



290 Simpson St NW, Atlanta, GA 30313

\$24/SF/YR

\$2/SF/MO

290 Simpson Street

Retail | Single tenant | 3,113 sq. ft.



Emily Christian
404.630.7131

Listing Added: 03/10/2025

Listing Updated: 04/30/2025

Building Details

Property Type	Retail, Industrial, Restaurant	Subtype	Flex, Warehouse, R&D, Manufacturing, Distribution
Tenancy	Single	Total Building SQFT	3,113
Vacant SQFT	3,113	Building FAR	1.17
Land Acres	0.061	Year Built	1926
Year Renovated	1996	Buildings	1
Stories	2	Ceiling Height	11'
Frontage	54'	Taxes (cost per SQFT)	\$1.24
Loading Docks	0	Dock High Doors	0
Drive Ins	1	Power	225 amps
Elevators	No	Collection Street	Marietta Street
Cross Street	Simpson Street	Zoning	SPI-1 SA5
APN	1400780001018	Submarket	Marietta Street Artery
Submarket Cluster	Downtown Atlanta		

Building Description

Unique Commercial Real Estate Opportunity in the Heart of Atlanta – 290 Simpson Street

Located in the highly sought-after Marietta Street Artery of Downtown Atlanta, 290 Simpson Street offers a rare chance to secure a flexible and dynamic space that perfectly blends industrial charm with modern functionality. This 3,113 SQFT building, with its original character and versatility, is an ideal fit for retail, restaurant, office, or industrial use, making it an exceptional opportunity for businesses looking to stand out in a vibrant, high-traffic area.

Key Features:

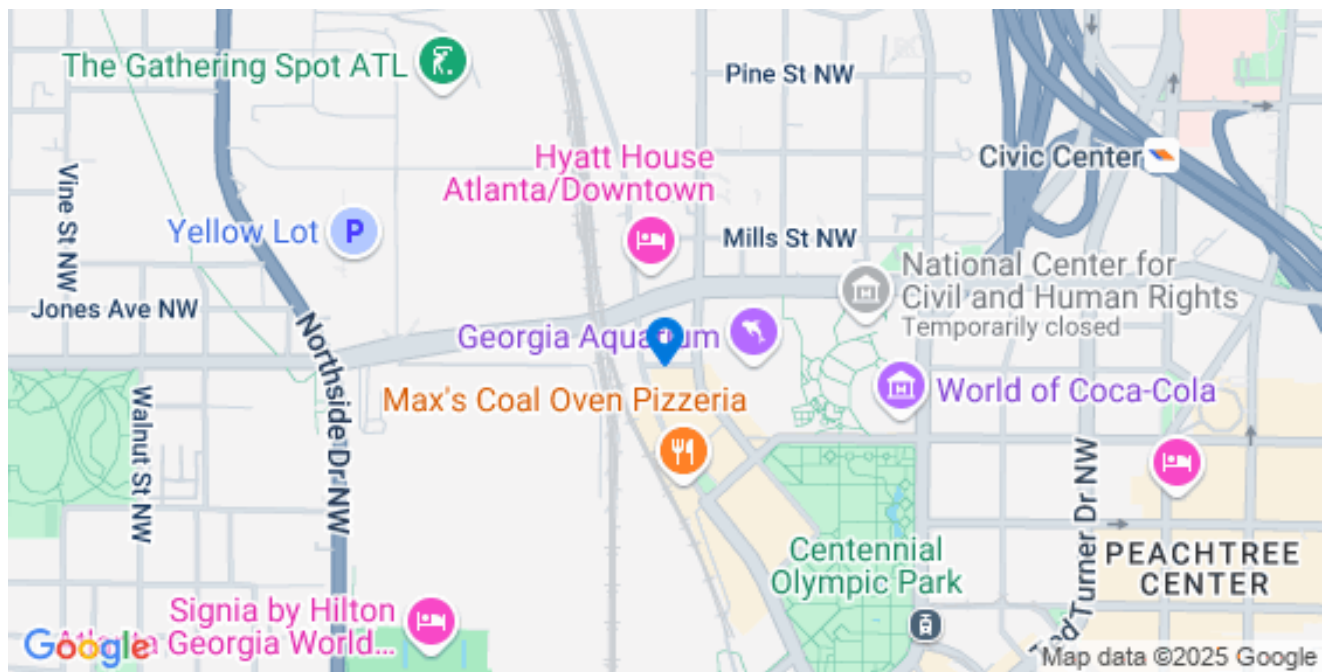
- **Prime Location:** Steps from iconic Atlanta attractions, including the Georgia Aquarium, World of Coca-Cola, Centennial Olympic Park, State Farm Arena, and Mercedes-Benz Stadium. The location offers unrivaled exposure and convenience for employees, customers, and clients alike.
- **Industrial Charm with Modern Touches:** The exposed brick walls and original industrial details infuse the space with authentic Atlanta character, while the 745 SQFT loft overlooks the expansive 2,368 SQFT primary floor—offering an inspiring and flexible layout to suit your business needs.
- **Seamless Indoor-Outdoor Flow:** The beautiful wooden and glass bi-folding doors open directly onto the street, inviting customers in and creating an immersive indoor/outdoor atmosphere that is perfect for retail, dining, or interactive customer experiences.
- **Customizable to Your Needs:** The mixed-use zoning and spacious floor plan allow for various uses, including retail, restaurant, office, or industrial functions. The backroom can be adapted as a hidden kitchen or additional storage area, while the large garage door adds an element of convenience and security for overnight storage.
- **Strategic Location:** Positioned within a high-energy neighborhood and surrounded by major commercial and cultural destinations, this property is in a prime spot.
- **Newly Renovated Loft Flooring:** Beautiful new flooring ready to compliment any design

