

THE LODGE

ATLANTA, GEORGIA

30,000 SF OFFICE, RETAIL AND
RESTAURANT SPACE FOR LEASE

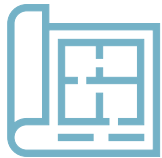


KING PROPERTIES



THE
LODGE
ATLANTA, GEORGIA

PROPERTY HIGHLIGHTS



MASTER PLANNED COMMUNITY
WITH A **MIXED-USE CAMPUS SETTING**



HIGH VISIBILITY CORNER WITH TRAFFIC COUNTS OF
30,000 VEHICLES DAILY AND **QUICK ACCESS** TO
INTERSTATE 20

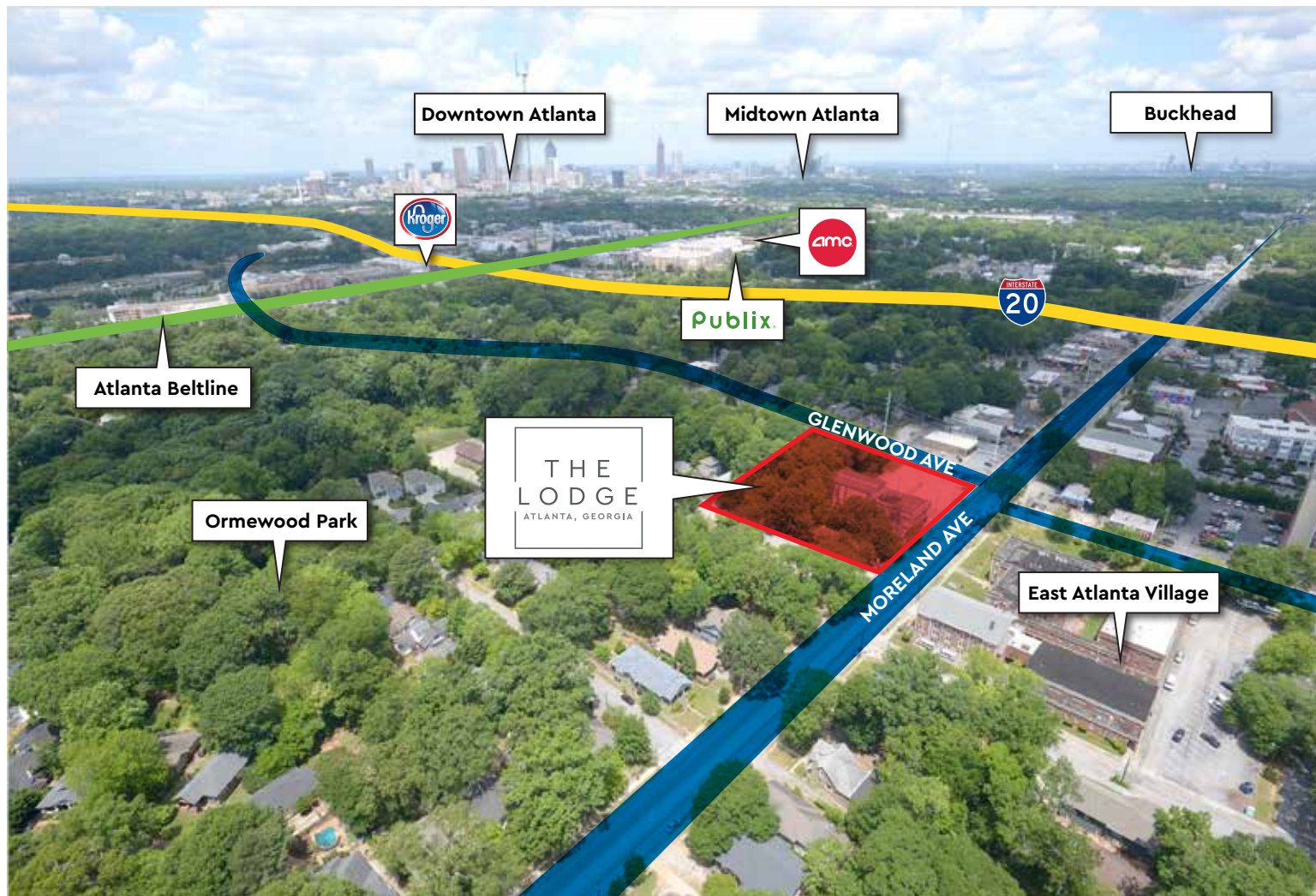


REVITALIZED NEIGHBORHOOD 0.5 MILE TO THE ATLANTA
BELTLINE AND 10 MINUTES TO DOWNTOWN ATLANTA



UNIQUE OPPORTUNITY TO ESTABLISH STRONG MARKET
PRESENCE IN THE **THRIVING EASTSIDE SUBMARKET**

SITE OVERVIEW



- Prominent corner at the intersection of Ormewood Park and East Atlanta Village
