

FOR LEASE



~3,200 SF STANDALONE OFFICE BUILDING
455 N. MILLEDGE AVE. ATHENS, GA 30601

\$6133.00/MONTH
Plus NNN & Utilities



EXECUTIVE SUMMARY

455 N. Milledge Avenue-now available for pre-lease, with occupancy beginning Summer 2026.

455 N. Milledge Avenue is situated along North Milledge, one of Athens' most iconic and architecturally significant corridors, known for its tree-lined streets, proximity to the University of Georgia, and walkable access to neighborhood restaurants, shops, and amenities. The property offers an exceptional office environment defined by original hardwood floors, abundant natural light, and a residential scale that distinguishes it from traditional office product. The result is a highly differentiated workspace that balances historic charm with professional functionality, creating an atmosphere that feels intentional, refined, and welcoming.

Acquired by DSI in 2011 and utilized as its corporate headquarters, the property underwent a comprehensive five-month renovation that thoughtfully restored and preserved its original 1930s architectural character. This restoration was formally recognized in June 2018 with the Best Historic Restoration Award by the Athens Historical Society, underscoring the quality and care invested in the asset. 455 N, Milledge is well suited for professional office users looking for a statement space in the Athens market.

Property Highlights:

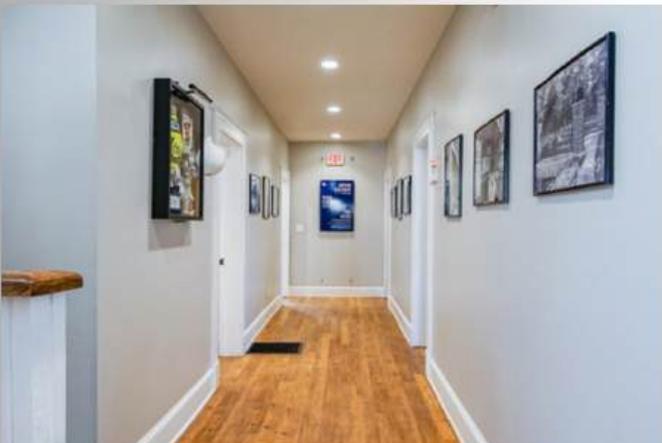
- Wrap-around porch
- Reception Area
- Large conference room
- ~8 offices/workrooms
- Breakroom/Kitchen
- Three Restrooms
- Basement Storage

Lease Terms:

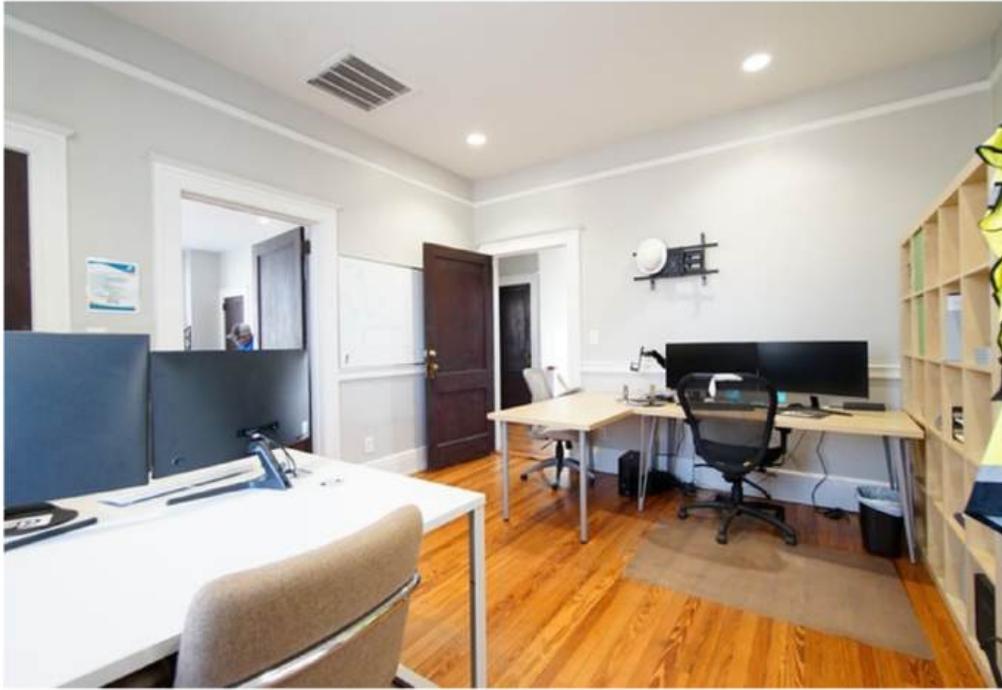
- Available Summer 2026
- \$6,133.00/Month
- Estimated Taxes/Insurance: \$1400/MO
- 3+ Year Term
- Tenant Responsible for Utilities
- Single Tenant User



