



±2,000 SF INDUSTRIAL SPACE FOR LEASE

ATLANTA, GA | SOUTHSIDE BELTLINE

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Bull Realty has been retained as the exclusive leasing brokers of the Subject Property.

This Brochure contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may require. Information contained herein may have been provided by the Owner, Landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Landlord. Each prospective Tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Landlord shall have no legal commitment or obligation to any Tenant reviewing this Brochure or making an offer to lease the Property unless a written agreement for the lease of the Property has been fully executed, delivered and approved by the Owner/Landlord and any conditions to the Tenant's obligations therein have been satisfied or waived.

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PROPERTY INFORMATION

SUITE OVERVIEW

ADDRESS	1316 Lakewood Avenue, Suite B4 Atlanta, GA 30315
COUNTY	Fulton
SUITE AVAILABLE	Suite B4
SPACE SIZE	±2,000 SF
DRIVE-IN DOORS	1
HVAC	Fully HVAC
AVAILABILITY	Immediate
LEASE TERMS	NNN
LEASE RATE	\$2,000/Month

BUILDING 1 OVERVIEW

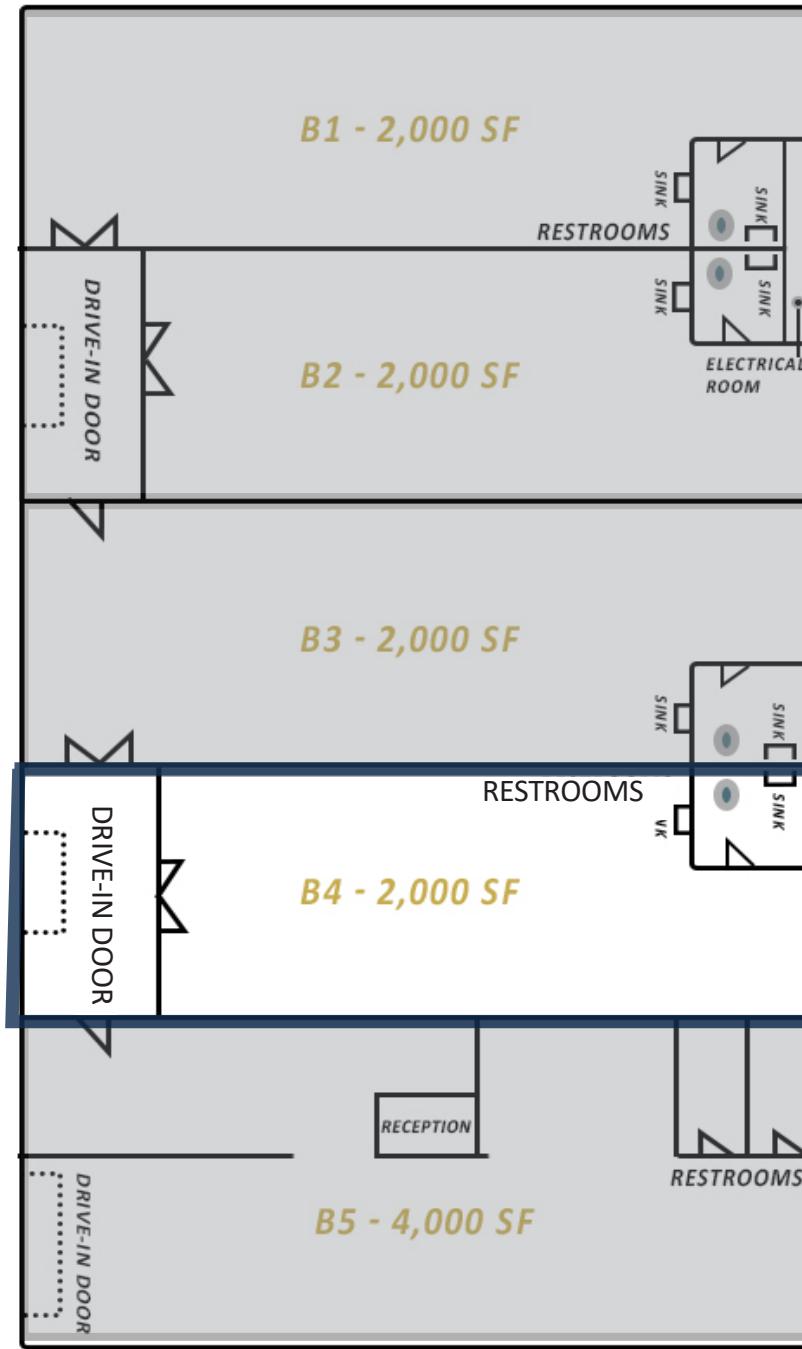
BUILDING SF	±24,000 SF
# OF FLOORS	2
# OF UNITS	9 on top floor 5 on bottom floor
DRIVE-IN DOORS	3
DOCK-HIGH DOORS	2
CEILING HEIGHT	15' on bottom floor 17' on top floor
FENCED YARD	Yes
UTILITIES AVAILABLE	All
SIGNAGE	Storefront/Facade
ZONING	I2: https://bit.ly/40eoqJX
FOUNDATION	Concrete slab
CONSTRUCTION	Metal

