

# FOR LEASE: MIXED USE DEVELOPMENT IN GRANT PARK



FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

3490 Piedmont Road, NE | Suite 1300 | Atlanta, Georgia 30305 | [lavista.com](http://lavista.com)

**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
*a CONNOLLY property*

**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate

OVER  
**50**  
YEARS  
EST. 1972

# FOR LEASE

## The Jane

437 Memorial Drive & 318 Cherokee Avenue



**CLICK FOR VIRTUAL TOUR**



## PROPERTY OVERVIEW

The Jane is a two (2) building, mixed-use Office / Retail / Restaurant Development consisting of 42,868± SF, which once served as an elevator factory, featuring highceilings, expansive windows, original skylights and deep bay depths, among other architectural features.

Building A (437 Memorial Drive) consists of nine commercial suites from ranging from 1,373 SF to 5,808 SF. Building B (318 Cherokee Avenue) consists of eight bi-level live/work lofts with rooftop decks ranging in size from 1,443 SF to 1,943 SF.

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	31,110	193,784	371,693
Households	13,024	90,639	169,619
Avg Household Income	\$100,043	\$119,687	\$125,670

FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
*a CONNOLLY property*

**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate  
OVER  
50  
YEARS  
EST. 1972

# FOR LEASE

## The Jane

437 Memorial Drive & 318 Cherokee Avenue

### SITE PLAN

**the JANE**  
a mixed use development  
in historic Grant Park



FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
a CONNOLLY property

**LAVISTA  
ASSOCIATES, INC.**  
Commercial Real Estate

OVER  
**50**  
YEARS  
EST. 1972

# FOR LEASE

The Jane

437 Memorial Drive & 318 Cherokee Avenue

## 437 MEMORIAL DRIVE | BUILDING A



## 318 CHEROKEE AVE | BUILDING B

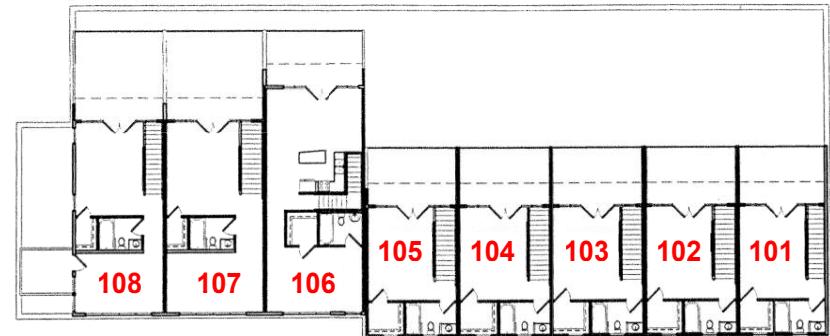


MAIN LEVEL

### Building A

 **AVAILABLE**

Suite A07/A08 5,132 SF  
Suite A11 2,774 SF



MEZZANINE LEVEL

FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
*a CONNOLLY property*

**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate

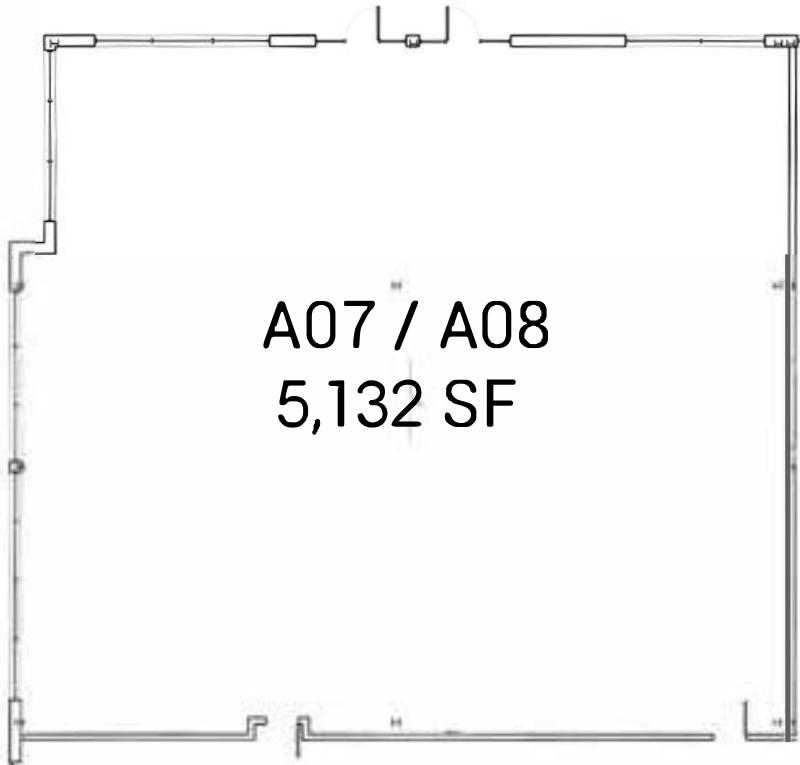
**OVER**  
**50**  
YEARS  
EST. 1972

# FOR LEASE

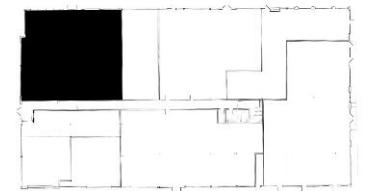
The Jane

437 Memorial Drive & 318 Cherokee Avenue

**BUILDING A | SUITE A07/A08 | 5,132 SF**



KEY PLAN



FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
*a CONNOLLY property*

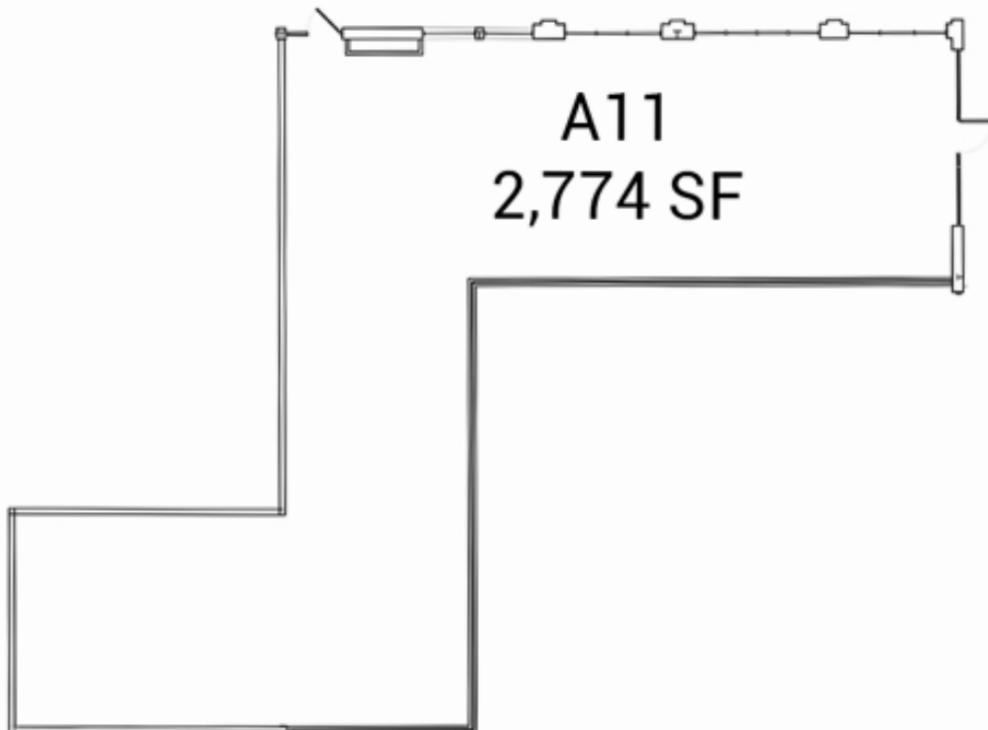
**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate

OVER  
**50**  
YEARS  
EST. 1972

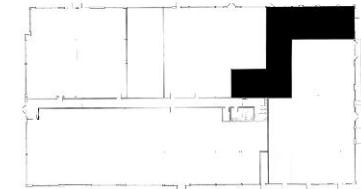
# FOR LEASE

The Jane  
437 Memorial Drive & 318 Cherokee Avenue

BUILDING A | SUITE A11 | 2,774 SF



KEY PLAN



FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**CONNOLLY**  
INVESTMENT & DEVELOPMENT  
*a CONNOLLY property*

**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate

OVER  
**50**  
YEARS  
EST. 1972



FOR MORE  
INFORMATION  
PLEASE CONTACT

MINDY ELMS  
770.729.2813  
MELMS@LAVISTA.COM

ED O'CONNOR  
770.729.2826  
EOCONNOR@LAVISTA.COM

**LAVISTA**  
ASSOCIATES, INC.  
Commercial Real Estate

OVER  
**50**  
YEARS  
EST. 1972

**DISCLOSURE AND DISCLAIMER:** Lavista Associates, Inc. ("Broker") is acting as agent for, and being compensated by, the Owner of this Property, and is not acting as agent for the prospective purchaser or tenant. Broker provides the within information together with all other information of every type, herewith or later provided, only to expedite a potential purchaser's or tenant's decision of whether to proceed with an independent in-depth investigation of the property. Said information shall not be used for any other purpose. All information provided by Broker is not guaranteed or warranted and may not cover all material facts. Broker expressly disclaims all express or implied responsibility for errors, omissions, representations with respect to matters of price, value, income, expense, legal or tax consequences, conditions of soil, structure, roof or operating systems, investment potential, compliance with applicable law, suitability for intended use or any other matter. Potential purchasers or tenants are responsible for verifying all material considerations and insuring that their offer is contingent upon such verification. The availability of the property is subject, without notice, to changes, prior sale, or withdrawal at any time. Financing, loan assumptions and leases are subject to credit approval and other conditions. This document is not an offer open for acceptance. Broker has no power to obligate or bind the Owner of the Property. Owner may be bound only by a formal written agreement fully executed by all parties at interest, which agreement may be subject to conditions or rejection without reason. In consideration for the within information the recipient 1) accepts and uses the information and related material subject to these conditions, 2) agrees to rely solely on its right, and assumes the duty, to independently obtain and analyze all material information, and 3) agrees not to rely on any information provided by Broker. Persons associated with Broker may not alter or modify these provisions. Sub-agents of Broker and agents representing any purchaser or tenant shall disclose these terms to their prospects. Reproduction hereof, in whole or in part, without the prior written permission of Broker is strictly prohibited. (Rev. 5-88)