



Lyric Lofts

346 SW Peters St, Atlanta, GA 30313



Natasha Blair

Atlanta Communities Commercial Brokerage

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Lyric Lofts

\$32.64 /SF/YR

This 1,250 sq. ft. C2-zoned space at Lyric Loft features soaring 12-foot ceilings, an open floor plan, and a full bathroom, offering flexibility for a wide range of business uses. With drain and hot/cold water access, the property is ideal for boutique retail, professional office, wellness studio, creative production, or specialty service-based business. C2 Zoning Permitted Uses Include: * Retail shops, showrooms, and galleries * Offices (professional, administrative, and creative) * Personal and business services (salons, wellness, fitness, tech hubs) * Specialty restaurants, coffee shops, or beverage concepts *(without hooded kitchen equipment)* * Studios for art, photography, or design Located just blocks from Mercedes-Benz Stadium, State Farm Arena, and Georgia World Congress Center, the space benefits from excellent visibility and strong foot and vehicle traffic. Lease includes 3 private, gated parking spaces conveniently located across the street. *Please note: No kitchen hood or grill--space not suitable for full food preparation.* This is a rare opportunity to secure a versatile commercial space in one of Atlanta's most dynamic neighborhoods. Schedule...

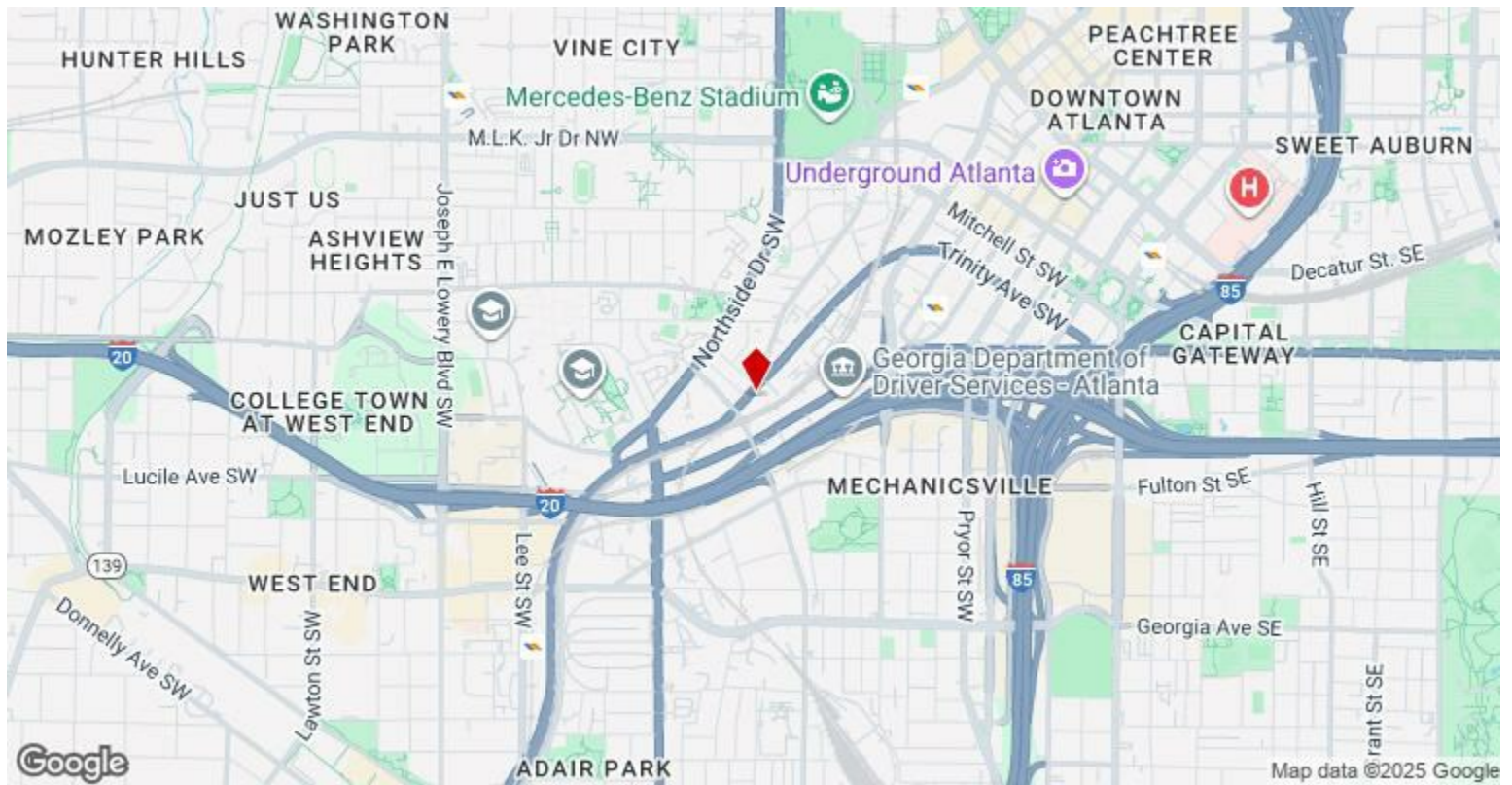


Rental Rate:	\$32.64 /SF/YR
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Year Built:	2024
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	67 (Good Transit)
Rental Rate Mo:	\$2.72 /SF/MO