GALLERY

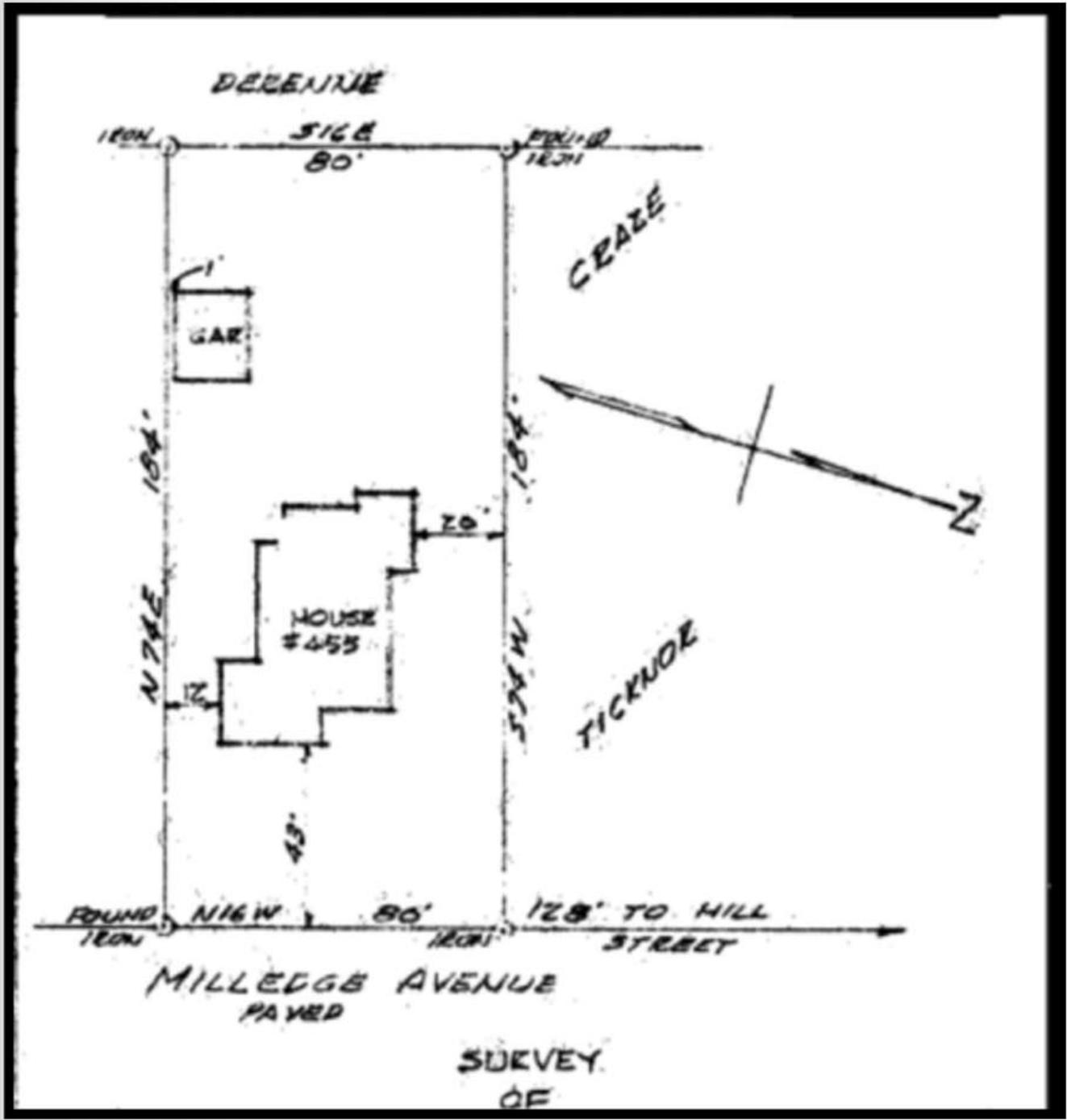


GALLERY



GALLERY



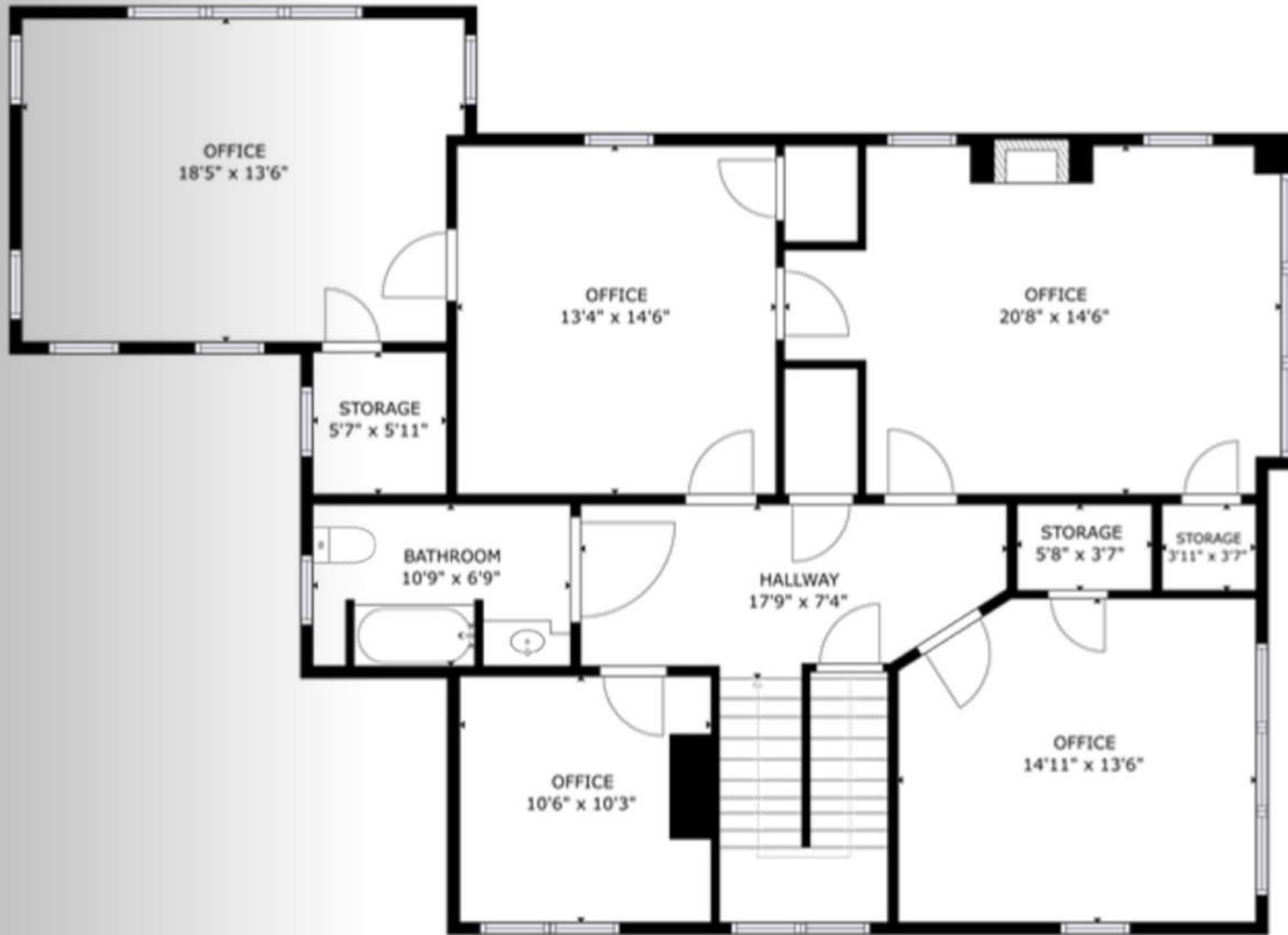


FLOORPLAN



FIRST FLOOR

FLOORPLAN



MILLEDGE AVENUE

SECOND FLOOR

FRONT ELEVATION



LOCATION

