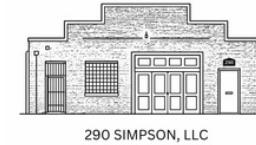


290 Simpson St

290 Simpson St, Atlanta, GA 30313



290 SIMPSON, LLC

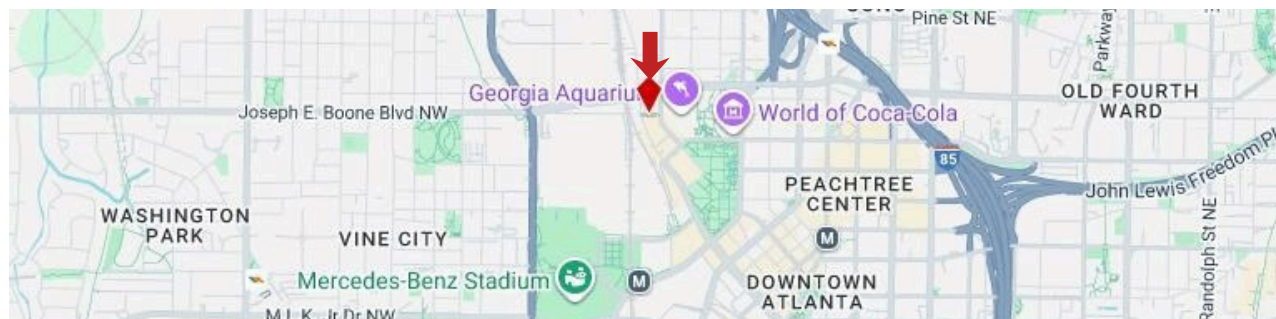
Emily Christian
290 Simpson, LLC

290simpsonstreet@gmail.com
(404) 630-7131

Full building available for rent, including a 2,368-square-foot primary floor and 745-square-foot loft located in Marietta Street Artery of Downtown Atlanta



- 290 Simpson Street is a character-filled, highly adaptable building comprising a 2,368-square-foot primary floor and a 745-square-foot loft.
- Versatile floor plan and mixed-use zoning allow for broad uses like boutique retail, flex industrial, cafes, restaurants, creative offices, and more.
- Unique property featuring exposed brick, a large garage door, wood and glass bi-folding doors, skylights, loft, and a vaulted ceiling.
- Build-out services and TI negotiable, plus the Downtown Pop-Up Opportunity Fund offers grants from \$5,000 to \$50,000 for new business improvements.
- Situated in a booming node anchored by the Georgia Aquarium, Georgia World Congress Center, Mercedes-Benz Stadium, and State Farm Arena.
- Highly accessible address off Downtown Atlanta's Marietta Street Artery, within walking distance of MARTA and a five-minute drive to Interstate 85.

