

**POLLOCK**

**Creative/Loft Office**



# 480 Edgewood Avenue SE

## Atlanta, GA 30312

**4,591 SF**  
**For Lease**

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### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Located in the heart of Edgewood at the corner of Boulevard and Edgewood Avenue, this creative workspace offers modern finishes in a historic setting. Rare opportunity to occupy a full floor with tons of natural light and modern finishes.

#### PROPERTY HIGHLIGHTS

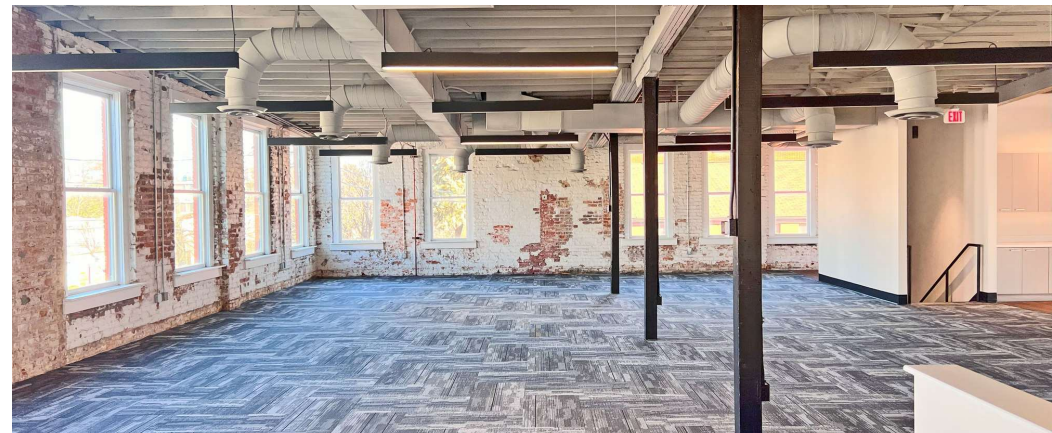
- Full, private floor
- Private restrooms
- Move-in ready
- New heating and air
- Adjacent to retail and dining in historic district

#### OFFERING SUMMARY

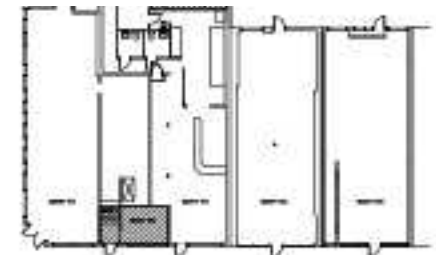
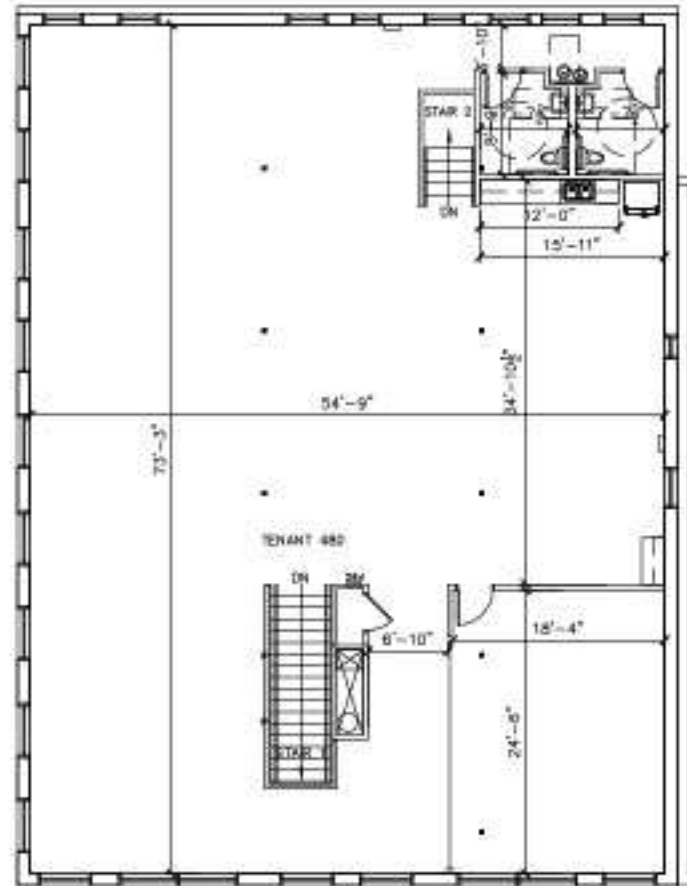
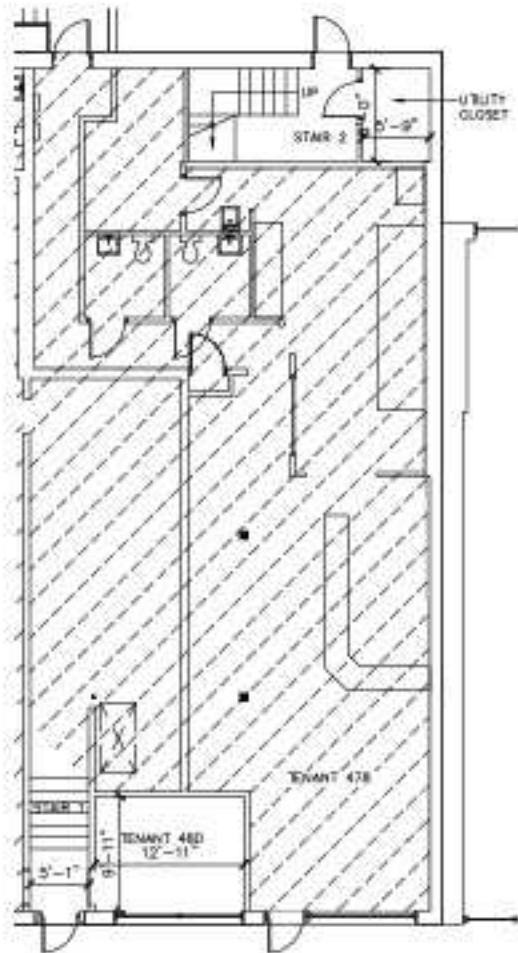
Lease Rate:	\$26.50 per year (NNN)
Available SF:	4,591 SF
Building Size:	4,591 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,579	4,297	16,585
Total Population	2,636	7,966	32,561
Average HH Income	\$98,747	\$111,139	\$116,811