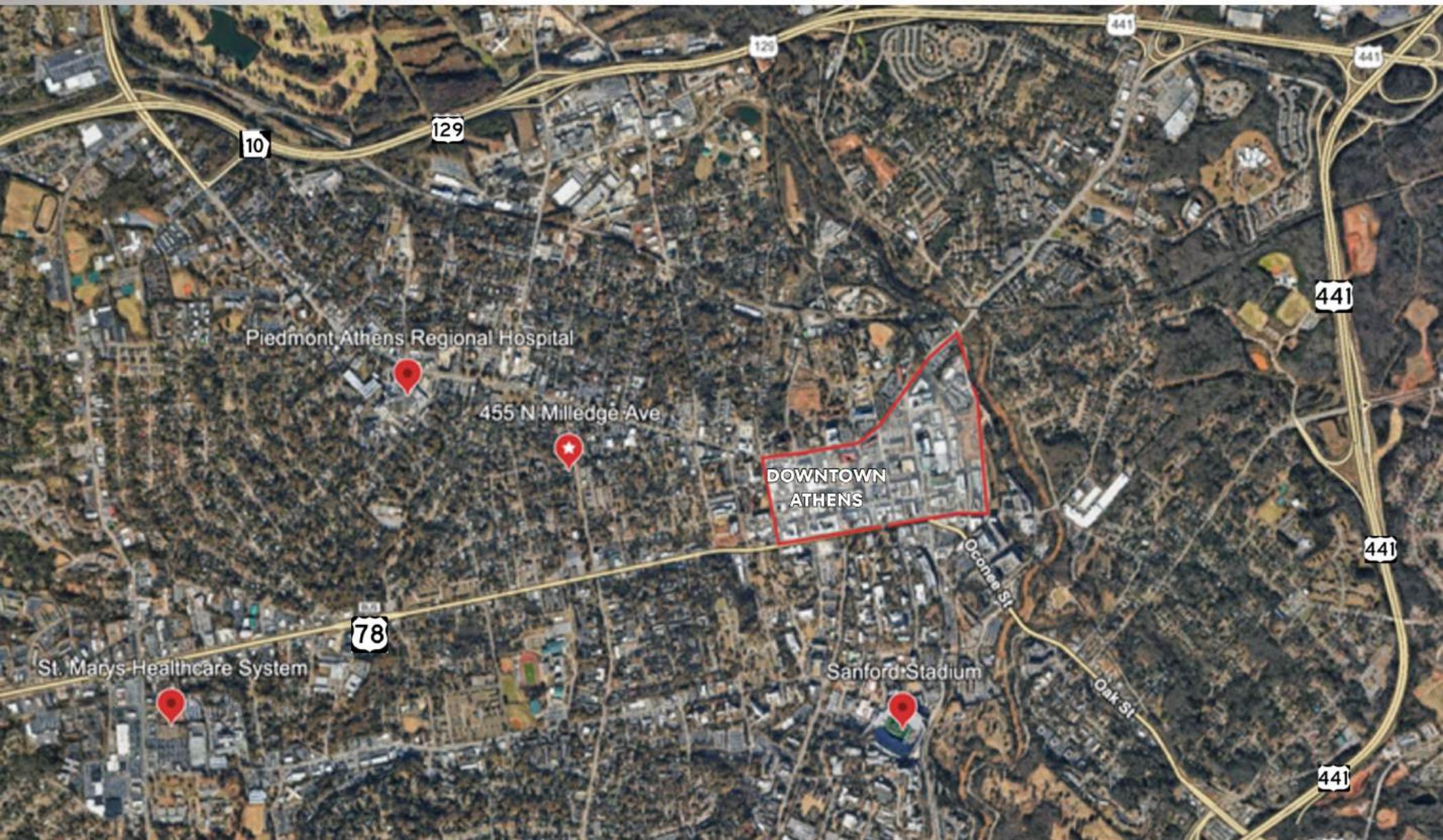
455 N. Millledge Avenue is situated along one of Athens' most historic and walkable corridors, surrounded by stately homes, professional offices, and vibrant residential neighborhoods such as Cobbham, Boulevard, and Hancock. North Millledge Avenue serves as a key north-south arterial and forms part of Georgia State Route 15 Alternate, providing direct connections to Lumpkin Street, Prince Avenue, and the Athens Perimeter/Loop 10 (SR-10).

