



Freestanding Office with Retail Exposure

# FOR LEASE

1801 Piedmont Ave  
Atlanta, GA 30328



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## CONTACT

**MICHAEL BULL, CCIM**  
Commercial Real Estate Advisor  
404-876-1640 x101  
Michael@BullRealty.com

**BULL REALTY, INC.**  
50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
BullRealty.com





# Property Overview

Impressive facility currently used as retail on the main level and office on the second floor. The Property is well-located on Piedmont Avenue between Midtown and Buckhead with easy access to I-85, I-75 and GA-400. The location offers exposure to more than 22,865 vehicles per day on Piedmont Avenue and marquee lit message signage. This upscale, Morningside area between Ansley Park and the Virginia-Highland area has an average household income within one mile of \$192,539.

Do not disturb existing tenant. Showings by appointment only.



**Virtual Tour**

Address	1801 Piedmont Ave Atlanta, GA 30324
Space Available	±3,150 - ±7,300 SF
Stories	2, plus underground parking garage
Cross Street	Rock Springs Road NE
Availability	Flexible
Parking	15 spaces with building (6 covered in garage, 6 secured in rear lot and 3 in front of building)
Signage	Pylon and Facade
2024 Taxes	\$19,301.73
Zoning	C-2, Commercial Service District
Lease Rate	From \$26/SF NNN



# Property Highlights



- Advertise your company with freestanding building with monument sign and building signage
- Well located on Piedmont Avenue on main corridor between Midtown and Buckhead
- Check out the bat cave covered parking garage with gated entrance
- Over 22,865 cars per day see your company name and message board lit signage
- Convenient location; quick access to GA-400, I-75 and I-85
- New developments on both sides of building, across the street and in immediate area
- Numerous dining opportunities within one block



Walk Score: 76  
Very Walkable



Virtual Tour





1801 Piedmont Avenue offers retail type exposure with signage on one of Atlanta's most well known corridors from downtown to Buckhead. Piedmont Avenue produces 22,200 cars per day. The average income within one mile is \$192,539. There is pole elevated street signage and sign space on the side of the building.



Virtual Tour



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

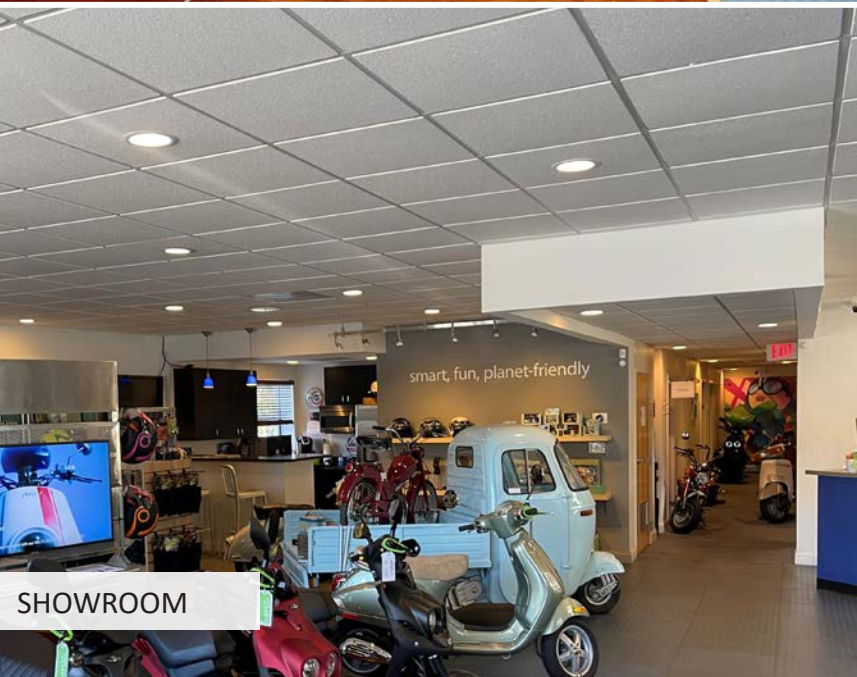




SHOWROOM



SHOWROOM



SHOWROOM



The building is wired for security, T-1 and Cat 5. Every office is wired for three phone lines and three computers. Break room appliances include stainless steel refrigerator and microwave.