- Walk score of 91 with nearby access to fresh food, restaurants and the Atlanta BeltLine
- High profile visibility on Moreland Avenue with traffic counts of 30,000 vehicles daily
- Revitalized area with a strong trajectory of growth; 2019 average household income of \$102,183 within a 2-mile radius, projected to increase to \$121,011 by 2024 (ESRI).
- Quick and convenient multi-modal access to anywhere in the Metro Atlanta area via Interstate-20, Moreland Ave, MARTA bus and rail, and the Atlanta BeltLine

LOCATION OVERVIEW

SUBJECT PROPERTY

The Lodge

COMMERCIAL CENTERS

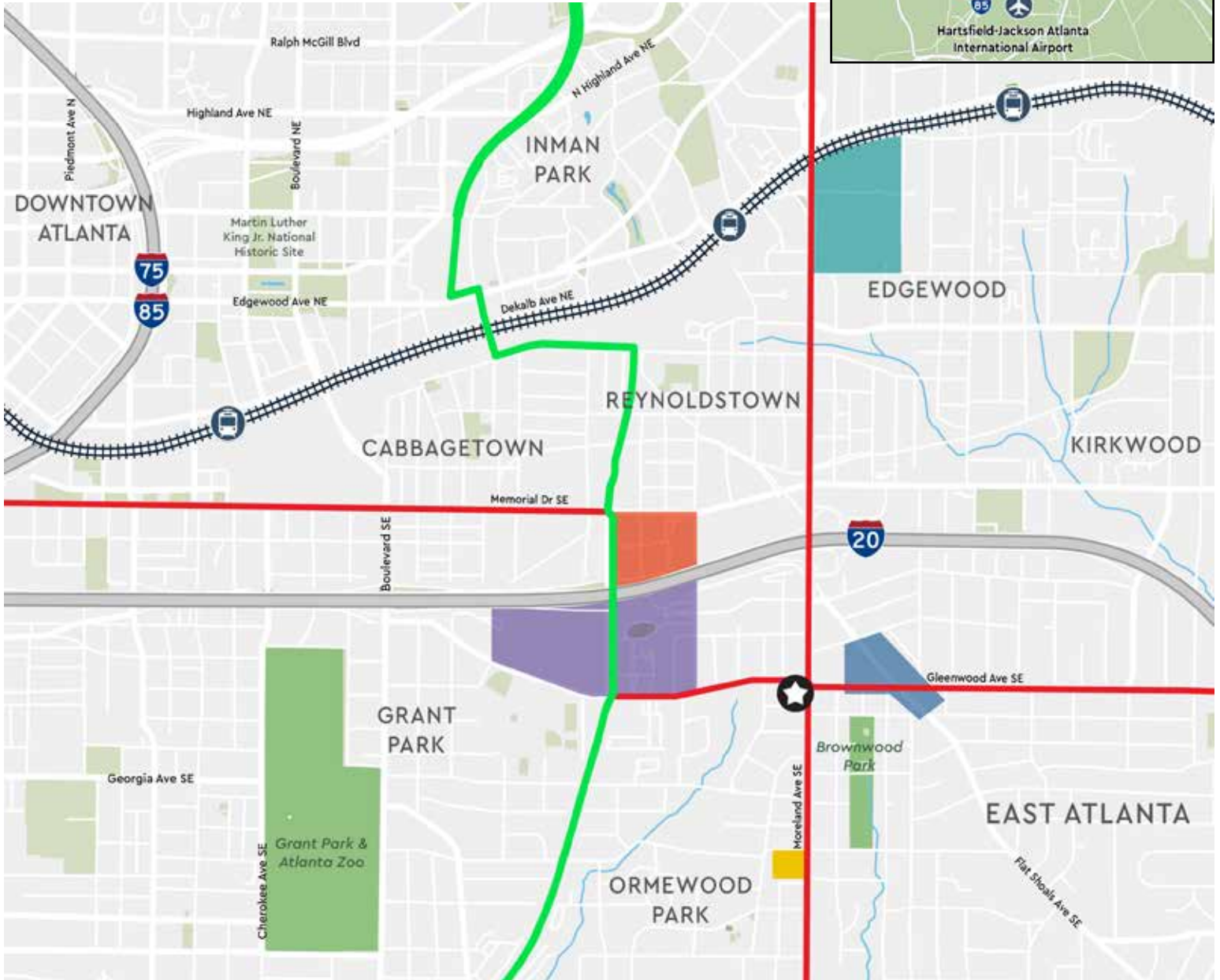
- East Atlanta Village
- Glenwood Park / Kroger
- Madison Yards / Publix
- Ormewood Square
- Edgewood Retail / Kroger