Just steps from Five Points, the location offers quick access to downtown Athens, the University of Georgia, and nearby commercial amenities. The combination of historic character, strong neighborhood presence, and convenient roadway access makes this property highly appealing for professional occupancy.



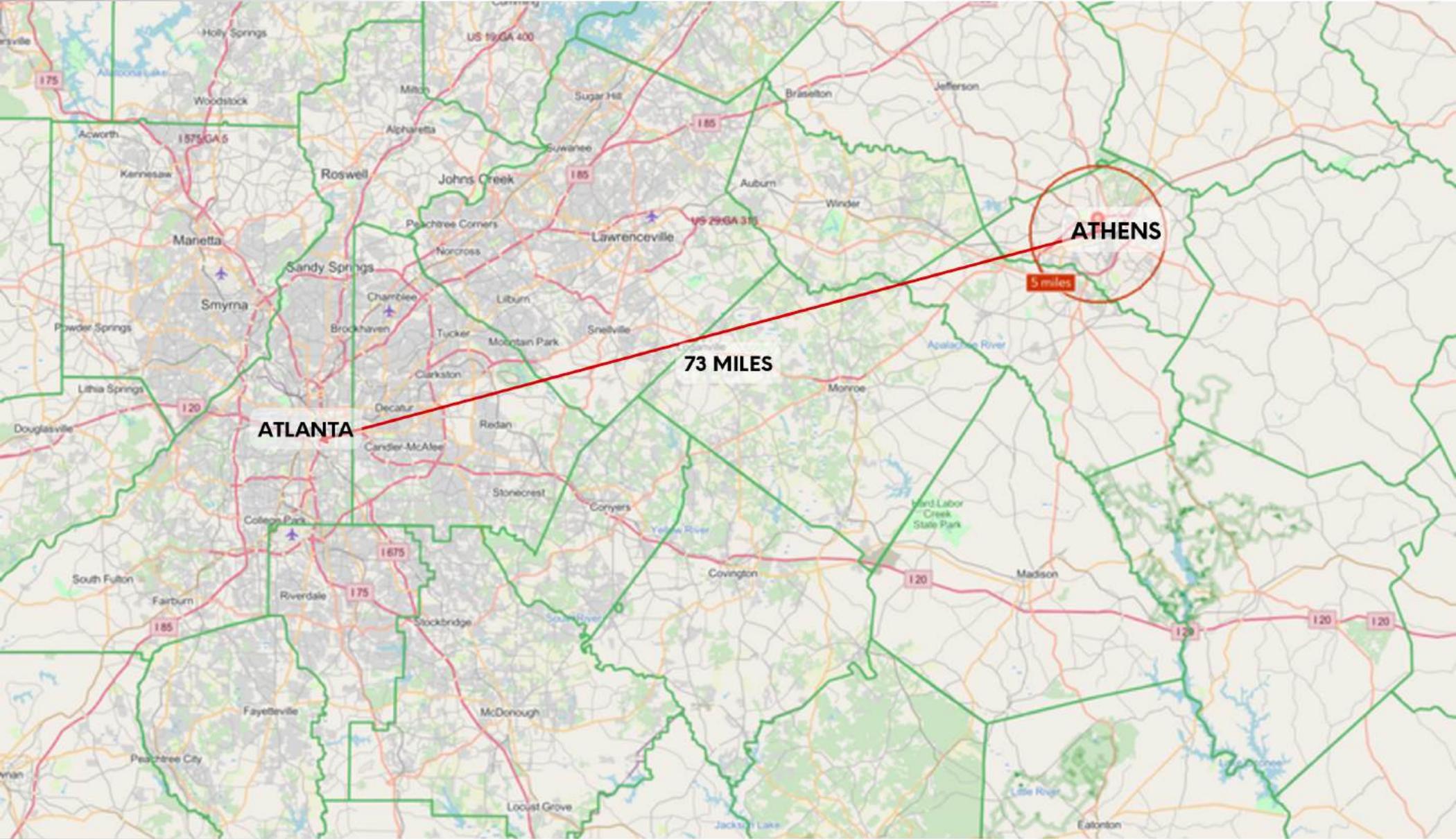
ATHENS

Athens, Georgia—known as *The Classic City*—is one of the Southeast's most vibrant and culturally rich communities. Located just over an hour northeast of Atlanta, Athens blends the energy of a major college town with the charm of a historic Southern city. Anchored by the University of Georgia, the state's flagship R1 research institution, Athens benefits from a highly educated workforce, steady population growth, and a strong economic foundation in education, healthcare, technology, and biotechnology. Its historic downtown—adjacent to UGA's iconic North Campus—features walkable streets lined with local shops, innovative businesses, and beloved landmarks.



