



# FOR LEASE

## 5,269 SF 100% AC

### OFFICE/WAREHOUSE

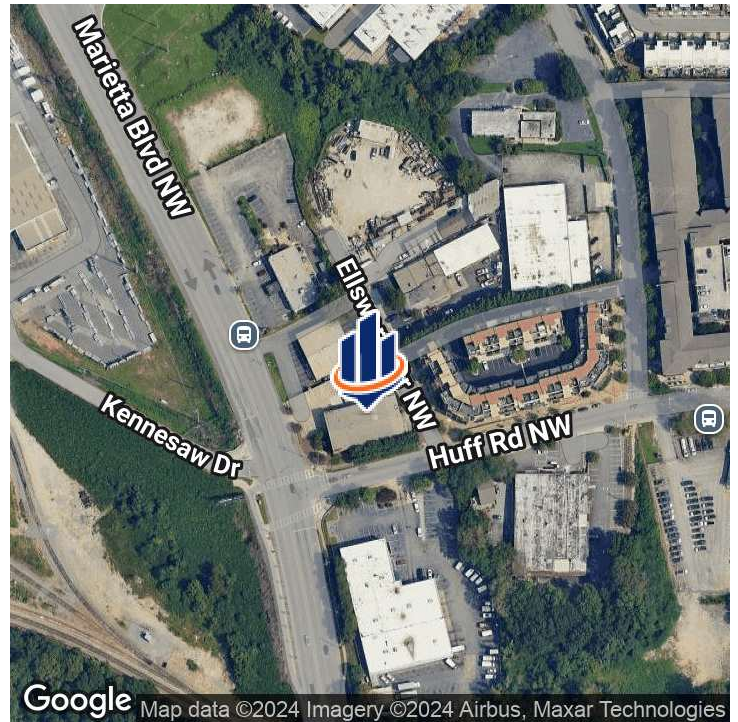
1251 MARIETTA BOULEVARD  
ATLANTA, GA 30318

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**Matthew Levin, CCIM**  
Senior Advisor  
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# Property Summary



## OFFERING SUMMARY

Total SF:	5,269 SF
Office SF:	2,820 SF
Warehouse SF:	2,449 SF
Rent:	\$16.00 SF
Plus NNN Expenses:	\$4.25 SF
Total Monthly Rent:	\$8,891 mo.

## PROPERTY OVERVIEW

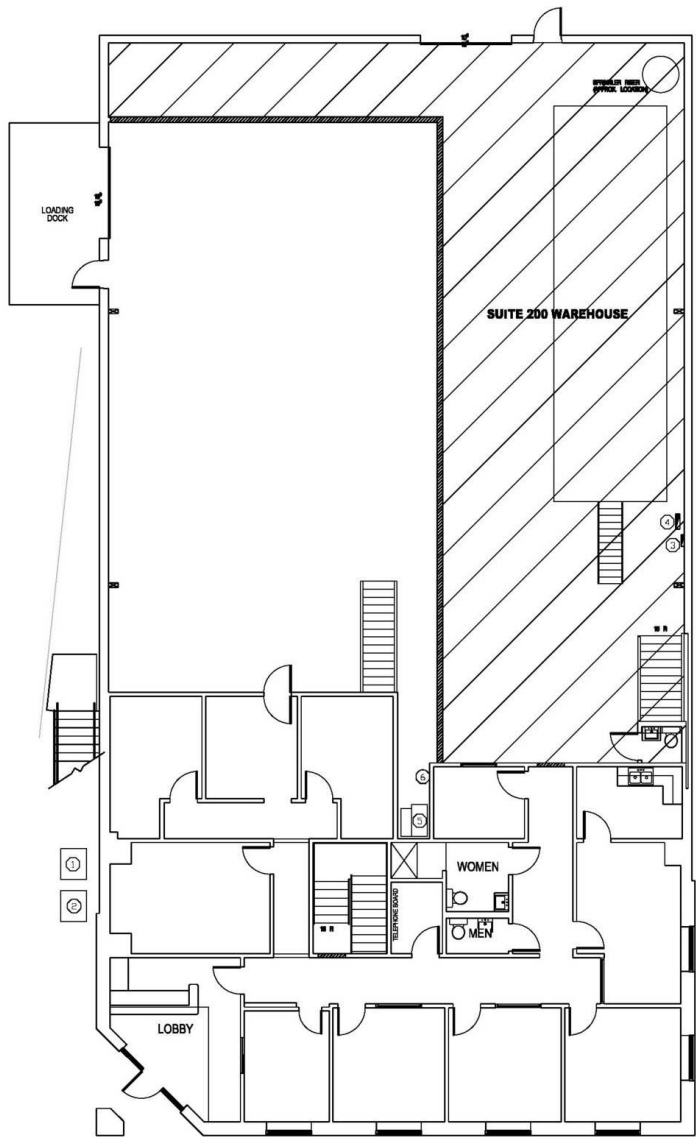
For lease is 5,269 SF+- 100% AC office\warehouse space. The 2,820 SF+- office has eight offices including five offices on glass, reception, conference room, break room and restrooms. The 2,449 SF+- warehouse is 100% AC with dock high loading and 18' clear ceiling height. The property is located at the signalized intersection of Marietta Boulevard and Huff Road in West Midtown.