HIGHLIGHTS

- ±2,000 SF industrial suite located in the heart of Cabbagetown, Atlanta
- Zoned I-2, offering flexibility for a variety of industrial and creative uses
- Adjacent to the Southside Beltline, providing excellent connectivity and visibility
- One drive-in door for convenient loading and operations
- Fully climate-controlled with full HVAC
- Available immediately for occupancy



FLOOR PLAN



FLOOR 1





AERIALS



ABOUT THE AREA

CHOSEWOOD PARK

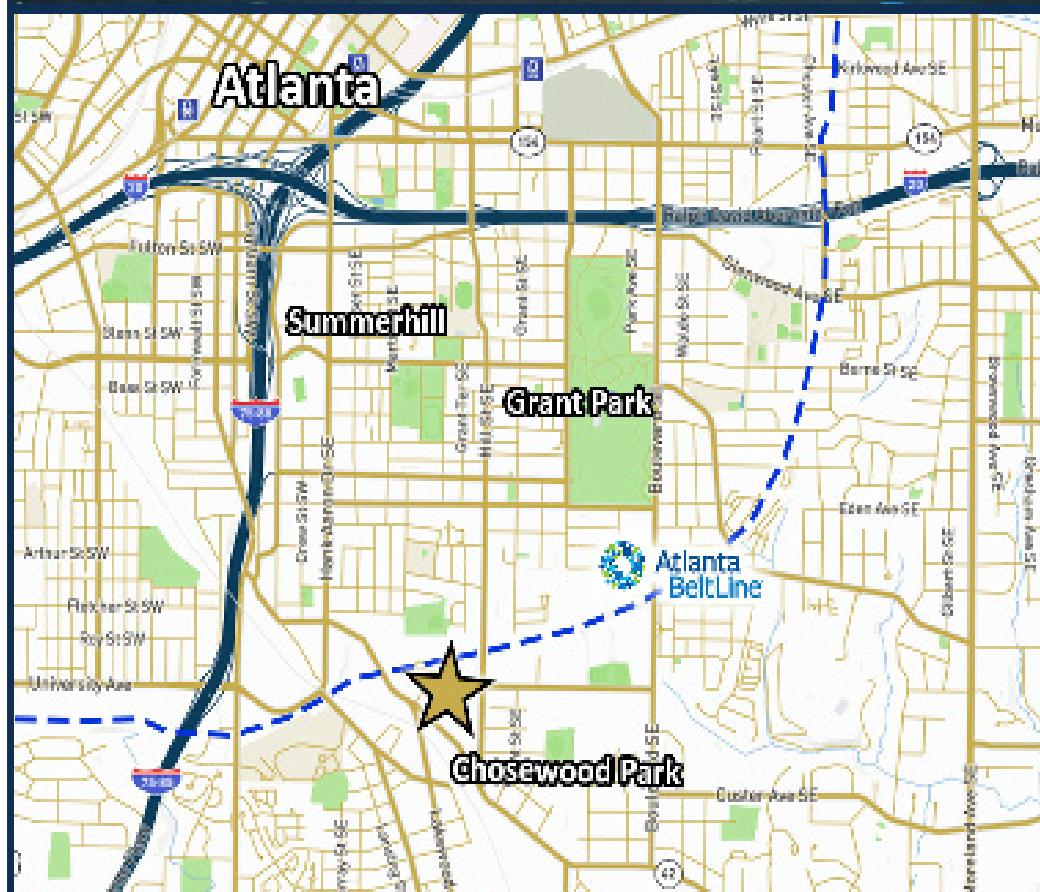
Chosewood Park is a neighborhood in southeast Atlanta, Georgia. It is located south of Peoplestown and Grant Park, west of Boulevard Heights and Benteen Park, northwest of Thomasville Heights and the Atlanta federal penitentiary, and northeast of South Atlanta and Lakewood Heights. It is situated directly on the path of the Atlanta Beltline, which has begun to acquire and develop properties along the rail lines in the Chosewood corridor, including the Boulevard Crossing Park.

