



THE HIGHLAND BUILDING

BOUTIQUE OFFICE CONDOMINIUM · FOR SALE

675 Seminole Avenue NE

Unit T06 · Atlanta, GA 30307

ASKING PRICE
\$720,000

*An owner-user opportunity in the heart of Atlanta's BeltLine corridor —
1,803 SF of boutique office space with hardwoods, skylights, and 11' ceilings.*

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Property Overview

1,803

SQ FT

Total square footage

11'

CEILINGS

Soaring overhead

OI

ZONING

Office / Institutional

1 + ∞

PARKING

Reserved + on-street

Unit T06 at 675 Seminole Avenue is a refined 1,803 SF office condominium positioned at the gateway to Atlanta's most walkable in-town neighborhoods. The space pairs an open, light-filled layout with private offices and a conference room — an ideal owner-user opportunity for a small firm, design practice, or boutique professional services group.

Hardwood floors, abundant skylights, and 11' ceilings give the unit a presence that's rare at this price point. A reserved parking space sits directly adjacent to the private entrance, with plentiful on-street and adjacent garage parking for staff and clients.

AT A GLANCE

ADDRESS	675 Seminole Avenue NE, Unit T06
CITY	Atlanta, GA 30307
TOTAL SF	1,803
FLOORS	1
ZONING	OI (Office / Institutional)
RESERVED PARKING	1 space (adjacent to private entrance)
LAYOUT	2 offices · 1 conference · 2 open areas · reception · storage



PRIVATE FOYER & RECEPTION



PRIVATE EXECUTIVE OFFICE

Interior Features

The unit is move-in ready and reads larger than its 1,803 SF, thanks to 11' ceilings, generous skylights, and glass office fronts that pull daylight across the entire floorplate.

■ Hardwood & Carpet Floors

Mixed flooring across the unit

■ 11' Ceilings

Tall, open feel

■ Abundant Windows

Large windows + skylights

■ Security System

Existing in-unit security

■ Reception Area

Welcoming front-of-house

■ Reserved Parking

1 space at private entrance

■ Skylights

Natural light throughout

■ Glass Office Fronts

Bright private offices

■ Recently Upgraded HVAC

Modern, efficient system

■ ADA Accessible

Via main building entrance

■ Storage Area

Dedicated in-unit storage

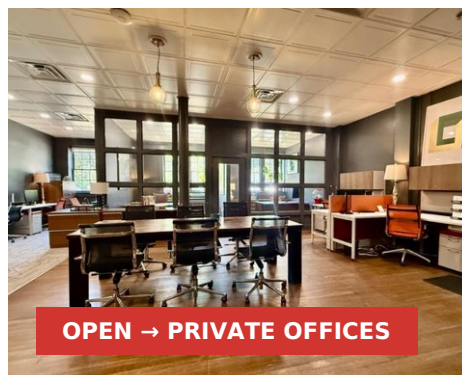
■ Shared Building Amenities

Kitchen / breakroom + 2 restrooms

LAYOUT

2 Private Offices · 1 Conference Room · 2 Open Office Areas

Reception · Dedicated Storage · Shared Kitchen / Breakroom & Restrooms



In the Heart of It All

675 Seminole sits at the convergence of Poncey-Highland, Inman Park, Lake Claire, and Old Fourth Ward — a few minutes from Ponce City Market, the Atlanta BeltLine, and Freedom Park. The address pairs in-town walkability with quick access to Downtown, Midtown, and the airport via I-75/85.

TRANSIT & TRAILS

Freedom Park

0.8 mi

4-min walk

Atlanta BeltLine

1.0 mi

23-min walk

MARTA Station

1.3 mi

Edgewood / Candler Park

Ponce City Market

Nearby

Short drive / BeltLine

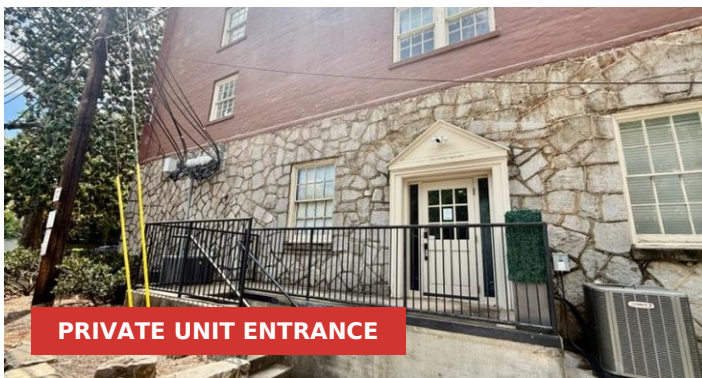
DINING

- Tio Lucho's
- Sweet Auburn BBQ
- Madeira Park
- Manuel's Tavern
- Soul Vegetarian
- Jinya Ramen Bar
- Majestic Diner
- Big Softie Ice Cream
- Jeni's Ice Cream

All within walking distance.