## PROPERTY HIGHLIGHTS

- 5,269 SF 100% AC with 2,820 SF+- office and 2,449 SF+- warehouse
- 8 offices, reception, conference room break room and restrooms
- 18' clear height 100% AC warehouse / dock high loading
- Intown - West Midtown location / 13,200 daily traffic count



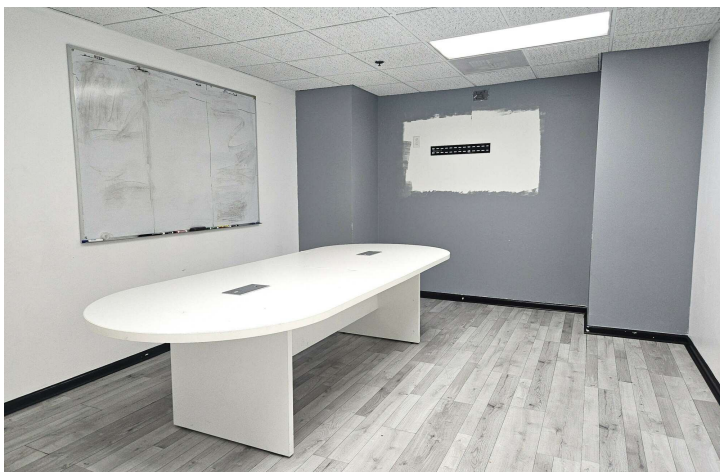
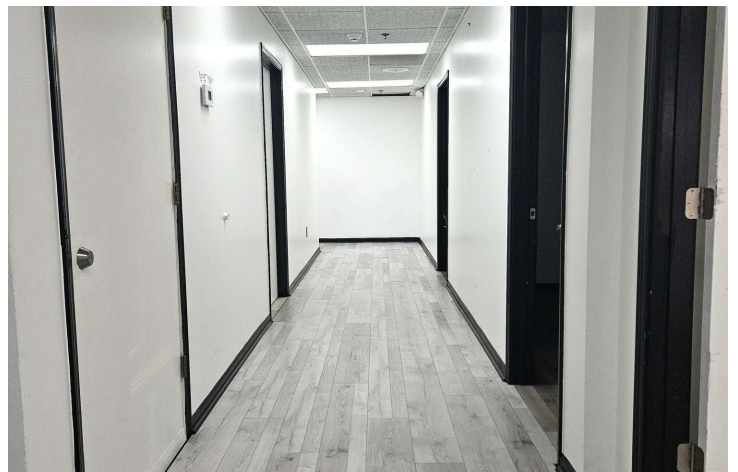
# Floor Plan Suite 100



