

**POLLOCK**

Creative Office



**1320 Ellsworth Industrial Dr.**  
**Atlanta, GA 30318**

**1,056 - 1,789 SF**  
**For Sale or Lease**

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**CORFAC**  
INTERNATIONAL





**VIDEO**

**360° VIRTUAL TOUR**

### **PROPERTY DESCRIPTION**

Unique opportunity for small office ownership in West Midtown. Three units for sale collectively or individually.

Unit A1000 - 1,056 SF

Unit A1700 - 1,786 SF

\$1.90/sf - R.E. Tax

\$6.50/sf - C.O.A.

Also available for lease. \$33/sf Modified Gross (net of utilities & janitorial)

### **PROPERTY HIGHLIGHTS**

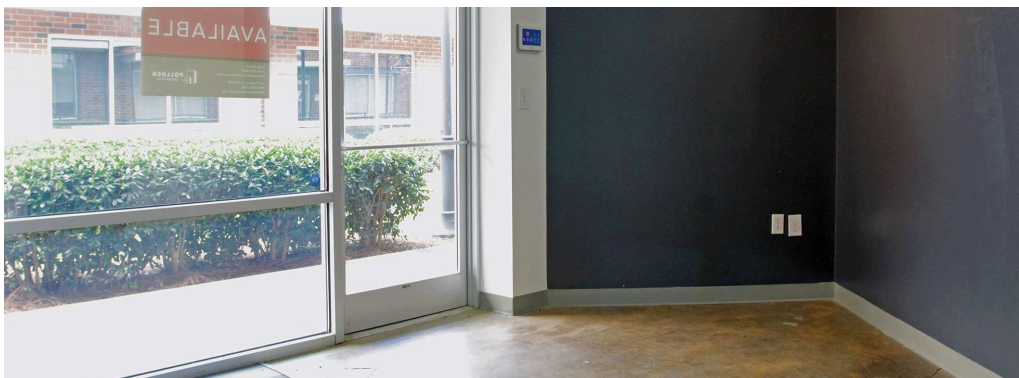
- Adjacent to future Northwest Trail of The Atlanta Beltline
- Creative/Loft Office style
- Quiet, professional atmosphere

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	602	1,038	3,330
Total Population	998	1,746	7,945
Average HH Income	\$148,755	\$149,168	\$130,826





