

644 ANTONE ST NW #7

ATLANTA, GA 30318

FOR LEASE

3,100 SF OF OFFICE SPACE



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SWARTZCO
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co. Commercial Real Estate is pleased to be the exclusive broker for Unit 7, a fully built-out office space located at 644 Antone St NW, Unit 7, Atlanta, GA 30318. This 3,100 square foot space is available now and offers a flexible lease term of 3 to 5 years at a rental rate of \$21.25 per square foot per year.

Situated in a highly desirable West Midtown location, the property is just off I-75 and Northside Drive, and next to the future BeltLine trail. The office features high 15-foot finished ceilings, exposed beams, skylights, and excellent natural light throughout. The layout includes a welcoming reception area, three private offices, two conference rooms, private restrooms, and a spacious open-plan area ideal for 8 to 25 people. The space is in excellent condition and includes central air and heating, along with after-hours HVAC availability.

This is a professional office lease. Please note that the rental rate does not include utilities, property expenses, or building services.

For more information please contact Esty Hoffman or Ryan Swartzberg.

3D Tour - <https://my.matterport.com/show/?m=SRu5Mxj3pgm>

HIGHLIGHTS

- \$21.25 PSF/YR
- 3,100 SF
- 15 - Foot Ceiling
- Next To The BeltLine
- West Midtown
- HVAC

// PHOTOS



// PHOTOS



// LOCATION OVERVIEW



ABOUT THE AREA: WEST MIDTOWN, GA

West Midtown, Atlanta GA is one of the city's most dynamic and rapidly evolving commercial districts. Once a hub for industrial and warehouse operations, the area has transformed into a thriving center for innovation, design, and business. Its unique mix of repurposed industrial buildings, modern developments, and proximity to major highways like I-75 make it highly attractive to a wide range of tenants—from creative startups and tech companies to established professional firms and retailers.

West Midtown also benefits from ongoing infrastructure investments, including the Atlanta Beltline expansion, which continues to boost foot traffic, property values, and long-term growth potential. The area's strong mix of office, retail, and residential development offers investors a diverse and resilient commercial environment. With a vibrant culture, strong demographics, and strategic location just minutes from Downtown and Midtown, West Midtown stands out as a prime destination for commercial real estate investment in Atlanta.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	46,800	232,900	451,600
Number of Employees	43,700	207,600	388,600
Avg. Household Income	\$101,101	\$91,100	\$91,500

// BROKER PROFILES



Esty Hoffman

Listing Agent
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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.



Ryan Swartzberg

Founder/CEO
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Ryan Swartzberg is a native of Atlanta, Georgia, and has been passionate about real estate for as long as he can remember. He began his real estate career in 2015, and by 2018, Ryan was a top commercial producer. Throughout his career, he has sold hundreds of millions of dollars in commercial real estate. Ryan has negotiated and closed various commercial transactions, specializing in the industrial and flex-space markets.

He represents landlords, tenants, buyers, and sellers. Depending on the day, Ryan might work with a large national company, a small business, or an individual. However, regardless of the client's size or type, he is dedicated to delivering exceptional service and results.

In addition to closing deals and expanding his client network, Ryan enjoys mentoring new commercial agents. This passion inspired him to launch his firm, Swartz Co Commercial Real Estate, in 2022. As a broker, Ryan is excited to continue closing commercial transactions and growing his firm.

// DISCLAIMER & LIMITING CONDITIONS

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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