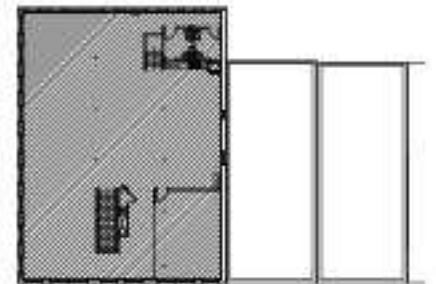








1ST FLOOR KEYPLAN

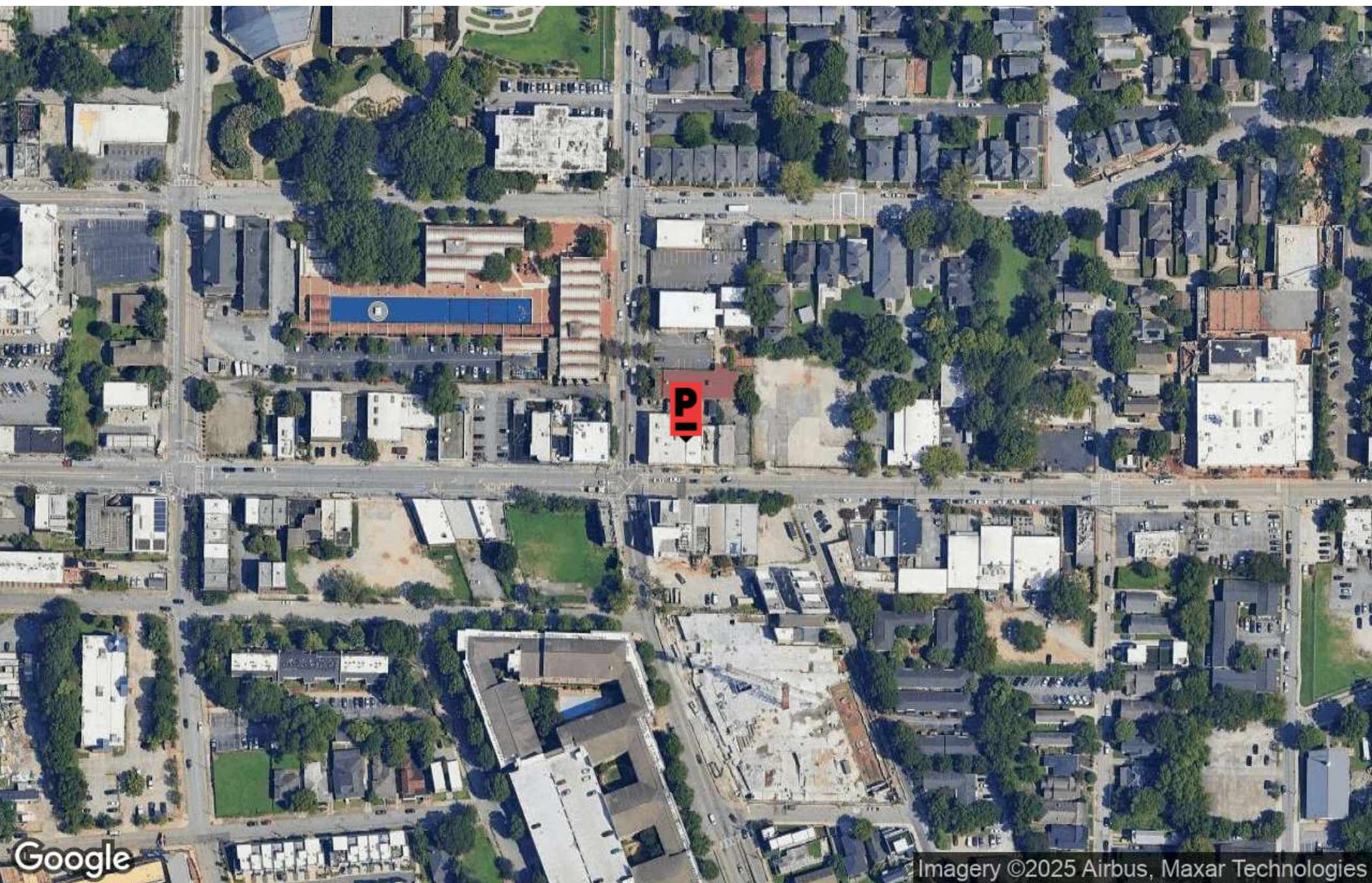


2ND FLOOR KEYPLAN



**POLLOCK**

**Aerial View**



Google

Imagery ©2025 Airbus, Maxar Technologies





Map data ©2024 Google





# Let's get this leased.

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