LOCATION

Athens' strategic proximity to Atlanta makes it an attractive location for companies that require regular access to the region's primary business and transportation hub while benefiting from a lower-density, high-quality operating environment. Many organizations choose to establish their headquarters or primary offices in Athens, while others maintain satellite or secondary offices to support regional operations, university collaboration, and talent recruitment. Convenient connectivity to Atlanta allows businesses to remain closely linked to corporate partners, clients, and major airports —without sacrificing the character, affordability, and lifestyle advantages that define the Athens market.

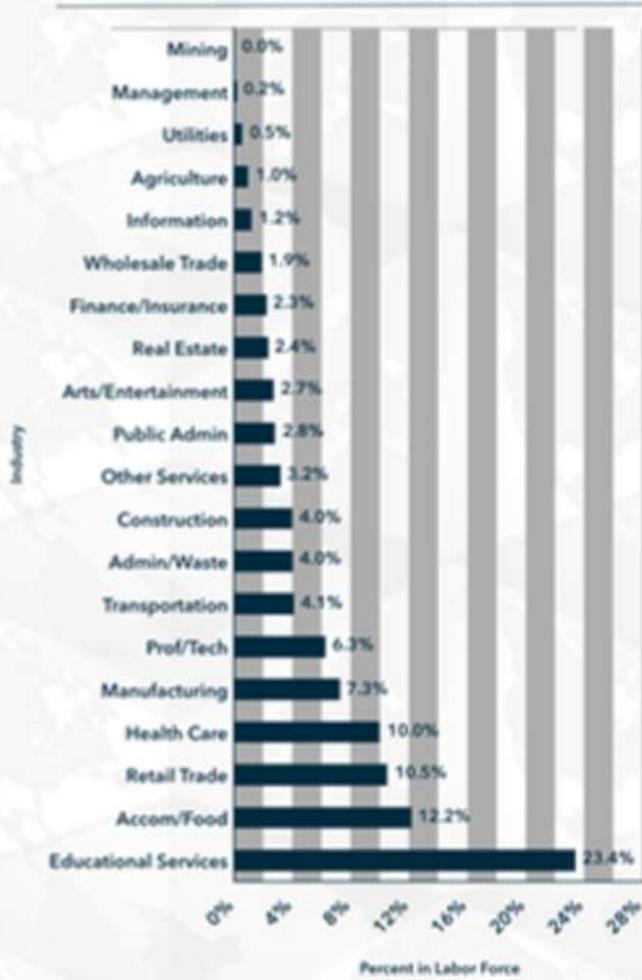


Economic Development Profile

455 N Milledge Ave, Athens, Georgia, 30601



Labor Force by Industry



19.9%
Services



15.3%
Blue Collar



64.8%
White Collar

Employment

Workforce Overview

Businesses

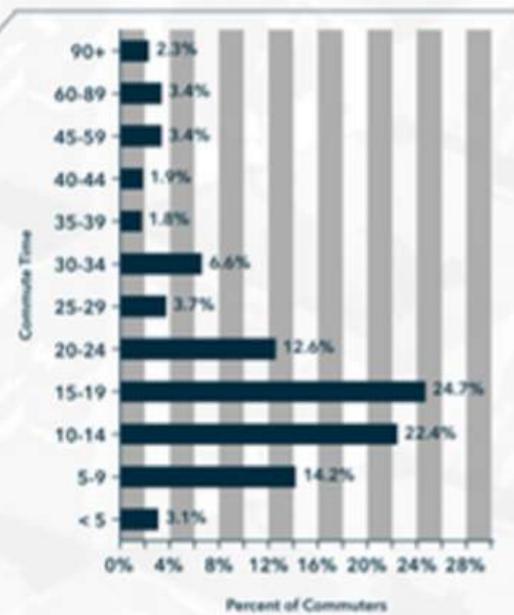


4,810
Total Businesses



78,667
Total Employees

Commute Time: Minutes



Transportation to Work



2.1%
Took Public Transportation



7.7%
Carpooled



5.0%
Walked to Work



1.1%
Bike to Work



71%
Drove Alone to Work

Source: This infographic contains data provided by ACS (2019-2023), Esri-Data Axle (2025), Esri (2025), Esri-U.S. BLS (2025), AGS (2024).