The neighborhood is composed of craftsman-style bungalows, many of which were built in the early 1900s. Many of the newly constructed homes in the neighborhood also reflect this craftsman theme while adding modern amenities.

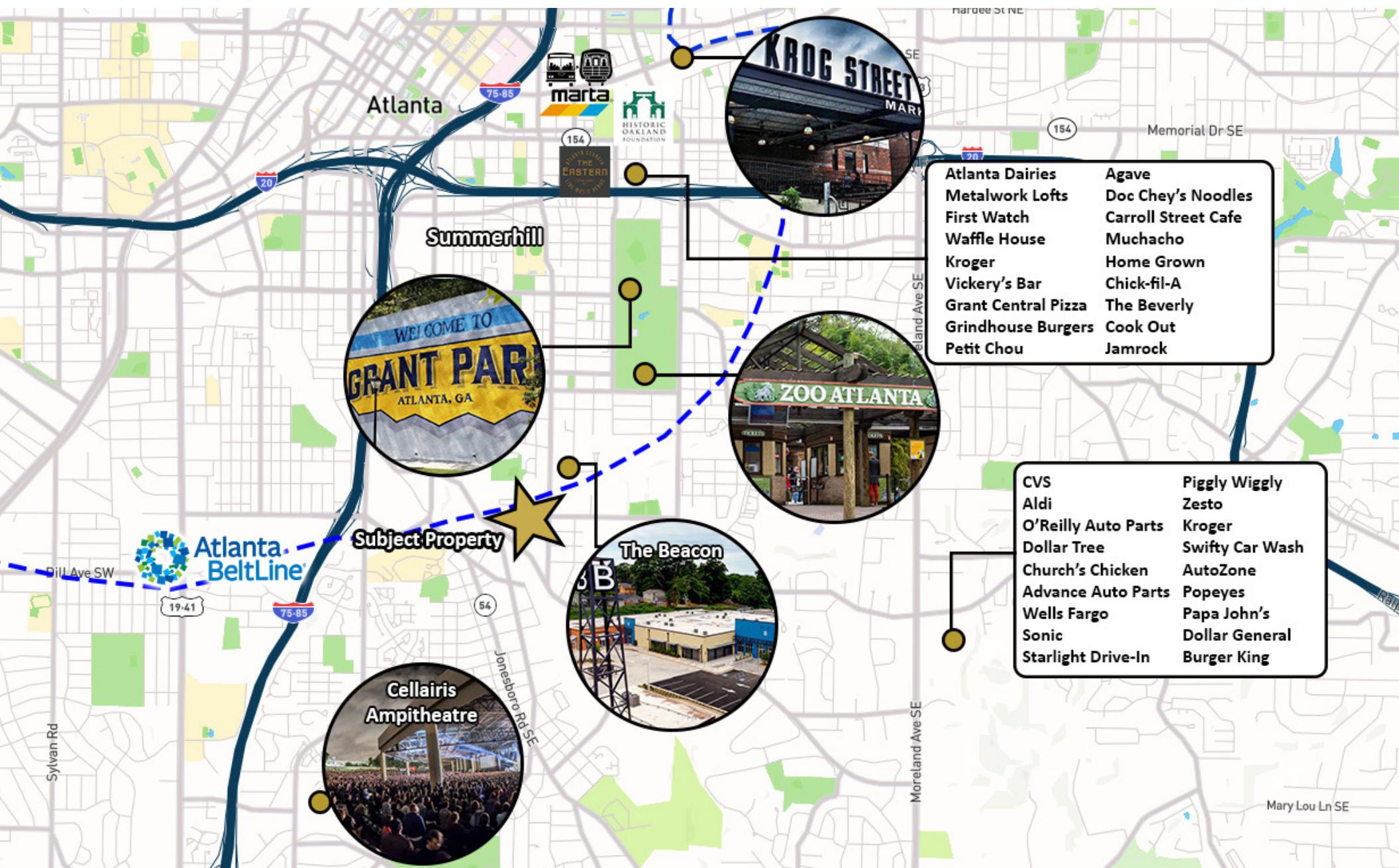
GRANT PARK

Grant Park is the fifth-largest park in the city, behind Chastain Park, Freedom Park, Westside Reservoir Park and Piedmont Park. Grant Park has two major attractions besides the park itself: Zoo Atlanta and the Atlanta Cyclorama. The park serves over one million visitors annually.