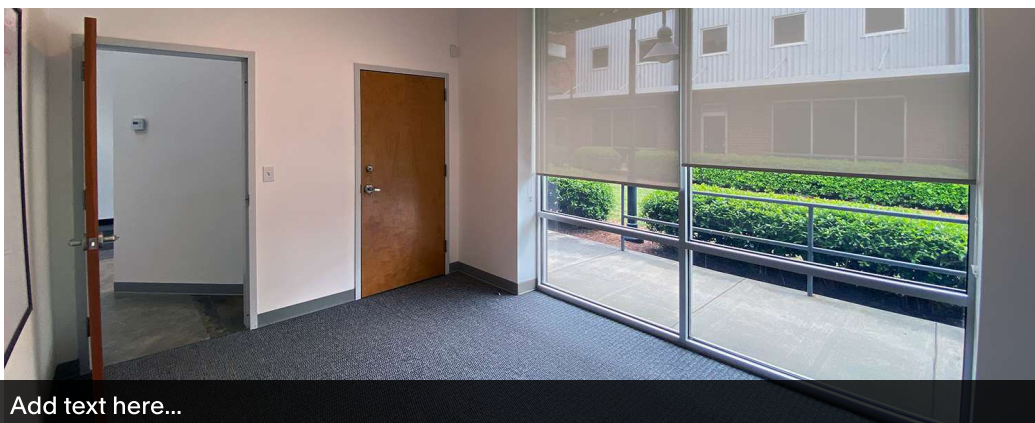




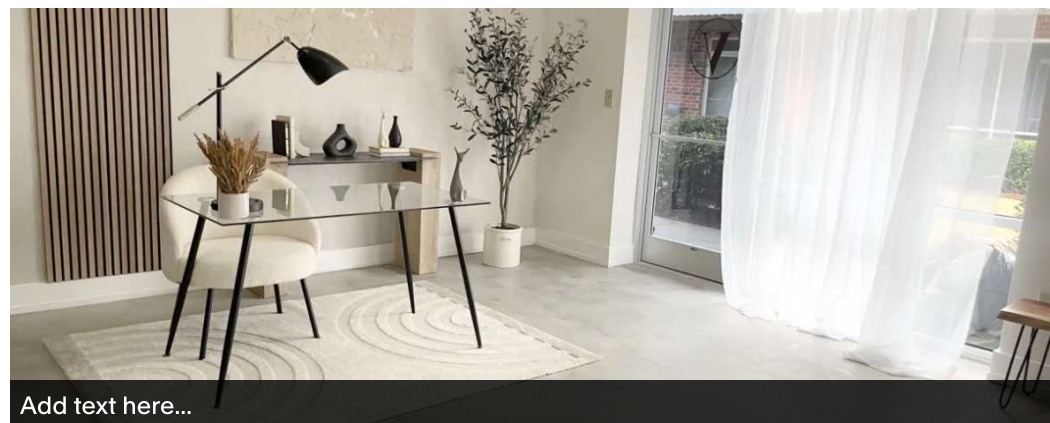
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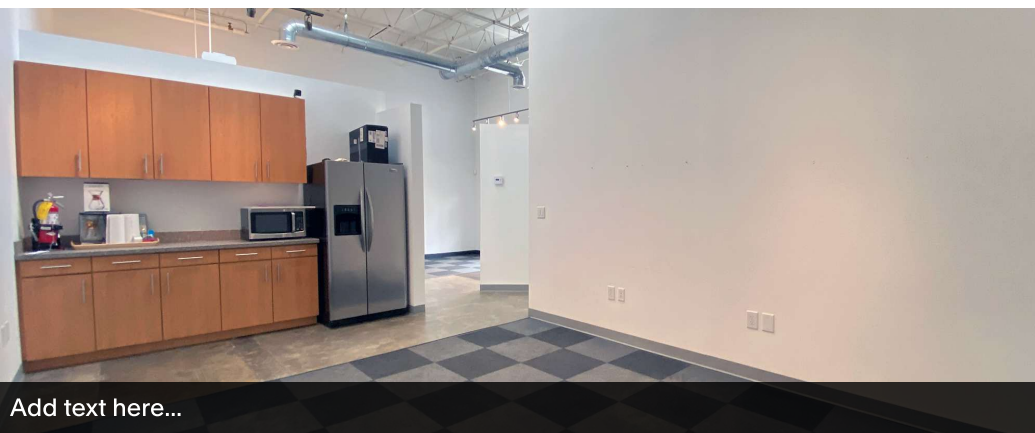
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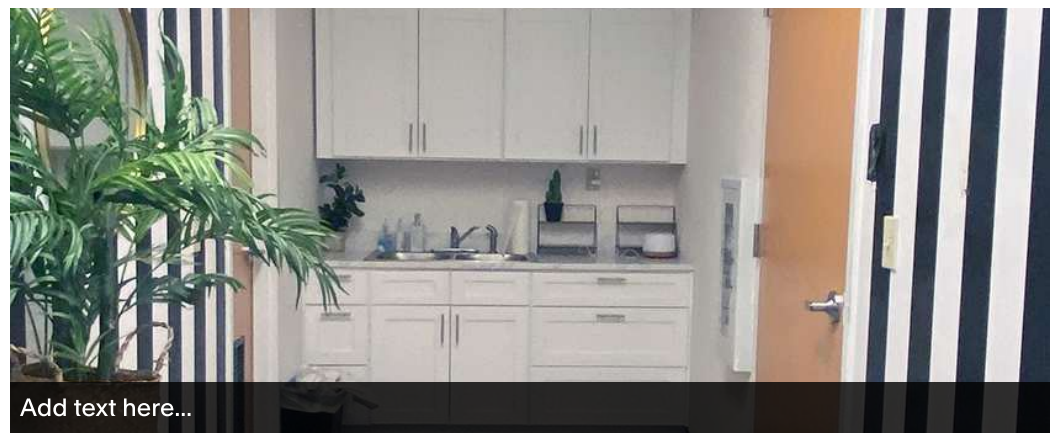
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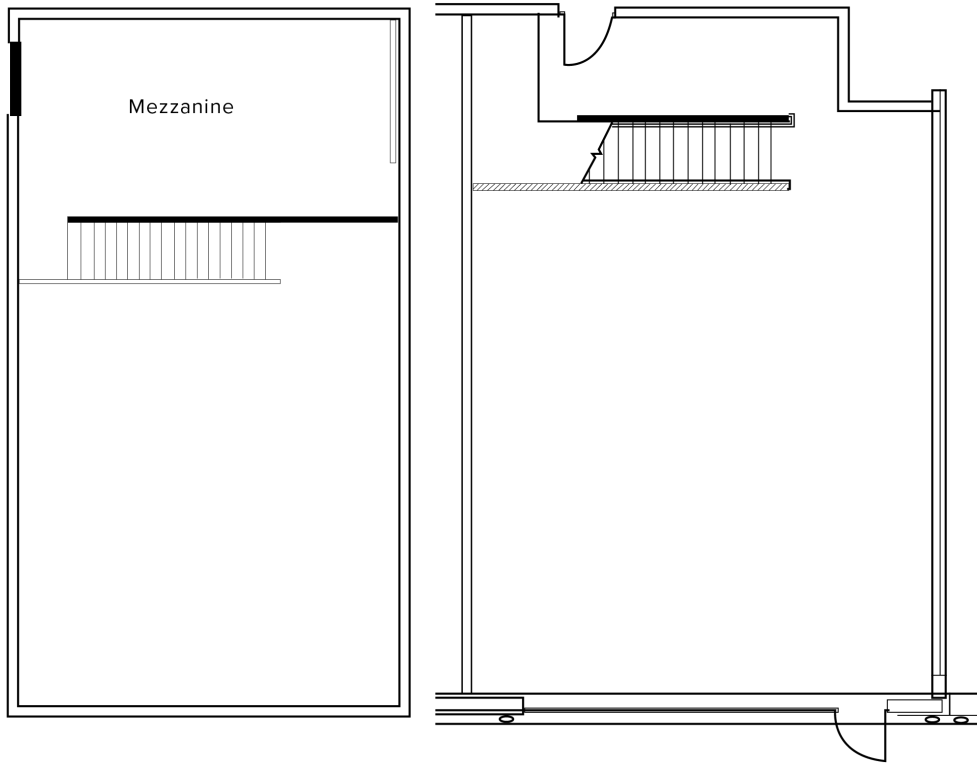