Virtual Tour

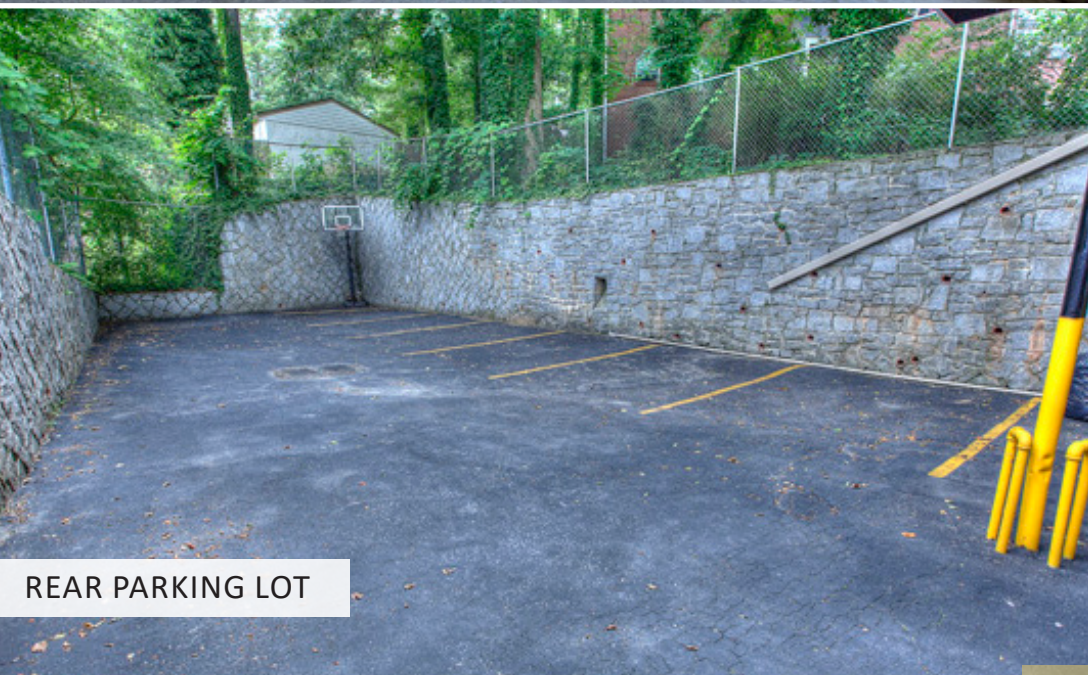




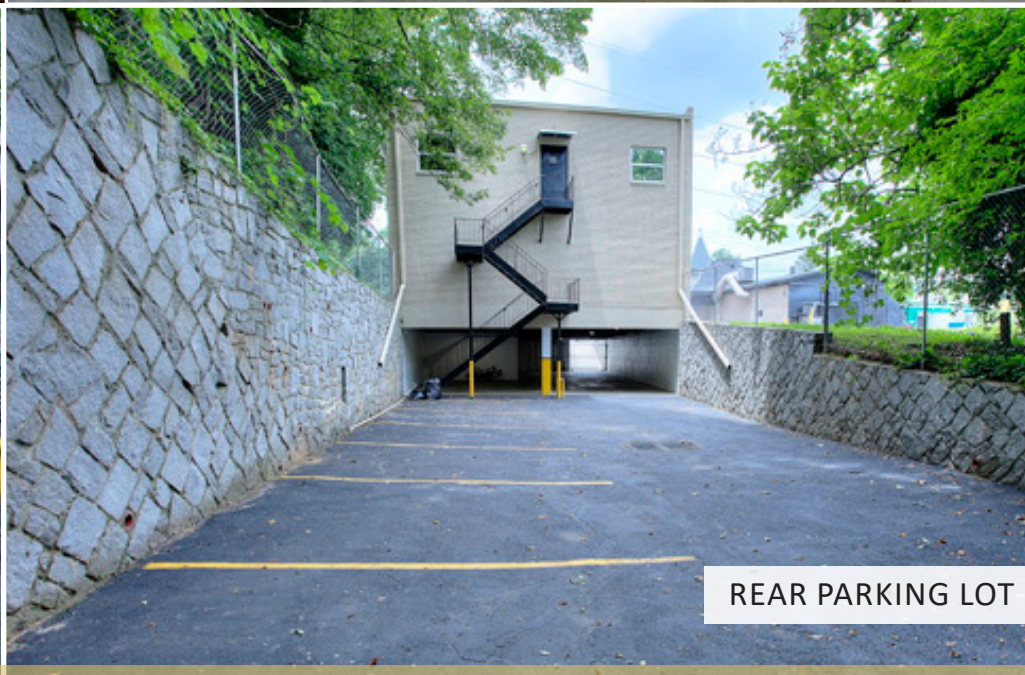
COVERED SPRINKLED GARAGE WITH SECURITY GATE



COVERED SPRINKLED GARAGE WITH SECURITY GATE



REAR PARKING LOT



REAR PARKING LOT

Recently renovated garage and parking area.



