

**4220ft<sup>2</sup>**

**rent period: 2 year**

This 1920s fully updated steel industrial space is well suited for any creative use - Photo, Video, Film or Art Studio, Art Gallery, Show Room, Design, Marketing or PR Firm, Advertising Agency - 3600 square foot floor plan, with an additional 622sf upper loft and a spacious private outdoor 16' x 30' deck overlooking Atlanta's skyline. Located in the creative heart of the trendy historic westside area of Atlanta, next to Atlantic Station. With multiple rows of factory windows which are completely daylight controlled by electric blinds go from full light to completely dark for controlled studio lighting. Originally a Shell Oil facility, this Daylight Studio is a beautifully restored metal walled warehouse with heavy steel riveted beams and high 10' - 25' ceilings. Main studio offers 2000 square feet of open space, spacious seating areas, a full kitchen, fridge, dishwasher, gas convection range, two separate bathrooms. The studio has two five tons of HVAC, private elevator, numerous dedicated 20 amp circuits, bluetooth Bose sound system, alarm system, video surveillance camera system, and tons of unique character. Four minutes from Marta Arts Center (1.9 miles) and 22 minutes from Hartsfield Jackson Airport (13.6 miles). Triple Net, Tenant pays Tenant's own utilities, prorated property taxes, and insurance plus a portion of water and trash removal. Limited free reserved parking. 2 year lease with 2 renewal options, or one 5 year.

LOTS of windows! No CAM fees. No events. No music studios. No salon suites. Available now \$20/FT