

FOR LEASE

ORMEWOOD SQUARE SUBLEASE W/
DIRECT LEASE OPTION
3,827 SF EAST ATLANTA STUDIO SPACE
(*inquire for individual studio rentals!*)



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749 MORELAND AVENUE SUITE C-201 ATLANTA, GA 30316



Located at the highly visible corner of Ormewood and Moreland Avenues, Ormewood Square sits just minutes from the heart of East Atlanta Village (EAV)—one of Atlanta's most beloved and eclectic districts, known for its walkability, artsy vibe, and a growing population of young professionals, creatives, and families.

Join a thriving mix of tenants including **Little Azio, Indulge Cupcakes, Morelli's Ice Cream, Core Pilates, Spoon Eastside, and Roundhouse Kickboxing**. This dynamic center offers ample surface and street parking, as well as high visibility from Moreland Avenue.

The available space spans **two levels of open-concept studio space with high-end finishes**, flexible layouts, and three points of ingress/egress for easy customer access. Perfect for fitness studios, wellness concepts, co-working spaces, and service-oriented retailers looking to tap into a dense and active intown customer base.

With over **40,000 residents within a 2-mile radius** and a **median household income exceeding \$95,000**, this location offers excellent exposure to one of Atlanta's most exciting and rapidly evolving neighborhoods.



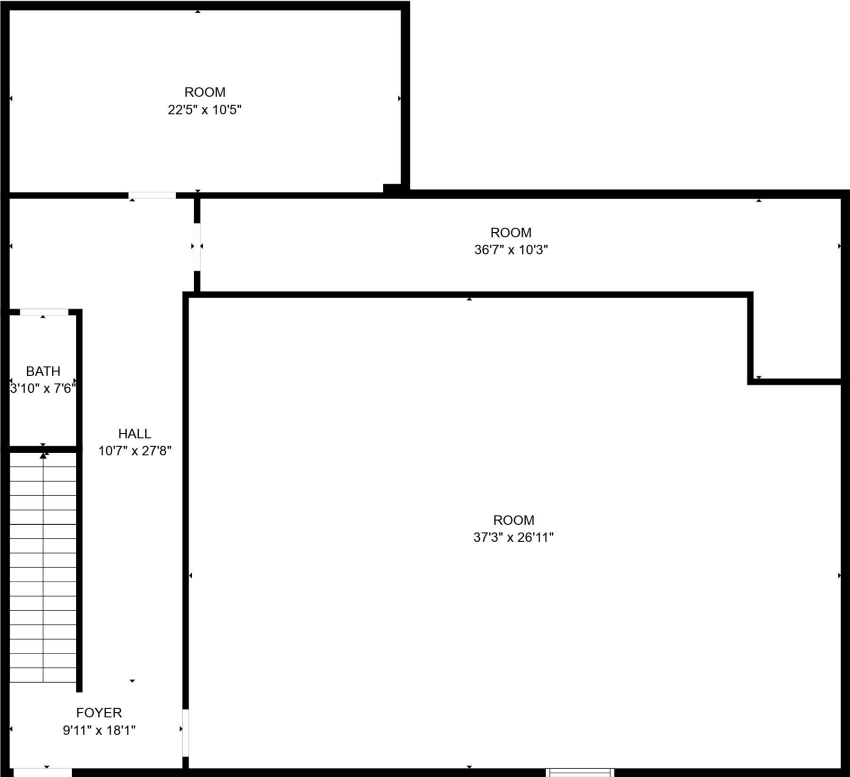
SUITE C 201

3,827 SF 2 story studio space, perfect for a variety of fitness and service-oriented retailers
Sublease through 12/31/26 w/direct lease options for longer term

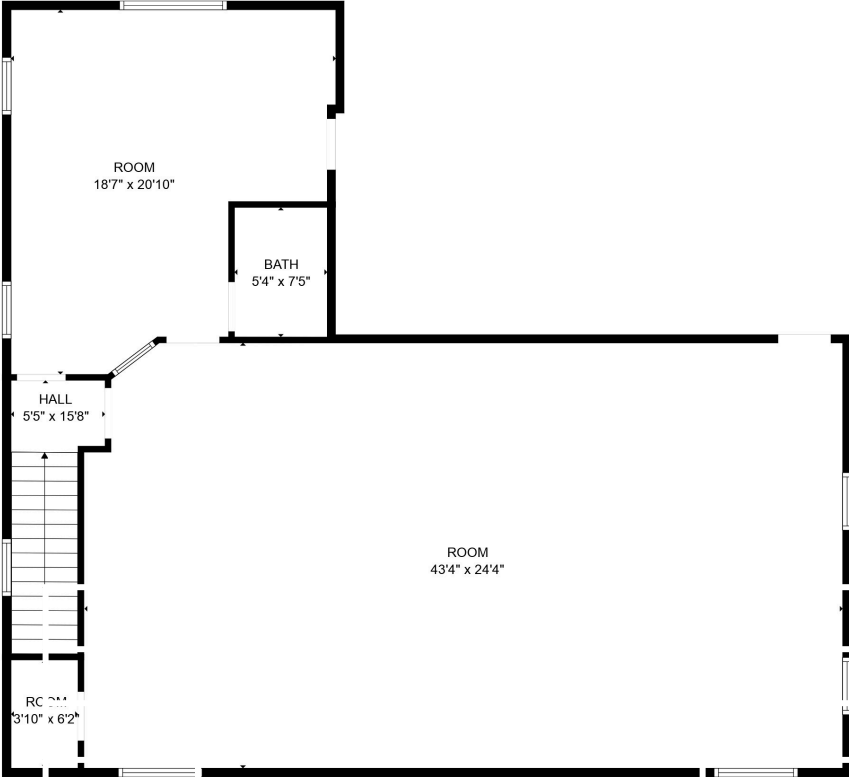
[CLICK FOR EXTERIOR VIDEO](#)

[CLICK FOR INTERIOR WALK THROUGH](#)

SPACE PLAN



FLOOR 1



FLOOR 2