1 SUITE 100 – TENANT FLOOR PLAN  
A1.01 SCALE: 1/8" = 1'-0" 

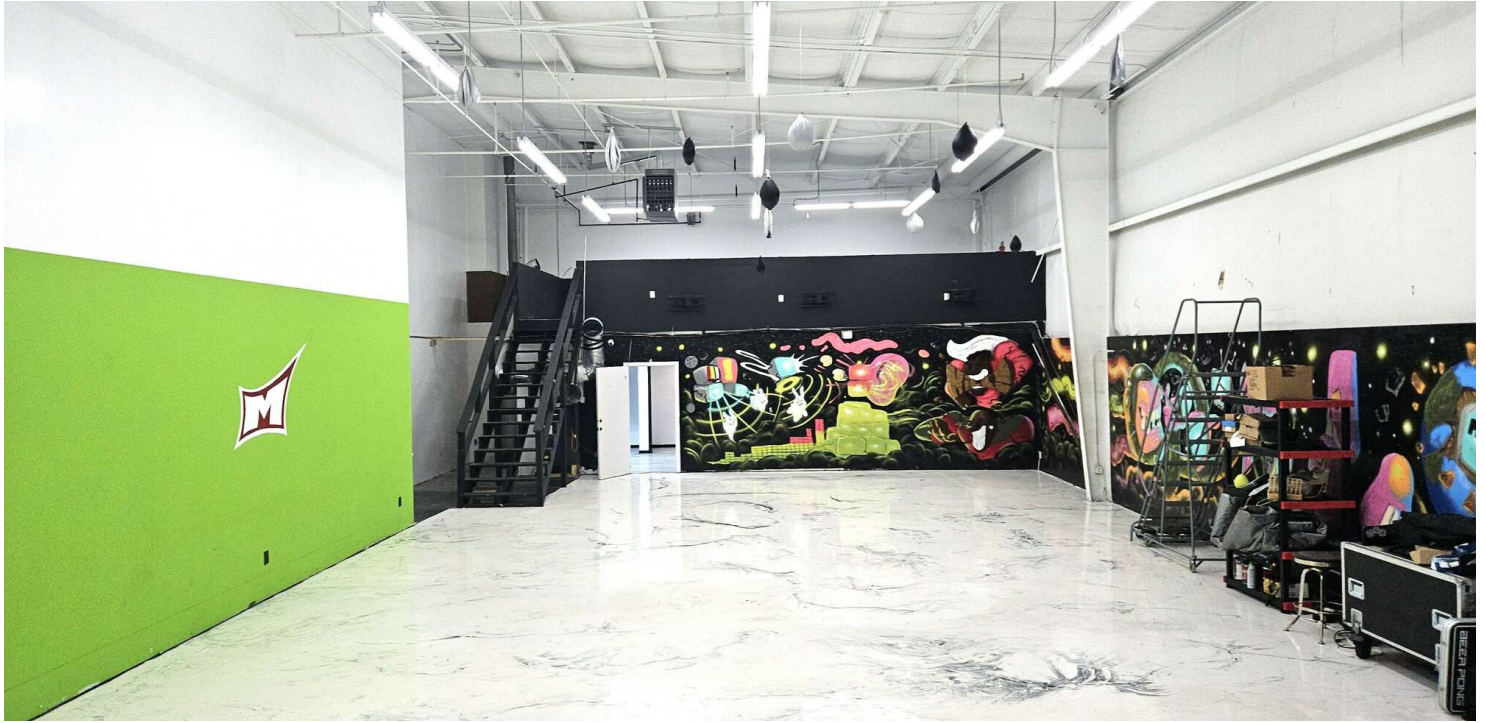
S U I T E 1 0 0	