Virtual Tour



# Potential Building Facade



Day View



Night View





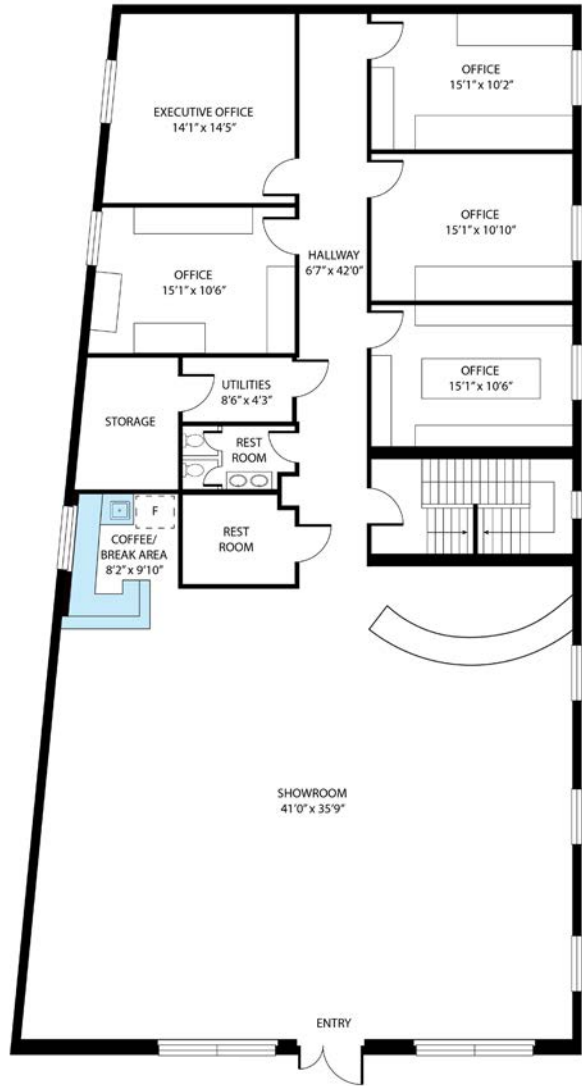
# Potential Look with Open Celingsss





# Floor Plan - Main Level

Current main level floor plan with front half of building opened as retail showroom space