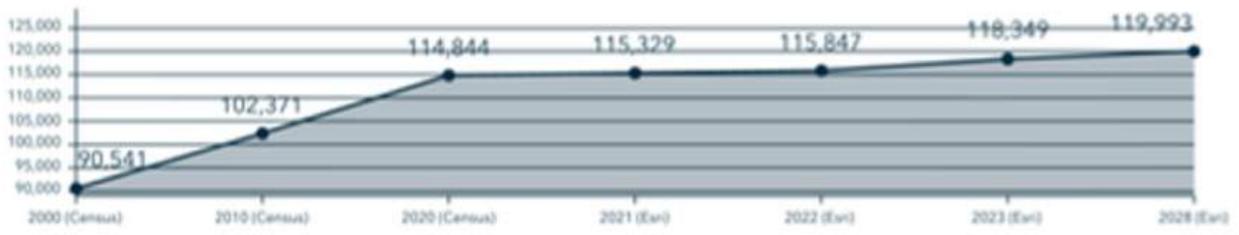
Community Change Snapshot

455 N Milledge Ave, Athens, Georgia, 30601
Ring of 5 miles

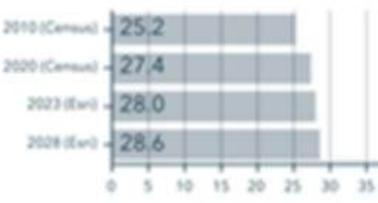
Diversity Index



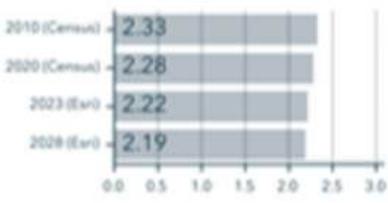
Total Population



Median Age



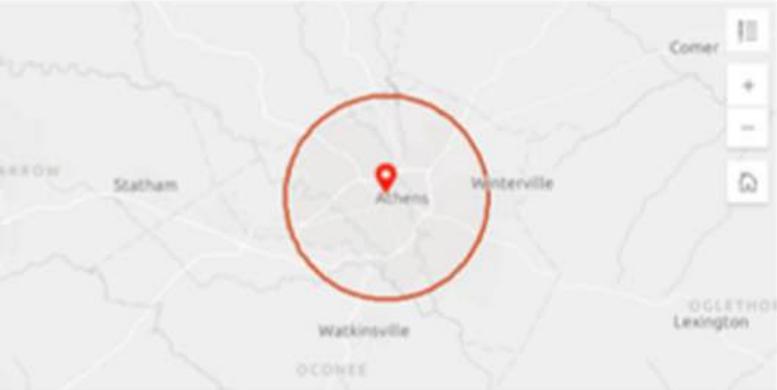
Average Household Size



NEARBY BUSINESS



POPULATION



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri



Tapestry Profile

455 N Milledge Ave, Athens, Georgia, 30601 | Ring of 5 miles

48.2K
Households

28.0 ↓
Median Age

41.4% lower than United States.

\$55.8K ↓
Median HH Income

46.4% lower than United States.

\$318.8K ↓
Median Home Value

16.3% lower than United States.