OFFICE AREA – 2,820 SF GROSS	
WAREHOUSE AREA – 2,449 SF GROSS	

# Additional Photos

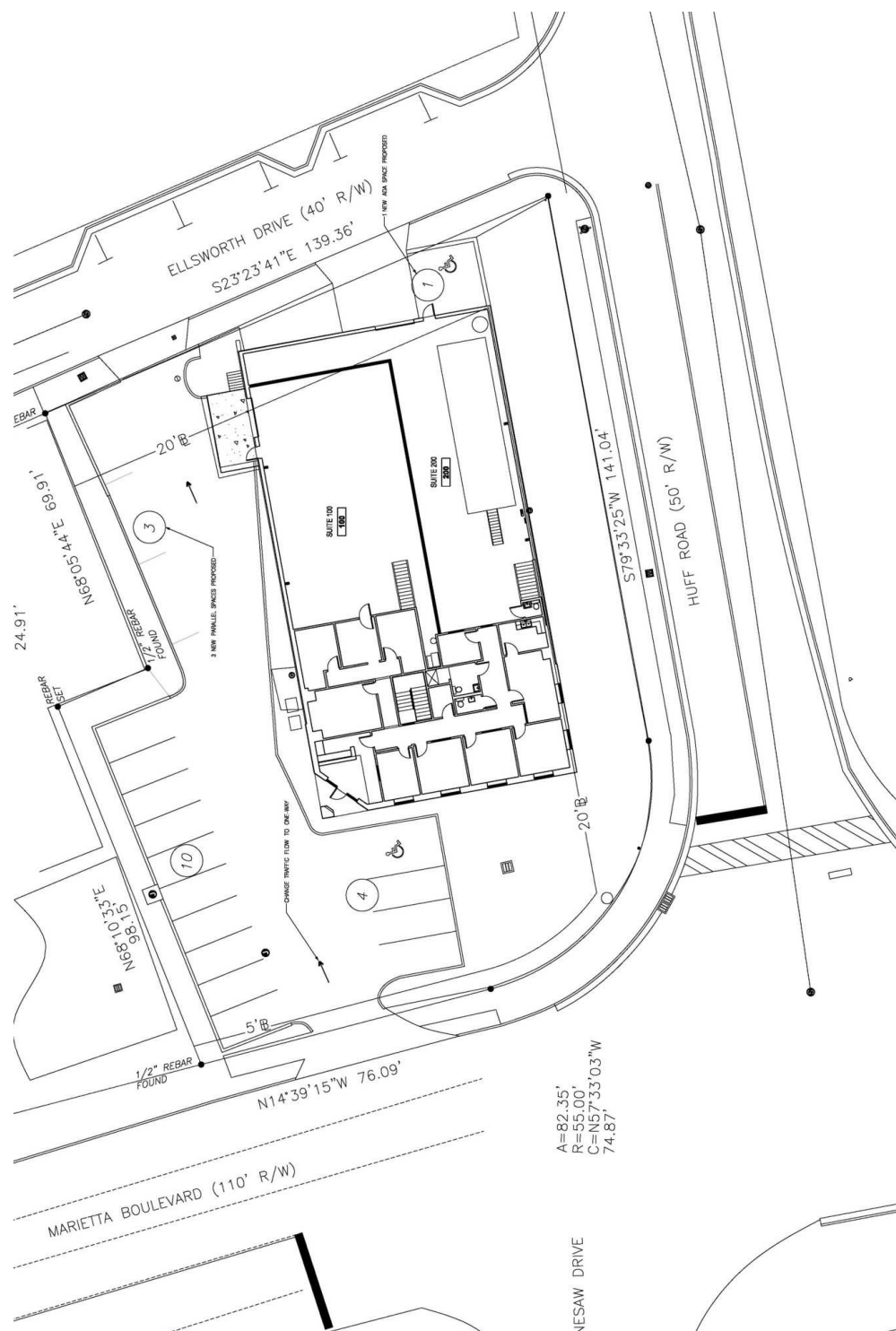