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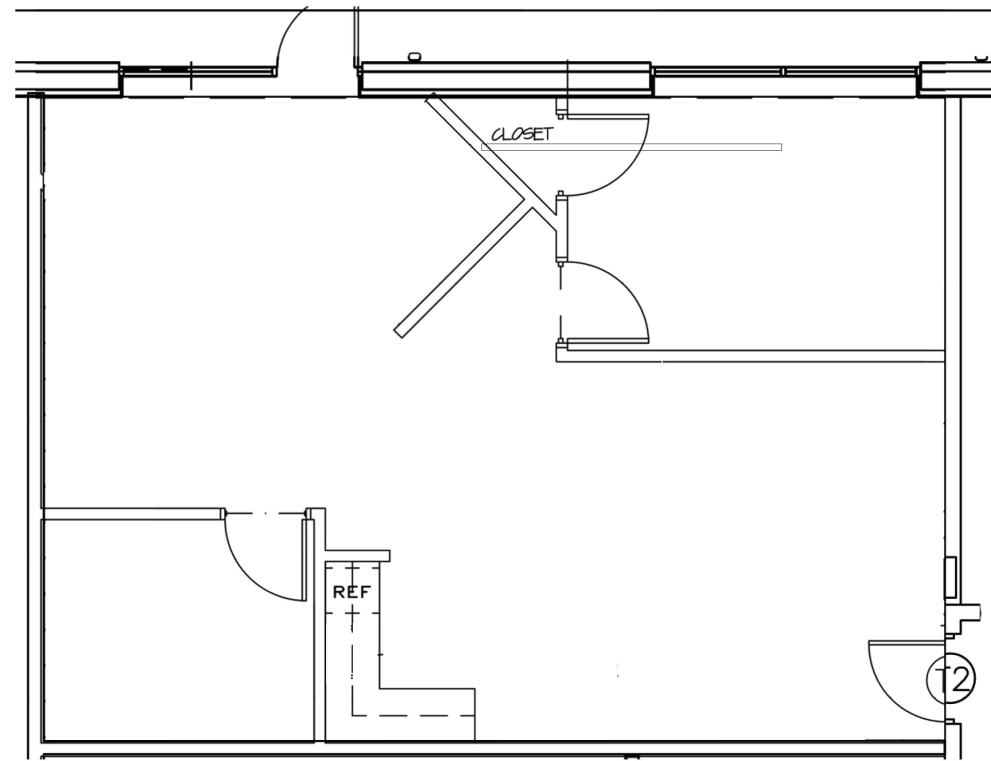
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**Suite A1700 |  $\pm 1,789$  SF**



**Suite A1000 |  $\pm 1,054$  SF**

# Can you see yourself here?

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