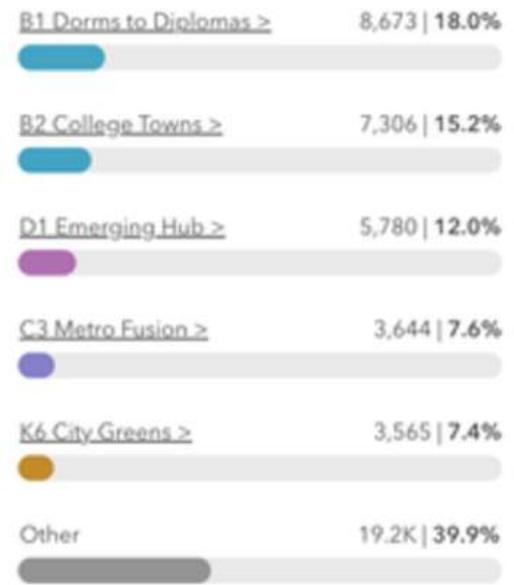
5.7
Home Value to Income Ratio

Median home value divided by median household income



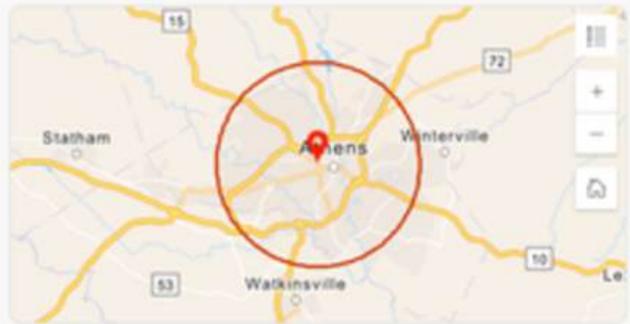
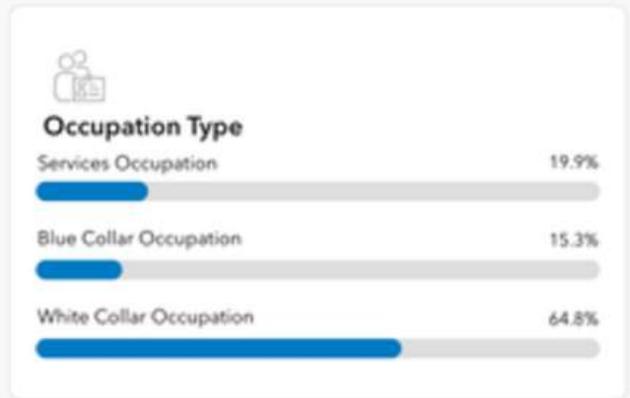
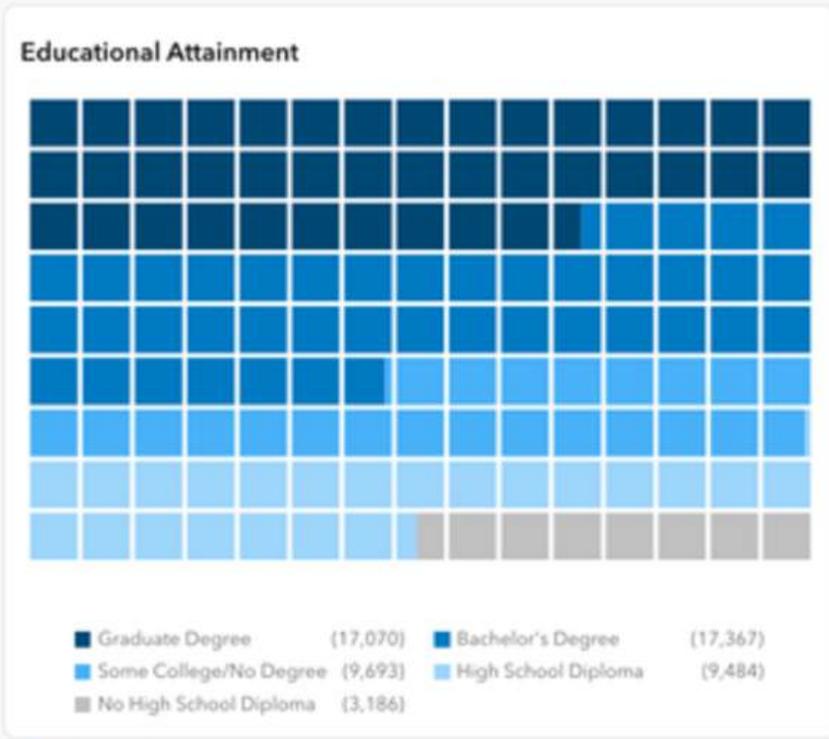
Tapestry

Top 5 segments by household count



Dorms to Diplomas accounts for 18% of households in the area which is **17.5% higher** than the U.S.

[View comparison table](#)



Source: This infographic contains data provided by Esri (2025). © 2026 Esri

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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