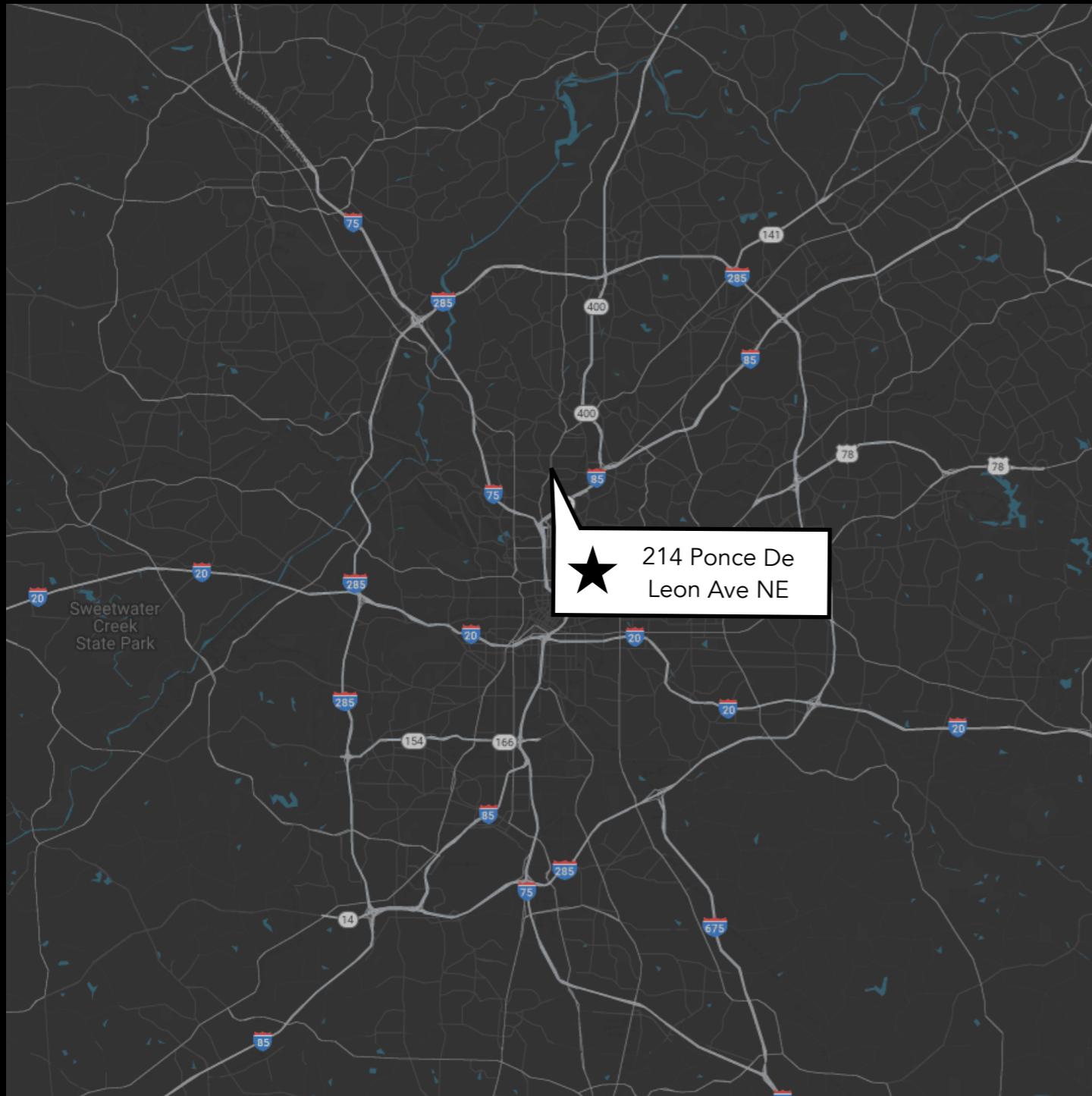
HIGHLIGHTS

- Move - in Ready
- 600 SF
- \$25.00 PSF
- Excellent Foot Traffic
- Midtown Atlanta
- High Demand Area

// INTERIOR PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: MIDTOWN ATLANTA

Midtown Atlanta is one of the city's fastest-growing submarkets, known for its dense mix of Fortune 500 companies, tech giants like Google and Microsoft, and Georgia Tech's innovation ecosystem. With strong walkability, transit access, and a live-work-play environment, Midtown attracts top talent and steady tenant demand.

High absorption rates, rental growth, and ongoing development make it a prime target for investors seeking stable, long-term returns in office, retail, multifamily, or mixed-use assets.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-------------|------------|------------|
| Tot. Population | 72,800 | 261,200 | 509,400 |
| # of Employees | 68,600 | 231,600 | 432,900 |
| Avg. Household Income | US\$107,000 | US\$95,500 | US\$91,400 |

// BROKER PROFILES



Kenneth Brown
Commercial Associate
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Kenneth Brown is a Commercial Associate Broker at Swartz Co, focusing on commercial real estate solutions for various clients, including business owners, investors, and developers. He moved from Chicago to Buckhead, Atlanta, where he uses his market knowledge and industry expertise to help clients make informed real estate choices.

Since earning his real estate broker's license in 2019, Kenneth has developed a solid reputation for his negotiation skills and market analysis, along with a client-focused approach. His background in hospitality management from Kendall College in Chicago gives him a different perspective on service and customer satisfaction, important for providing good real estate experiences.

At Swartz Co, Kenneth utilizes strategic thinking, industry contacts, and a practical approach to deliver tailored real estate solutions. Whether working with corporate clients, entrepreneurs, or investors, Kenneth is committed to integrity and professionalism in every transaction, ensuring attention to detail and sound business practices.



Ryan Swartzberg
Founder/CEO
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Ryan Swartzberg is an Atlanta, Georgia native and has been passionate about real estate for as long as he can remember. Ryan started his real estate career in 2015. By 2018, Ryan was a top commercial producer at his firm. Throughout his career, Ryan has sold over 100M in commercial real estate. Ryan has negotiated and closed a wide variety of commercial transactions and specializes in the industrial and flex-space markets.

Ryan represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan could be working with a large national company, a small business, or an individual. However, no matter who the client is, Ryan is dedicated to delivering exceptional service and results.

// DISCLAIMER & LIMITING CONDITIONS

Swartz Co Commercial Real Estate has been exclusively chosen to facilitate the sale or lease of the Subject Property. This Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

A dark, atmospheric photograph of the Atlanta city skyline at night. The city lights are visible on the buildings, and a highway with streaks of light from moving cars cuts through the center. The sky is dark, and the overall mood is professional and modern.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.

We look forward to working with you soon.



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