Ground Ste CU1

Space Available	1,250 SF
Rental Rate	\$32.64 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Prime commercial opportunity in the heart of Atlanta's vibrant Castleberry Hill Arts District! This 1,250 sq. ft. C2-zoned space at Lyric Loft features soaring 12-foot ceilings, an open floor plan, and a full bathroom, offering flexibility for a wide range of business uses. With drain and hot/cold water access, the property is ideal for boutique retail, professional office, wellness studio, creative production, or specialty service-based business. C2 Zoning Permitted Uses Include: * Retail shops, showrooms, and galleries * Offices (professional, administrative, and creative) * Personal and business services (salons, wellness, fitness, tech hubs) * Specialty restaurants, coffee shops, or beverage concepts *(without hooded kitchen equipment)* * Studios for art, photography, or design Located just blocks from Mercedes-Benz Stadium, State Farm Arena, and Georgia World Congress Center, the space benefits from excellent visibility and strong foot and vehicle traffic. Lease includes 3 private, gated parking spaces conveniently located across the street. *Please note: No kitchen hood or grill-space not suitable for full food preparation.* This is a rare opportunity to secure a versatile commercial space in one of Atlanta's most dynamic neighborhoods. Schedule a showing today to envision the possibilities for your business! Lease Term: Minimum 5 years Security Deposit: Equivalent to 1-2 months' rent, due at lease signing. First Month's Rent: Due at lease execution. Business & Financials: Tenant must provide: Business formation documents (LLC/Corp, trade name, etc.) Recent financial statements or tax returns (2 years if available) Business plan for new/startup ventures Creditworthiness: Landlord reserves the right to run business and/or personal credit checks on principal(s). Insurance: Tenant required to carry General Liability Insurance (\$1M minimum coverage) naming landlord as additional insured. Permitted Use: Must align with C2 zoning allowances (retail, office, service, studio, beverage concepts). No full food prep (no kitchen hood or grill). Tenant Improvements: Any build-out subject to landlord approval.



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Property Photos



Property Photos



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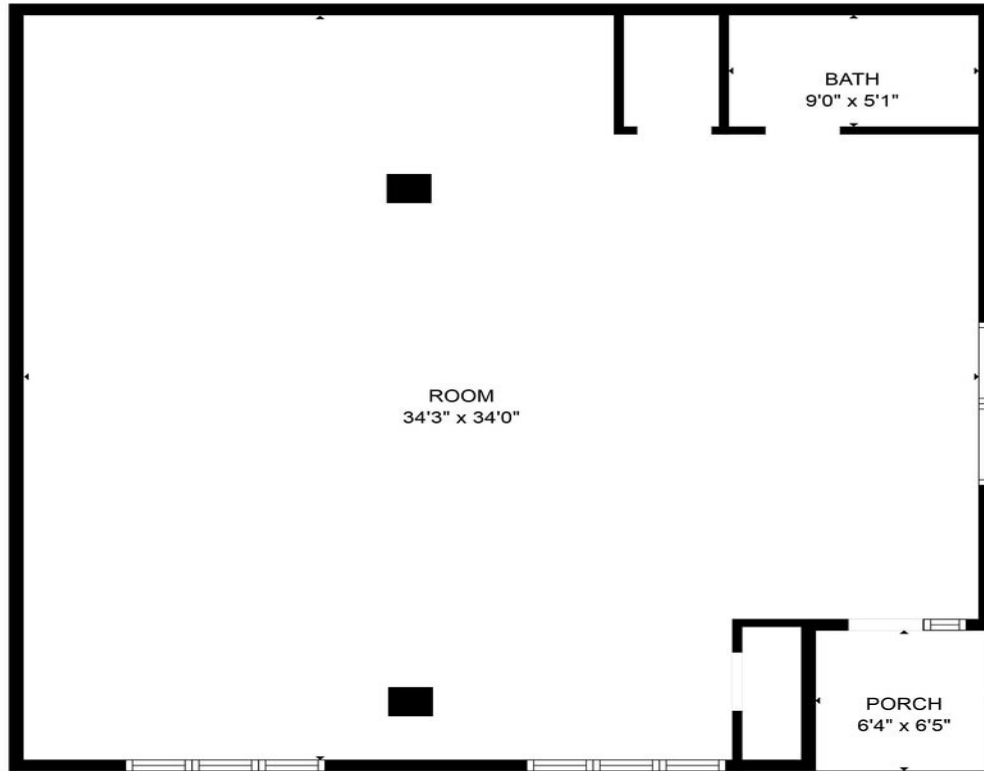