COFFEE & RETAIL

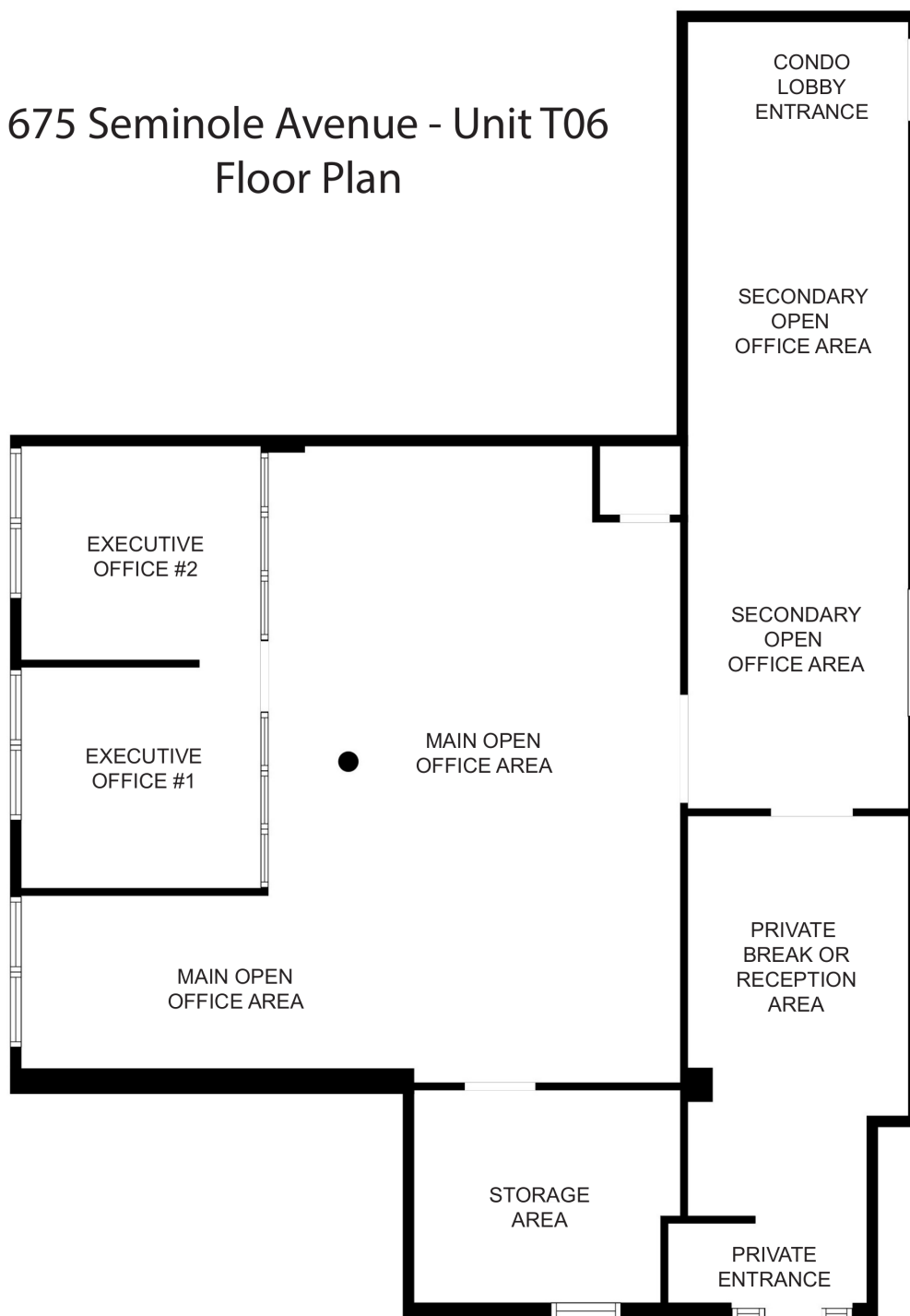
- **East Pole Coffee**
Coffee shop
- **Collette's Bakery**
Bakery & coffee
- **Publix Grocery**
Nearby grocery
- **Ponce City Market**
Food hall, retail, offices

**PRIVATE UNIT ENTRANCE****SHARED BUILDING BREAK AREA****DAVID MAUER**

Broker / Principal · Graham & Arthur LLC

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675 Seminole Avenue - Unit T06 Floor Plan



Floor plan is not to scale. No warranties are made, either expressed or implied, to the accuracy of this marketing floor plan.