

887

WEST MARIETTA ST. NW  
ATLANTA, GA 30318



Premier 12,500 SF  
stand-alone Building

**FOR SALE**

within the King Plow  
complex in West Midtown



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- Iconic Paul Mitchell School building at King Plow Arts Center

- Investment Sale or Potential Re-development opportunity



# ABOUT THE OPPORTUNITY

## LEASED TO PAUL MITCHELL HAIR SCHOOL: A GLOBAL BRAND ON A CORPORATE LEASE

**Secure Investment:** This prestigious commercial building is currently leased to Paul Mitchell Hair School, a renowned brand with over 100 locations worldwide. Benefit from a reliable corporate lease with a well-established tenant.

**Three Years Remaining With No Remaining Options:** The lease term offers stability and immediate income for the next three years. Enjoy consistent rental payments and the assurance of a trusted tenant during this period.

**Flexibility for Future:** As the new buyer, you have several options at the end of the lease term:

- **Recapture Space:** Reclaim the space and market for a long-term tenant or reposition according to your vision and market demand.
- **Redevelopment Potential:** Utilize the prime location and existing structure to embark on a redevelopment project. Capitalize on the neighborhood's growth and create a new landmark property.
- **Investment Opportunity:** Hold the property as an investment, benefiting from a well-capitalized tenant. Enjoy potential appreciation and stable rental income.





# ABOUT WEST MIDTOWN

Known for its industrial-chic aesthetic, West Midtown boasts a mix of historic buildings, modern lofts, and repurposed warehouses. The neighborhood is characterized by its thriving arts and design scene, with numerous galleries, boutiques, and studios showcasing the work of local artists and artisans.

## BY THE NUMBERS

1-MILE RADIUS

WALK SCORE  
**70**

MEDIAN AGE  
**27**

EDUCATIONAL ATTAINMENT  
**62%**

AVERAGE HH INCOME  
**\$92,643**





# AREA MAP

WESTSIDE  
RESERVOIR  
PARK

WESTSIDE  
PAPER  
BOXCAR BETTY'S

PALO SANTO

TAQUERIA del SOL

THE INTERLOCH  
Puttshack

barcelona

WEST EGG  
café

upbeet

STAR METALS  
ATLANTA

KING FLOW  
CENTER  
TERMINAL  
WEST  
AT KING  
FLOW

STOCKYARDS  
THE PATENT  
DUC

SLIM + HUSKY'S  
PIZZA

Hattie B's  
CHICKEN

887  
W. MARIETTA ST.

MILLER + UNION

Snooze  
AN A.M. EATERY

The  
OPTIMIST

BASTONE!

Emmy SQUARED  
PIZZA

bartaco

Atlanta BeltLine

WESTSIDE BELTLINE  
CONNECTOR

GT  
Georgia  
Tech.

ESTD 2020  
BRIDGER  
PROPERTIES





# ADDITIONAL PHOTOS





# ABOUT KING PLOW

**KING PLOW ARTS CENTER** began as an antiquated plow factory, but has been transformed into an arts community and center for commercial, performing and visual arts. In 1990, the owners designed a plan to build affordable live/work studios, commercial artist spaces, art galleries, areas designed for the performing arts, and a restaurant within the buildings while preserving their historic and architectural significance.

King Plow consists of sixteen buildings, on 12.5 acres with approximately 256,000 square feet including common hallways.



The King Plow Arts Center currently has more than one hundred tenants and condominium owners representing fine, commercial and performing arts. Tenants representing fine art areas include: photographers, sculptors, painters, and metal smiths. The commercial arts are represented by a floral sculptor, architectural firms, interior designers, a modeling agency, graphic design firms, advertising agencies, multi-media designers, and several product & fashion photographers.

In 2003, King Plow Arts Center became the first Historic live/work/loft/office/commercial condominium in the city. The arts center now consists of live/work studios, commercial office spaces, special event facilities, Actor's Express Theater, Bold American Food Co. catering, Paul Mitchell hair school, and Terminal West concert venue. King Plow is the largest center of its kind in the city and has become a significant part of Atlanta's arts community.

King Plow Arts Center is pleased to serve as a model of adaptive reuse of historic structures and as a catalyst for the proposed Marietta Street Arts Corridor.