# Additional Photos

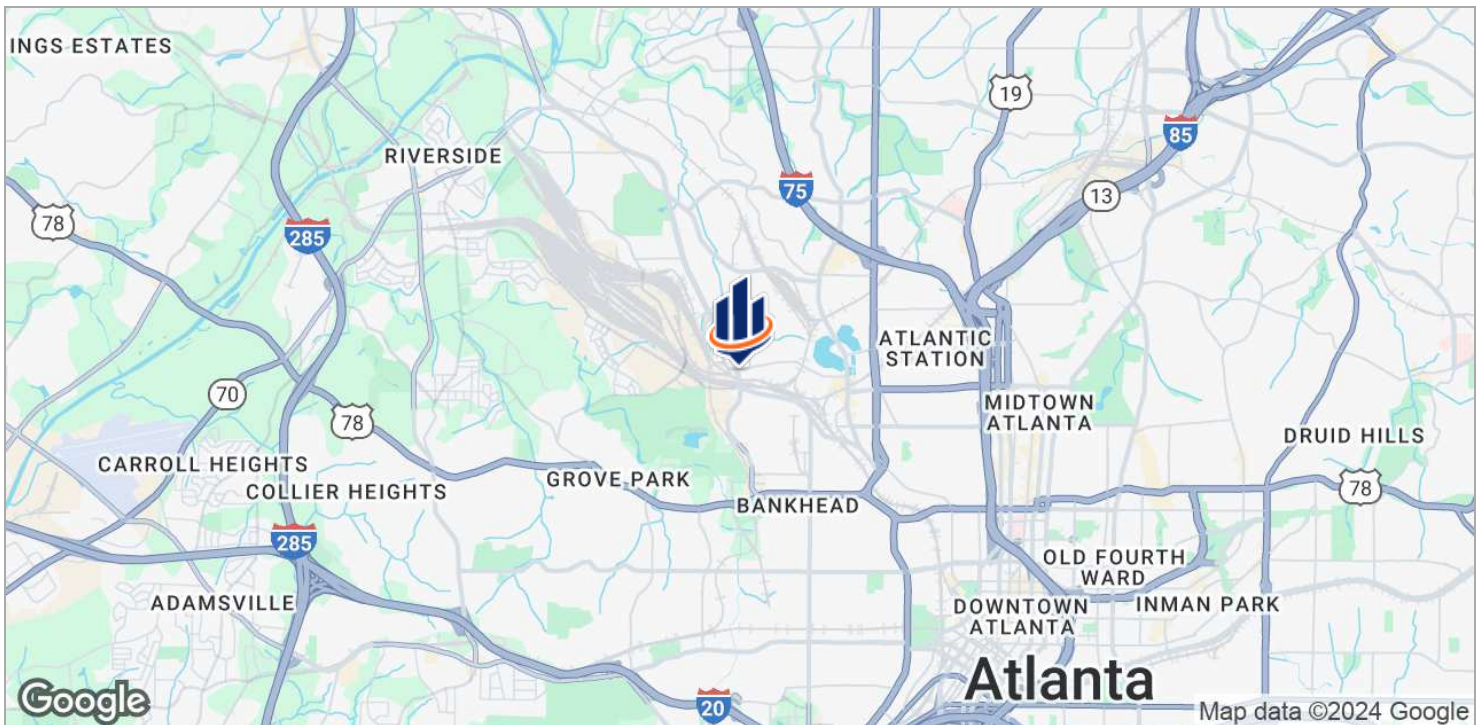
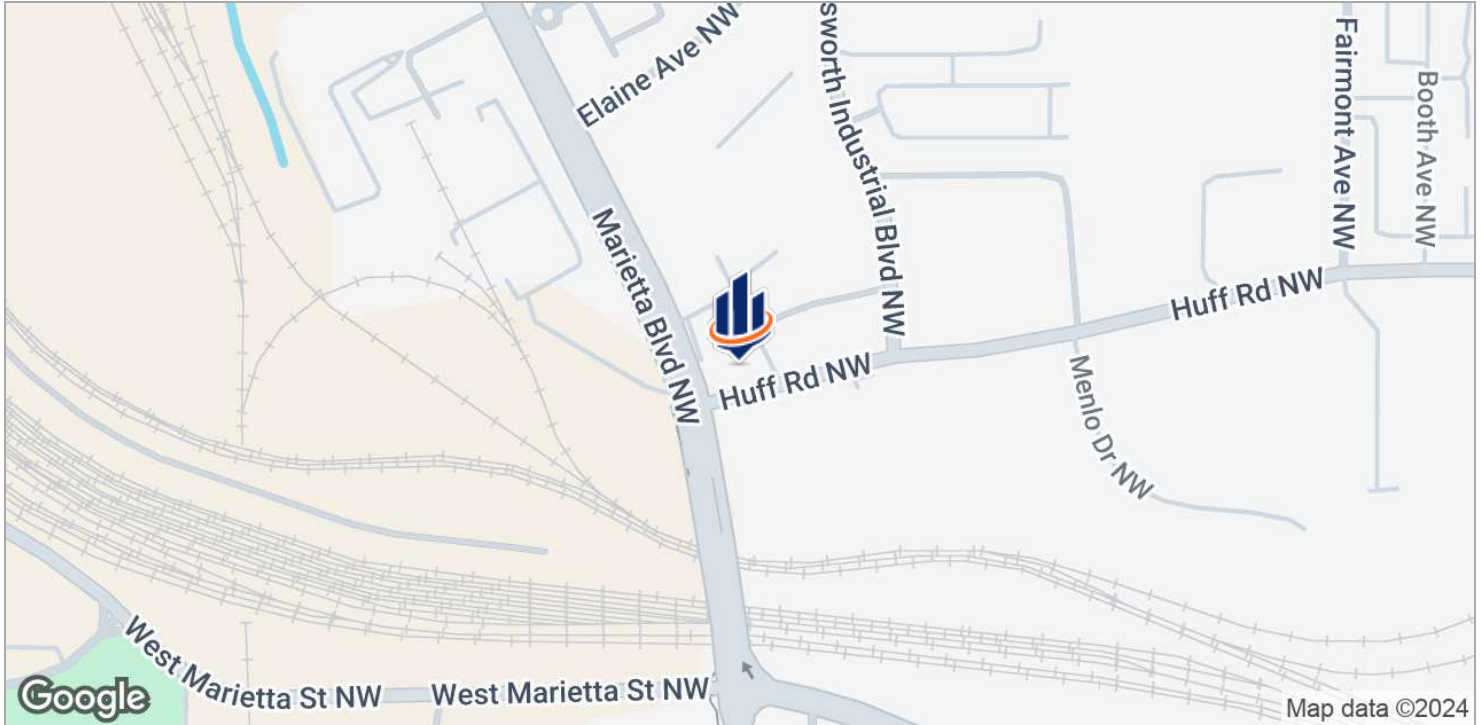