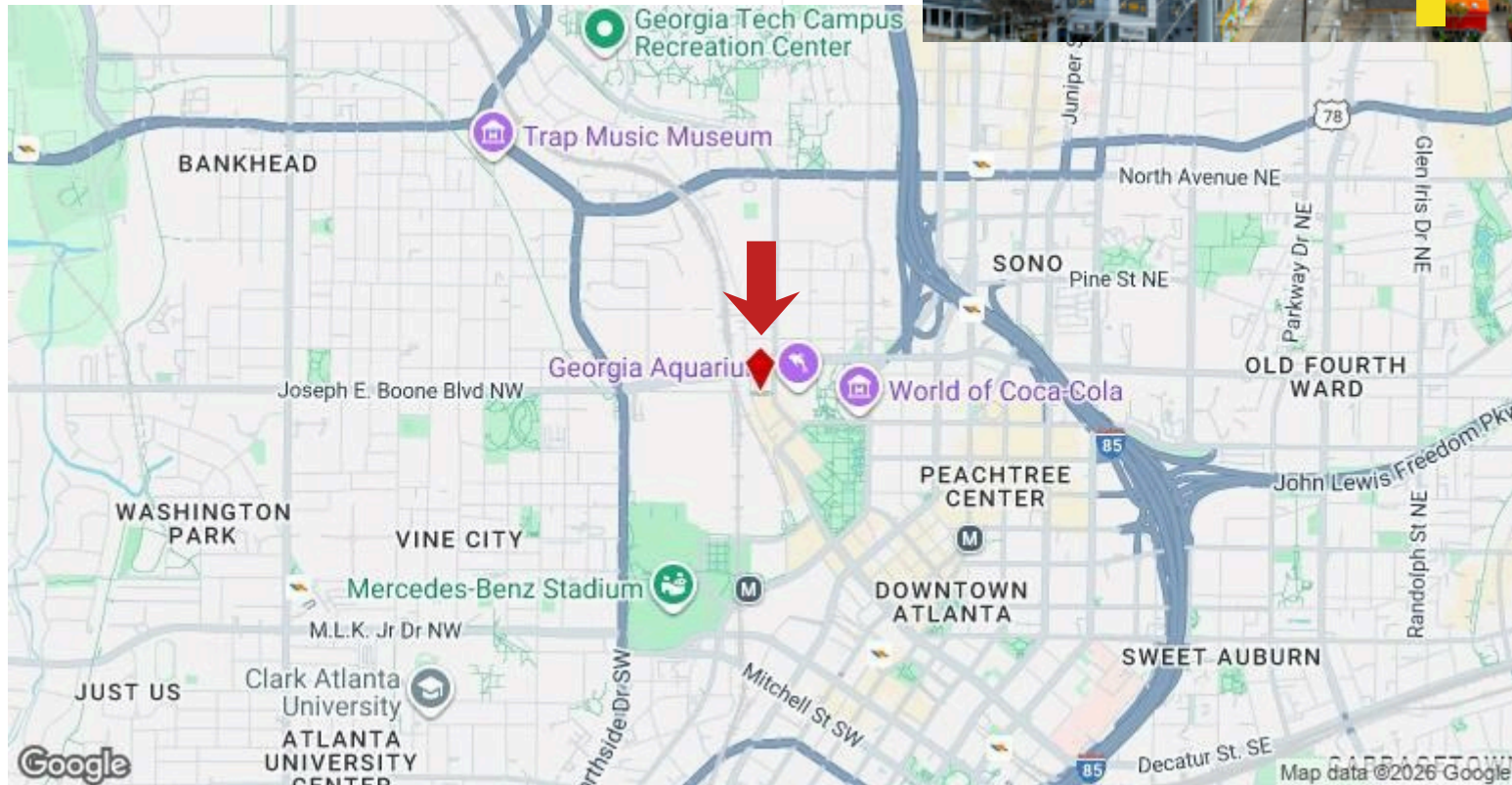


| | |
|-----------------|------------------|
| Space Available | 3,113 SF |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Space Use | Flex |
| Lease Term | Negotiable |

290 Simpson St

290 Simpson St, Atlanta, GA 30313

- Located in the Vicinity of the Georgia Aquarium, Georgia World Congress Center, Mercedes-Benz Stadium, and State Farm Arena
- Near MARTA and Interstate 85



290 Simpson St

290 Simpson St, Atlanta, GA 30313



Highly flexible space in Downtown Atlanta with Drive In Garage Accessibility



Unique Loft Layout with new flooring



Character-filled Opportunity with Skylights and Exposed Brick

Located in the highly sought-after Marietta Street Artery of Downtown Atlanta, 290 Simpson Street offers a rare chance to secure a flexible and dynamic space that perfectly blends industrial charm with modern functionality. This 3,113-square-foot building features a versatile layout comprising a 245-square-foot loft that overlooks the 2,368-square-foot primary floor. Capital improvements were made in 2025 to upgrade the structure and loft flooring. Exposed brick walls and original industrial details infuse the space with authentic Atlanta character as skylights illuminate the interior. The backroom can be adapted as a hidden kitchen or additional storage area, while the large garage door adds an element of convenience and security for overnight storage. Beautiful wooden and glass bi-folding doors open directly onto the street, inviting customers in and creating an immersive indoor/outdoor atmosphere. Mixed-use zoning and a spacious floor plan allow for various uses, including retail, restaurant, office, or industrial functions. Underpinning its flexibility, the property has accommodated uses across the commercial spectrum, including a photo studio, office supply store, sandwich shop, and music production studio. 290 Simpson Street is equipped with sufficient power for restaurant use, and commercial kitchen conversion elements like grease traps have been approved previously. Build-out services or TI allowance will also be considered, assisting businesses in designing the perfect niche to complement this vibrant area. 290 Simpson Street is surrounded by new and established destinations that draw valuable co-traffic. The Georgia Aquarium, Georgia World Congress Center, Centennial Olympic Park, State Farm Arena, and Mercedes-Benz Stadium are moments away. New businesses are also filling in as a brunch restaurant, auto spa, and café. Recently, a neighboring space was leased, and the city's Downtown Pop-Up Opportunity Fund is fostering even more openings here. The fund offers tenant improvement grants from \$5,000 to \$50,000 for independent, locally owned retail and restaurant businesses seeking to occupy storefront space ahead of the 2026 FIFA World Cup and other upcoming large-scale events.