A restoration trend began in Grant Park in the early 1970's and the neighborhood began to blossom in the late 80's and into the 1990's. Demolition of older homes has largely been halted and new construction seeks to conform to the character of the old neighborhood. During the 1980's, the entire area, both north and south of I-20, was placed on the national register of historic places. In 2000, the neighborhood became Atlanta's largest Historic District, bringing additional zoning protections. Grant Park today is a mixture of the old and new residents with people of all levels of education, age and racial backgrounds living in the same neighborhood.



IN THE AREA



IN THE AREA

ZOO ATLANTA

Zoo Atlanta is an Association of Zoos and Aquariums accredited zoological park in Atlanta, Georgia. The zoo first opened its doors in 1889 and now more than 125 years removed from its historical origins, Zoo Atlanta has evolved from a quaint picnic stop where people visited wild animals to a conservation organization seeking to engage the public in the lives of its animal ambassadors and the preservation of their counterparts in the wild.



THE ATLANTA BELTLINE

The Atlanta Beltline is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



THE BEACON

The Beacon project reshaped six former industrial buildings into a keystone of nine walkable acres ideal for family fun, date nights or even errand runs. Its 110,000 square feet of restaurants and bars, a coffee shop, a bakery, a gourmet market, retail shopping, daycare, medical and wellness centers and the funky Artist's Cove create a layered neighborhood experience that will satisfy patrons' daytime and evening needs and desires.



CELLAIRIS AMPHITHEATRE

The Cellairis Amphitheatre at Lakewood is a concert venue located in Atlanta, which opened in 1989. The amphitheatre seats 18,920. It was designed to offer a state-of-the-art musical experience for both music fans and artists. The venue was built specifically for popular music.



THE EASTERN

The Eastern is a state-of-the-art venue in the Dairies complex in the Reynoldstown neighborhood of Atlanta, located right off of the Atlanta Beltline. The venue boasts a multi-tiered floorplan which offers unrivaled sight lines, top of the line sound and lights, spacious floorplan, and rooftop which includes a covered performance space, bar, restaurant and open-air seating. The Eastern is not only a premiere concert facility, but also serves as a unique special event space for corporate meetings and other functions, award shows, galas, weddings, receptions, launch parties, trade shows, private events and more.



KROG STREET MARKET

Krog Street Market, nestled in the heart of Inman Park, is a food hall housed in a restored factory. Krog Street Market is home to market stalls featuring prepared foods, produce and gourmet treats. Atlanteans love Krog Street Market for shopping, visiting and dining.



AREA DEVELOPMENTS

ATLANTA DAIRIES

Located just off the Beltline, the Atlanta Dairies redevelopment transforms a historic icon of Reynoldstown into a new center of gravity for Atlanta's vibrant Eastside neighborhoods.

Rooted in this industrial heritage, Paces Properties' vision for Atlanta Dairies includes a curated mix of specialty shopping, dining, and entertainment venues, all connected by greenspace. In addition to unique office space and apartments, Atlanta Dairies will be a 24/7 gathering place where visitors can come for a meal, stick around for outdoor drinks and games, and discover arts events and live music—again and again.

SUMMERHILL DEVELOPMENT

Summerhill is the redevelopment of Atlanta's former Olympic stadium and surroundings. Encompassing 80 acres, the site is adjacent to downtown Atlanta with unrivaled access and visibility. Summerhill is walkable and bikeable; minutes from downtown, midtown, and the airport. A long-term, organic development beginning with preservation and rehabilitation. A vision of vibrant streetscapes combining culture, food, entertainment, academics, housing, and world-class offices.