PUBLIC TRANSPORTATION

- MARTA Bus Routes
- MARTA Rail

GREENSPACES / TRAILS

- Brownwood Park & Grant Park
- Atlanta Beltline



SITE PLAN

Master planned, mixed-use community at a prominent high visibility corner in East Atlanta. The intersection of Glenwood and Moreland is currently undergoing a \$5 million realignment and upgrade to be completed in the Fall of 2021.



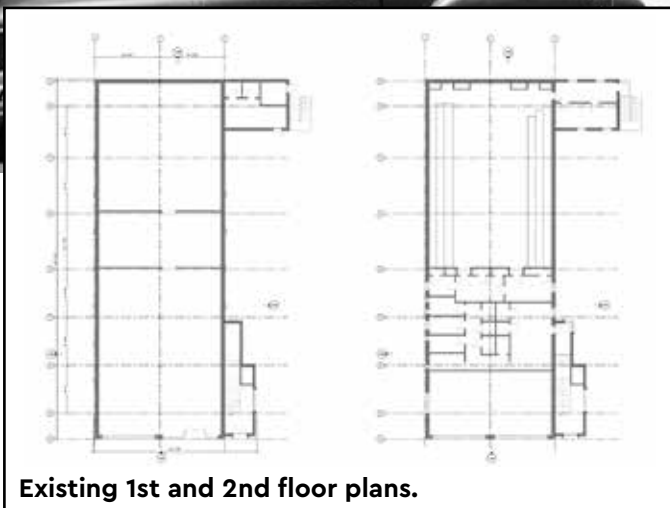
THE CAMPUS

The urban campus is designed with a park-like setting, activated outdoor space and highly amenitized for tenants and their customers.



HISTORY

Historic preservation and adaptive reuse of a treasured local building, the Masonic Lodge, built in 1947. The building has flexible, wide-open floor plates and the second floor includes a former ballroom with 20' high ceilings. The architectural details are of another era and irreplaceable, with a limestone masonry façade, marble stair case, and original millwork.



Existing 1st and 2nd floor plans.

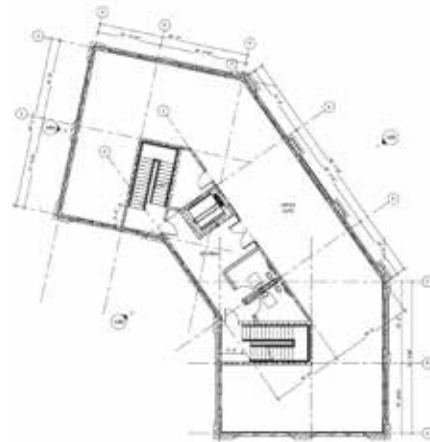


CLASS A OFFICE SPACE

In addition to the historic Masonic Lodge building, the project includes 16,000 SF of Class A office space with the opportunity for anchor tenant signage at the corner of this high visibility intersection with a daily traffic count of 30,000 vehicles.



Ground floor plan - 4,000 SF



Typical floor plan - 4,065 SF



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LODGE
ATLANTA, GEORGIA

TO LEARN MORE ABOUT THE LODGE, CONTACT:

Perry King
Dee Dee Weekley
404-350-9797
dweekley@kingproperties.net
pking@kingproperties.net

KING PROPERTIES

www.525Moreland.com