290 Simpson St

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Photos



Unique Loft Layout with new flooring



Character-filled Opportunity with Skylights and Exposed Brick

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Photos



Zoned Mixed-Use



Main Floor Area

290 Simpson St
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Interior Photos
Large Front Door with Rolling Shutter



Superior Versatility



Large Front Door with Rolling Shutter Allowing an Open-Air Concept

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Interior Photos
Below Mezzanine



Entrance to Restrooms Below Mezzanine



Characterful Opportunity

290 Simpson St

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Interior Photos
Staircase to Loft



Stairs to Loft



Loft and Stairs

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Interior Photos

Loft ft. new Flooring, Exposed Brick, and Skylights



Illuminating Skylights and New Flooring



Loft Showcasing Vaulted Ceilings

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Interior Photos

Back Space with Plumbing for Kitchen or Office



Back Space with Plumbing for Kitchen



Back Space for Office or Kitchen with Plumbing

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Interior Photos 2 Multi-Stall Bathrooms

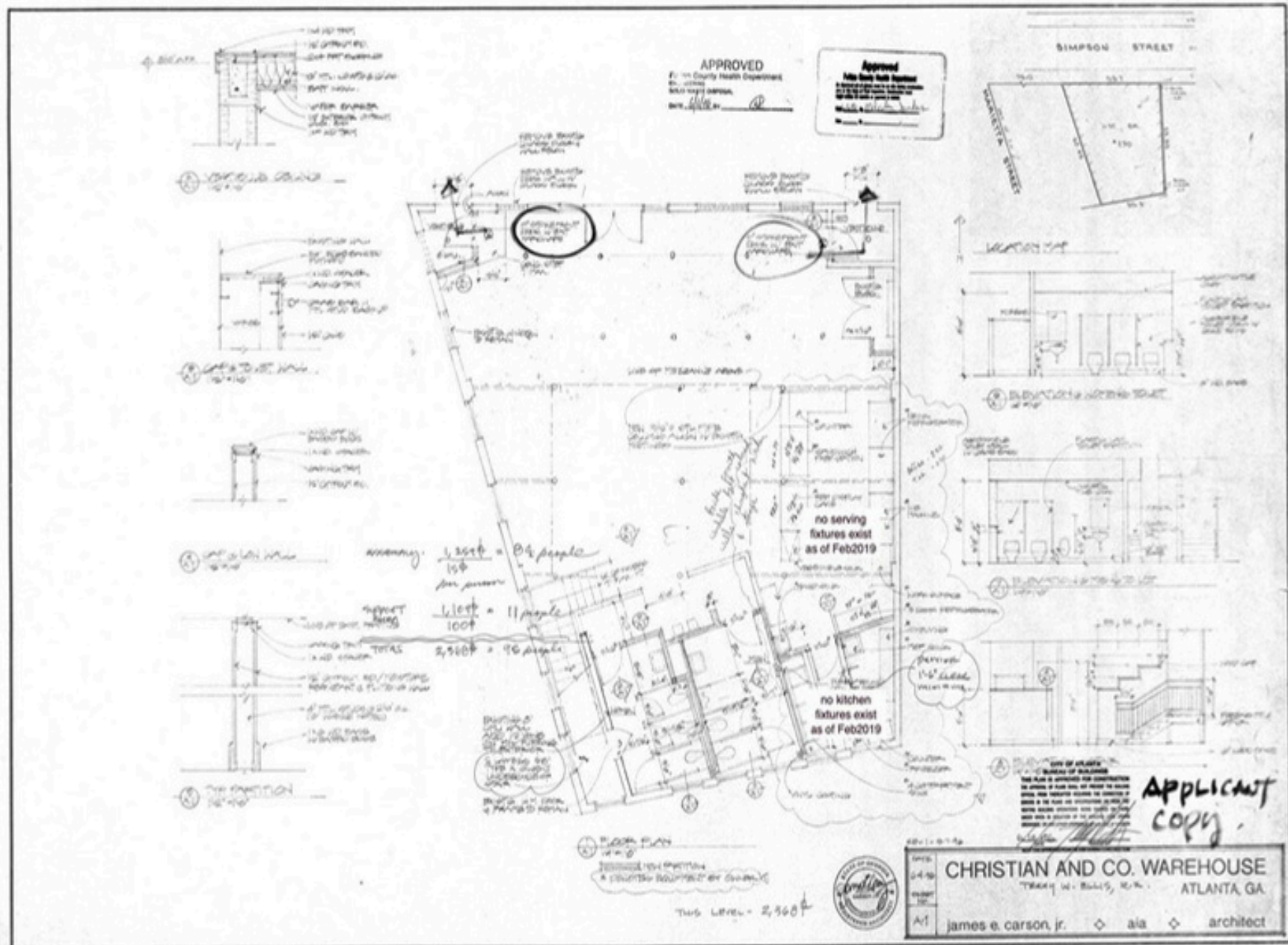


Men's Bathroom



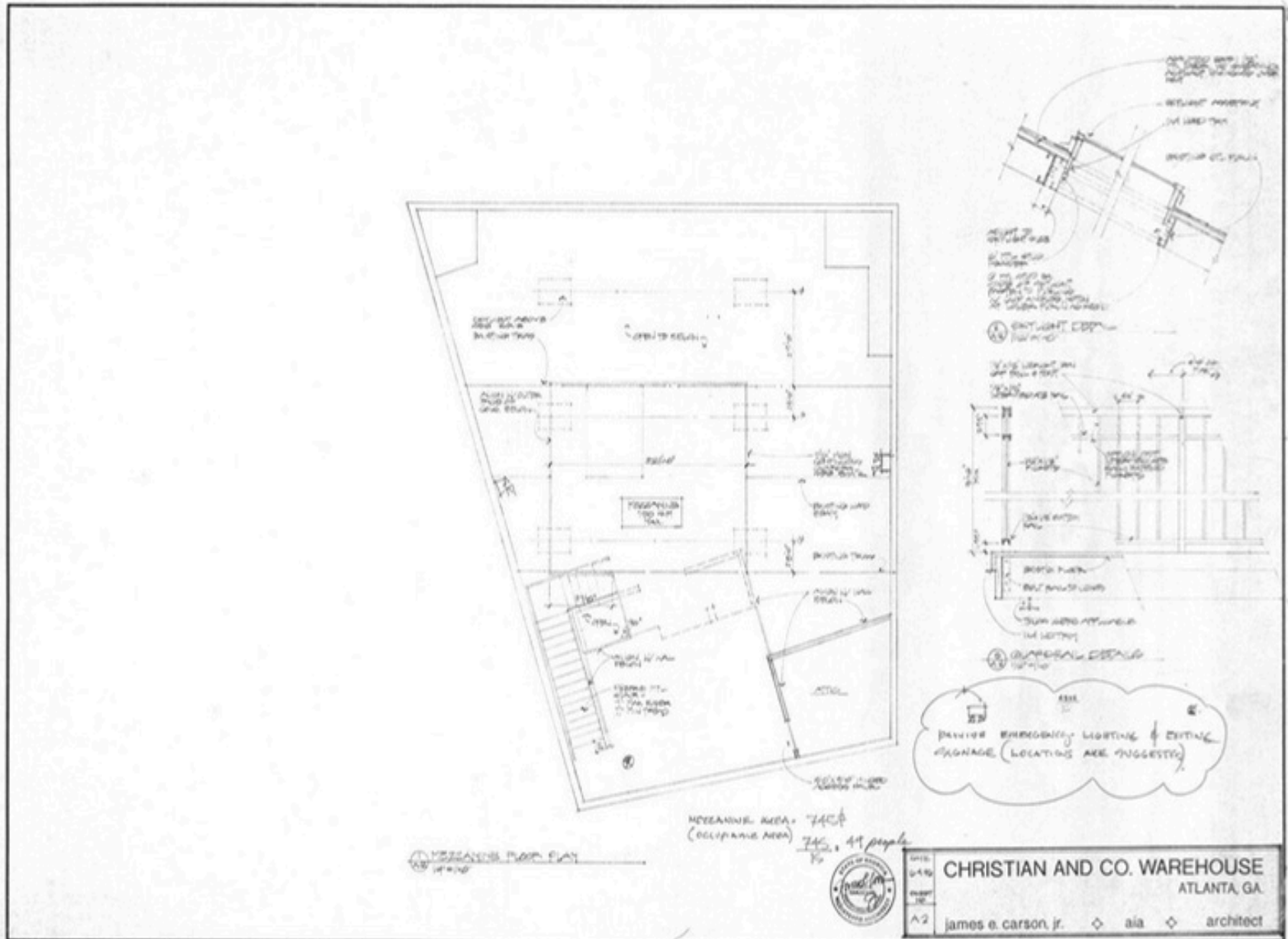
Women's Bathroom with Access to Additional Under Stair Storage

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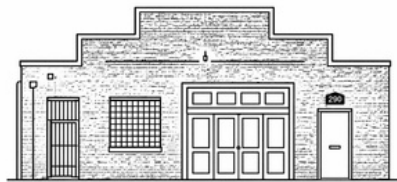
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Loft Floor Plan



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