# Site Plan

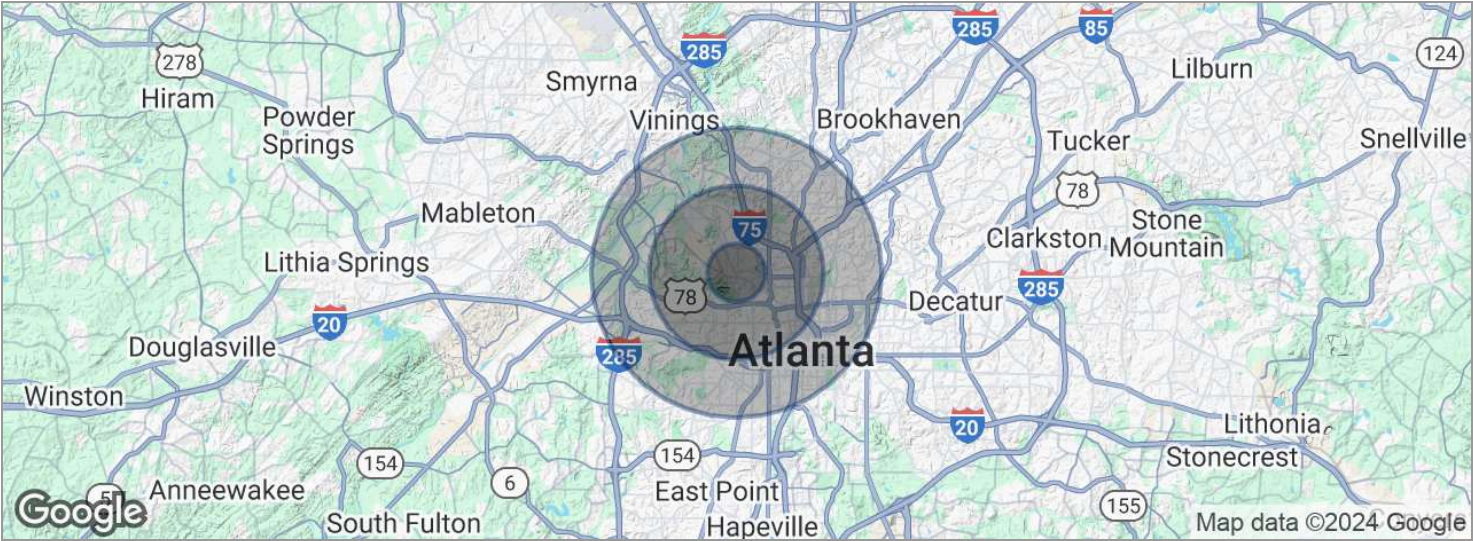




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,110	110,126	273,387
Median age	32.1	30.4	33.4
Median age [Male]	31.7	30.6	33.2
Median age [Female]	33.2	30.0	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,530	38,847	116,860
# of persons per HH	3.6	2.8	2.3
Average HH income	\$71,087	\$71,570	\$82,150
Average house value	\$105,289	\$342,994	\$377,476

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio



## MATTHEW LEVIN, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

#### SVN | Interstate Brokers

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