



The
LEATHERS
Building

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History & Modernity

The Leathers Building

A post World War II factory warehouse built by the L.M. Leathers family is undergoing a multi-million dollar renovation. Upon completion, this building will be transformed into a lively, mixed-use center that will encompass offices, retail merchants and a restaurant.

Renovation plans include a complete adaptive reuse of the former factory warehouse into 23 office condominiums, three retail spaces, and a restaurant. Exposed brick walls, 22-foot-high ceilings and steel bow-trusses are just a few of the unique features afforded to the individual unit owners.

Office Condominiums

Ranging in size from approximately 300 to 1,100 square feet, all office condominiums are equipped with expansive aluminum storefront windows, architectural lighting and private central cooling and heating. The larger office condominiums will also feature a private 1/2 bath and oversized skylights. On the West side of the building, the smaller office condominiums will have shared access to a common breakroom and a centrally located conference room.

Retail Suites & A Restaurant

Three retail suites on the building's West side will feature expansive aluminum storefront windows, architectural lighting, independently controlled central cooling and heating and 1/2 bath in each. Adjacent to the retail suites, the planned restaurant will offer its patrons all of the architectural amenities of the condominiums and retail suites in addition to a landscaped outdoor terrace and ample parking. The natural foot traffic from the bustling neighborhood will no doubt provide an instant customer base for both the retail suites and restaurant.



Embraced

The Leathers Building Development Team

C³ Capital Management, LLC

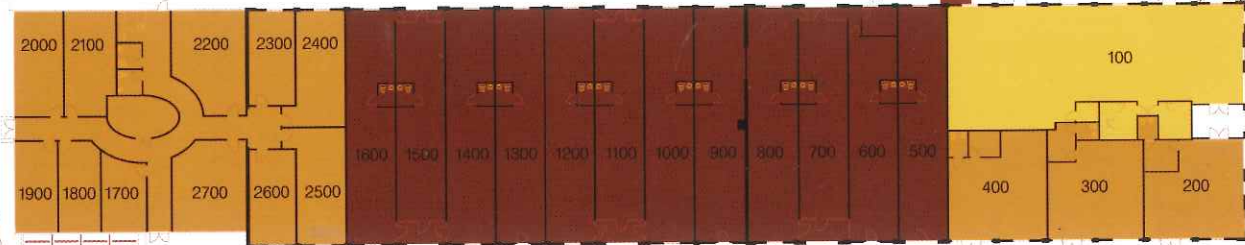
Headquartered in Atlanta, C³ Capital Management is a boutique asset management and real estate development firm specializing in adaptive re-use renovations and contemporary urban infill in Georgia. With backgrounds in law, finance, electrical engineering, construction and design, the combined and complimentary skills of principals David Decker, Patrick Seferovich and Ben Lassbeck equip C³ Capital Management, LLC with the experience and resources usually found only in larger development firms—enabling the firm to consistently produce a well constructed product of superior design at an affordable price.

Stephanie Leathers, Esq – Sales Agent; The Leathers Building

Stephanie Leathers has been a realtor with Coldwell Banker Realty since 2001 and has in depth experience in the sales of both residential and commercial properties. As the recipient of the Number One Sales Person in GA award, Leathers recorded the most real estate sales in 2004 with Coldwell Banker.

Leathers has a unique connection to The Leathers Building project as she is married to Mac Leathers, grandson of the founder of L.M. Leathers Sons—a metal fabrication company that began in 1904 and proudly continues operating in Athens to this day.





PULASKI STREET

UNITS

	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500	2600	2700
1/2 Bath w/ Handicap Access	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●											
Common Restroom w/ Handicap Access	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Common Conference Room																●	●	●	●	●	●	●	●	●	●	●
Common Kitchen																●	●	●	●	●	●	●	●	●	●	●
1 Skylight		●	●		●		●	●		●	●	●	●	●	●							●	●	●	●	●
2 Skylights				●		●			●																	
Aluminum Storefront Insulated Windows	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Painted Drywall	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Architectural Lighting	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Separate HVAC System	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Exposed Metal Trusses	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●							●	●	●	●	●
Exposed Wood Framed Ceiling	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●							●	●	●	●	●
Exposed Brick Walls	●	●	●	●	●		●	●	●		●	●	●		●						●	●	●	●	●	●
Sealed Concrete Floors	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
22' Ceiling	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●							●	●	●	●	●
17' or 18' Ceiling																●	●	●	●	●	●					●
Drain & Supply for future kitchen	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●											
Parking	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●