Whether you're seeking a bold retail presence, a unique restaurant location, or a flexible industrial space, 290 Simpson Street provides a one-of-a-kind opportunity to establish your business in one of Atlanta's most dynamic neighborhoods. **Contact us today to learn more about leasing terms and to schedule a tour of this exceptional space.**

Building Highlights

- Steps away from Georgia Aquarium, World of Coca-Cola, Centennial Olympic Park, Georgia World Congress Center, State Farm Arena, and Mercedes-Benz Stadium to name just a few of many notable nearby attractions
- 745 SQFT Loft overlooks 2,368 SQFT primary floor
- Mixed-Use Space able to be built out to a variety of functions including retail, restaurant, office, or industrial use
- Attractive New Commercial Grade Loft Flooring
- Beautiful Wooden & Glass Bi-Folding Doors face street able to be fully opened to invite customers in, circulate indoor/outdoor atmosphere, or drive-in a vehicle
- Exposed brick walls provide authentic charm and a taste of Atlanta's history
- Backroom can serve as a small hidden kitchen space
- 2 separate 3-stall bathrooms on 1st floor
- Industrial garage door provides overnight security

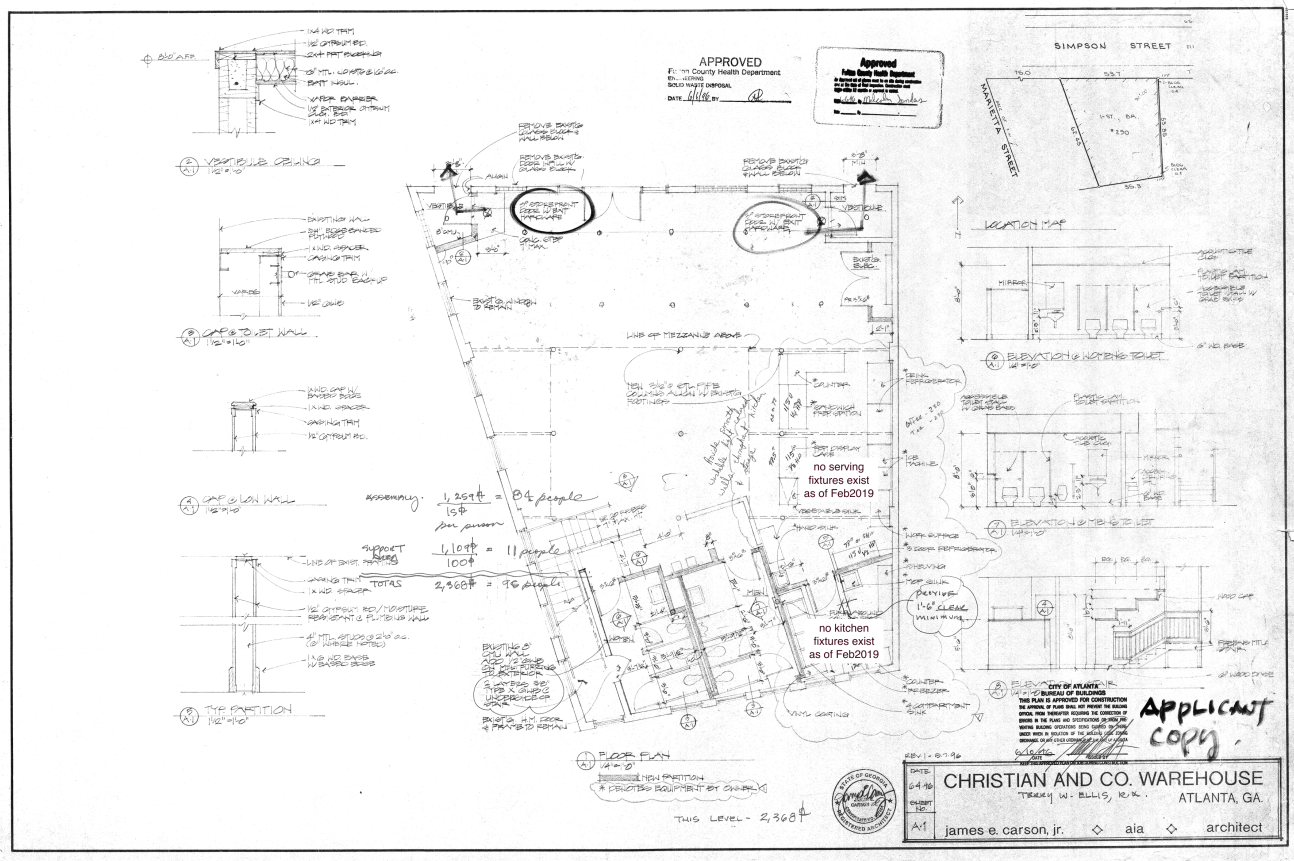
Building Location (1 Location)



Details

Listing Type	Direct	RSF	3,113 SF
USF	3,113 SF	Office Available	3,113 SF
Rate (Per SF)	\$24 / SF / YR	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$1.69
Expense Rate (Per SF/YR)	\$2.94	Total Rate (Per SF/YR)	\$28.63
Total Monthly Rent	\$7,427	Days on Market	57 days

Floorplan



Property Photos (29 photos)