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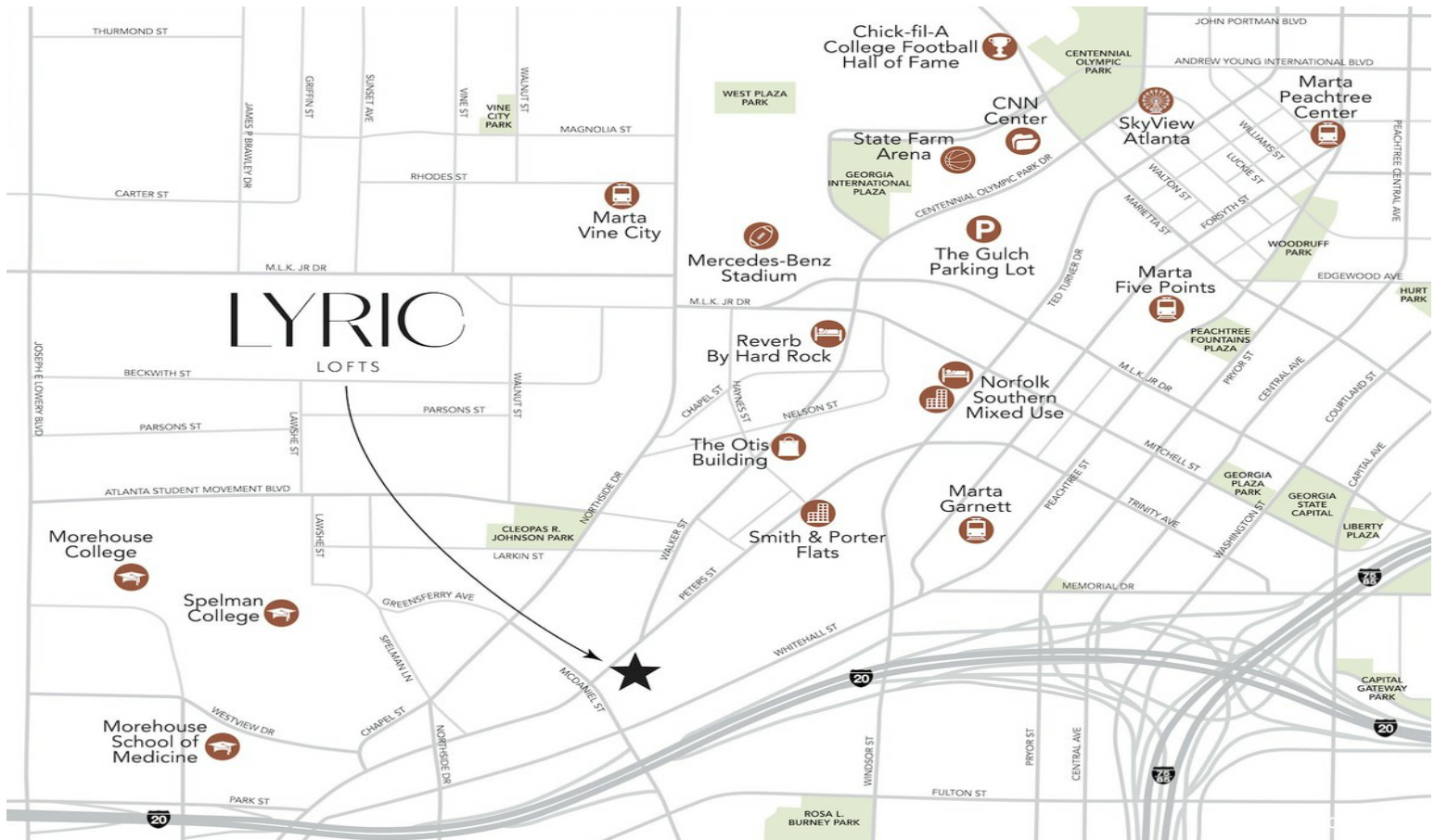
Property Photos



Property Photos



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



An aerial photograph of a city street intersection. The scene features several multi-story buildings, primarily constructed of brick. A large, prominent brick building with a flat white roof occupies the upper left and center. To its right is another brick building with a dark roof. In the lower right, a smaller building has a blue mural on its side. The street is paved and shows traffic, including a red car and a white car. A large blue truck is parked on the right side of the street. The overall atmosphere is urban and industrial.