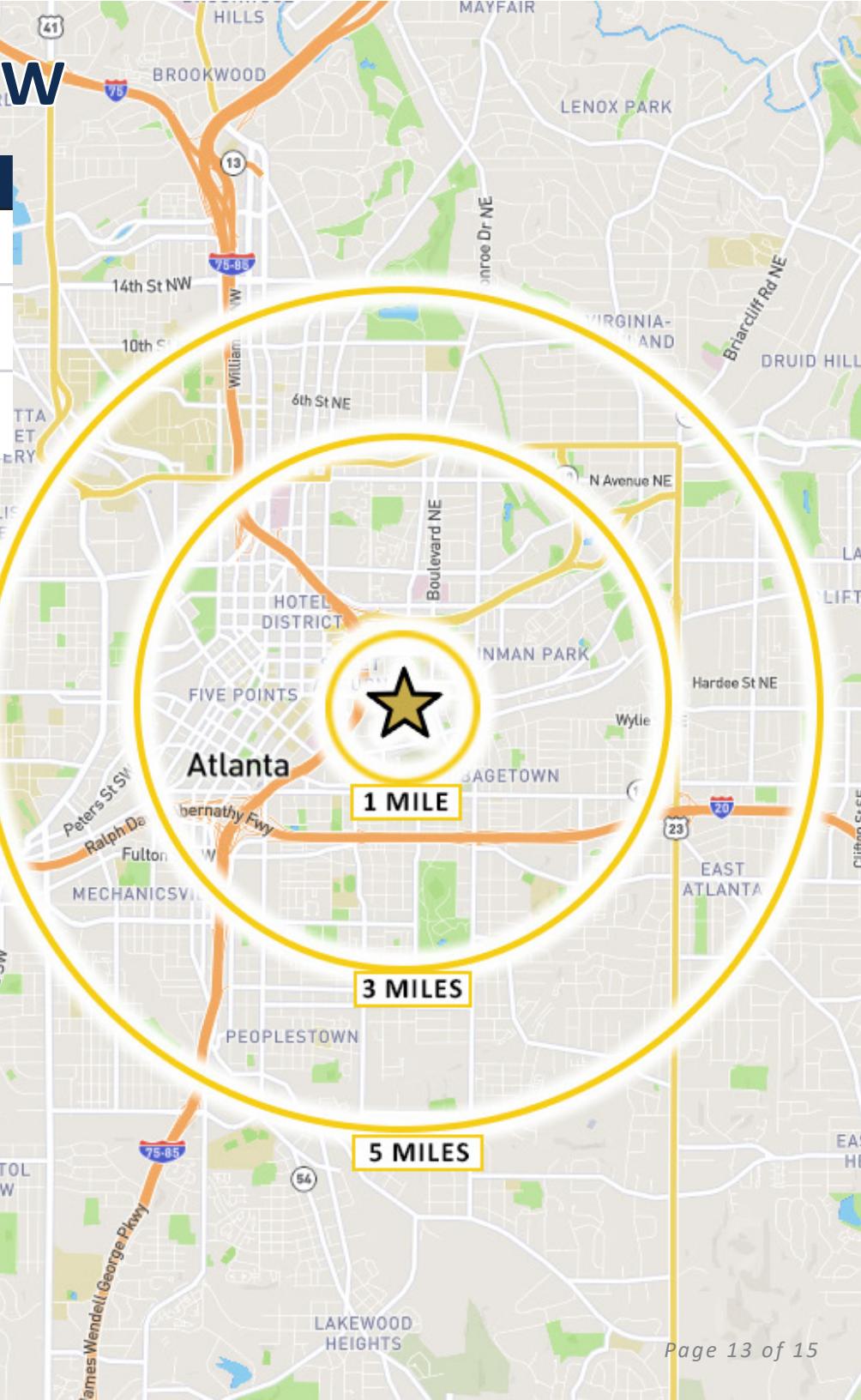
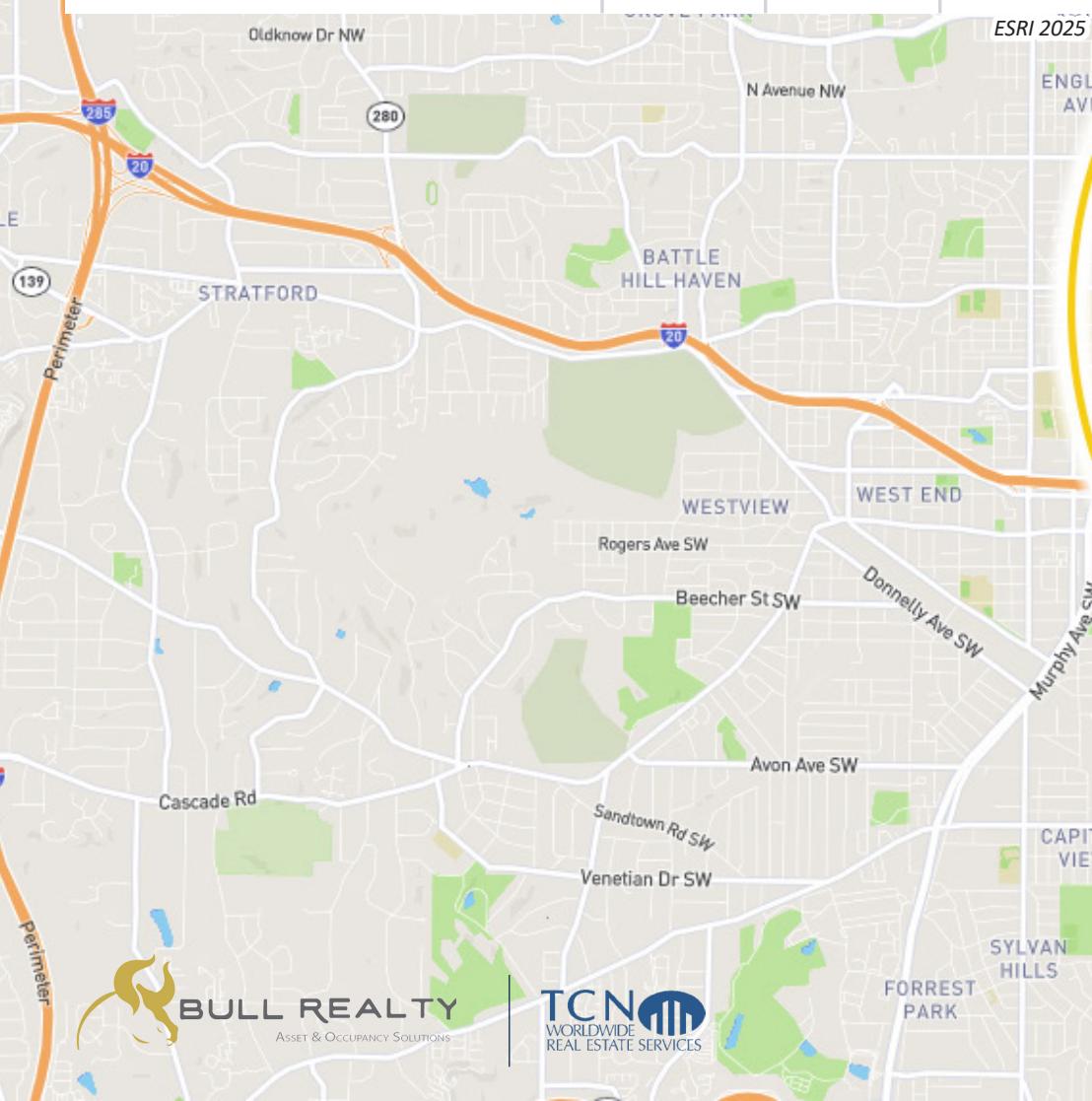
40-ACRE CHOSEWOOD PARK PARCEL FOR MIXED-USE

Origin Investments and Kaplan Residential are planning for local restaurants, wellness center, dedicated areas for revolving food trucks, pet amenities, collaborative co-working centers, office areas, 700 build-to-rent townhomes and multifamily units, and more. The project will create a neighborhood village that celebrates community and connectivity, weaving in adaptive reuse components to provide charm, preservation, and originality on the site," the firms said in a press release. Located within Chosewood Park, at 500 Sawtell Avenue Southeast, it will be home to more than 2,000 multifamily residences, ample activated park space, and up to 150,000 SF of diversified commercial space, in its fully realized form.



DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,089	126,415	368,233
TOTAL HOUSEHOLDS	6,589	53,421	147,819
AVERAGE HOUSEHOLD INCOME	\$79,724	\$97,167	\$113,181



BROKER PROFILE



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A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has more than five years of experience in sales, marketing, and negotiations. He has built a strong profile in commercial transactions and has a proven track record of identifying market opportunities to increase revenue, profitability, and market share.

Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28

YEARS IN
BUSINESS

ATL

HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES