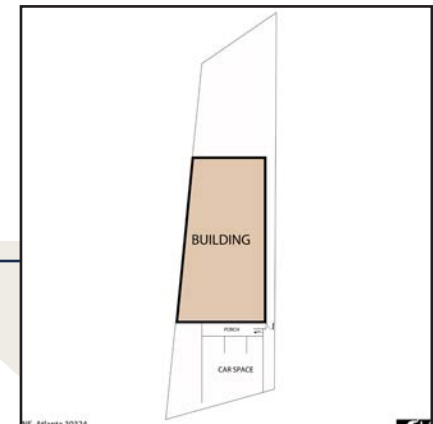
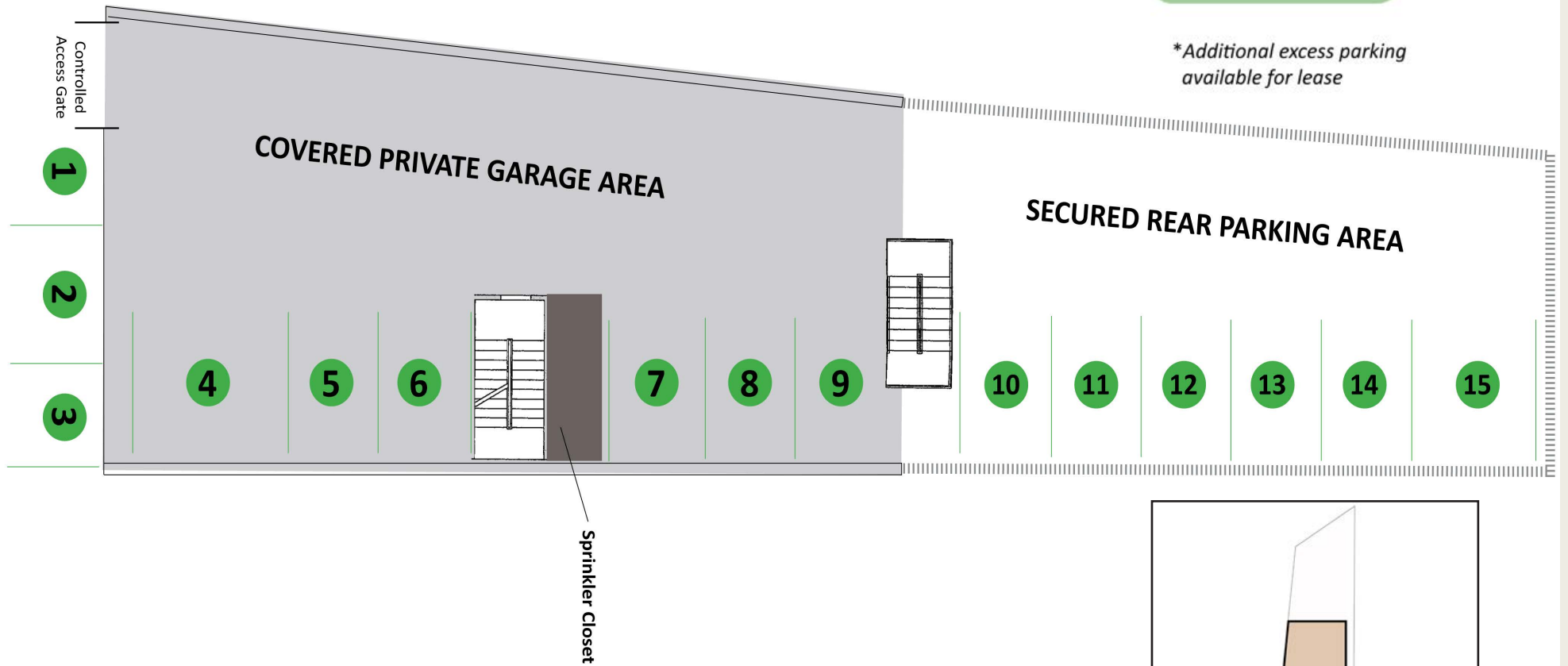


# Garage Parking

## PROPERTY PARKING:

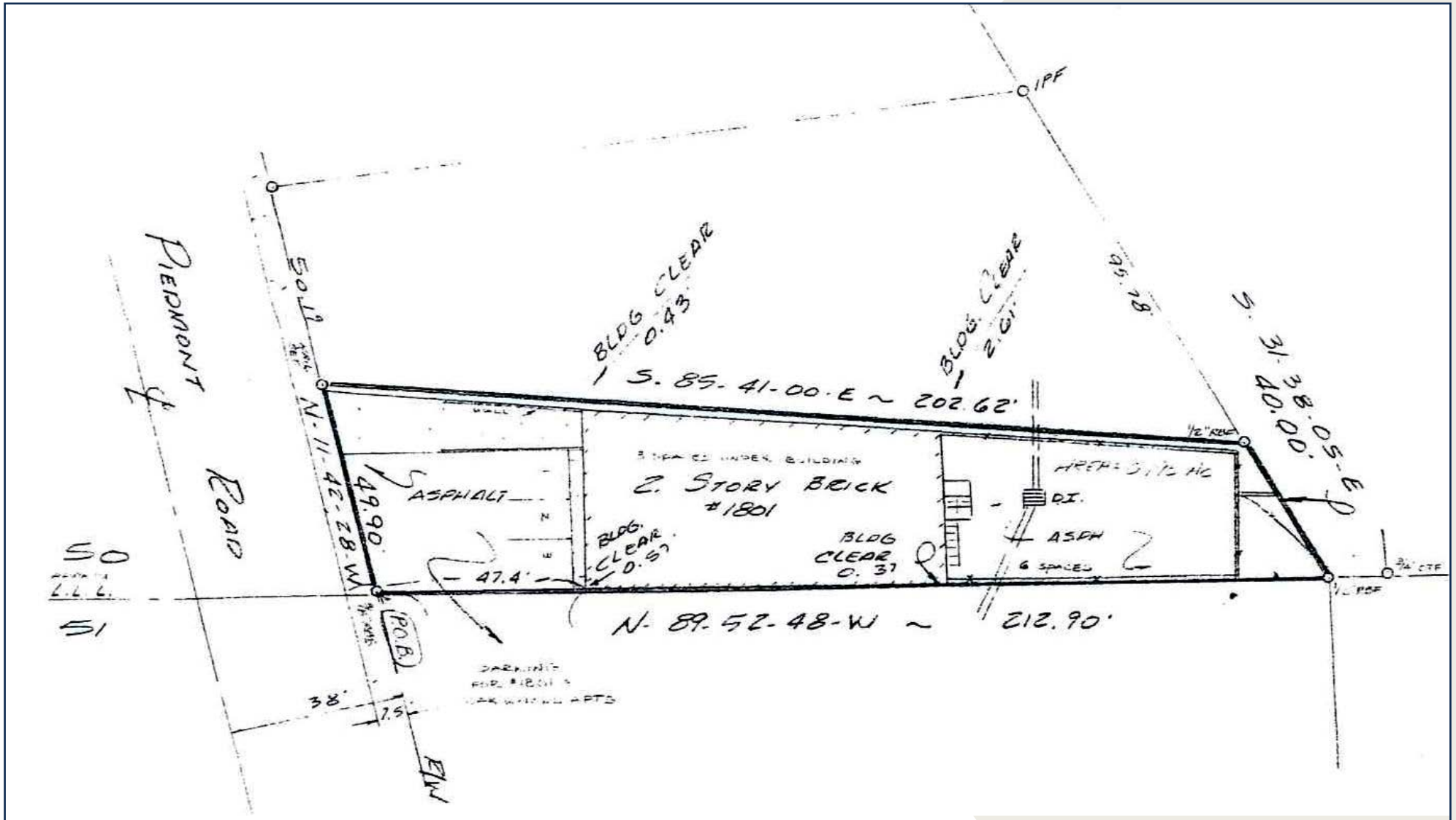
Front of building - 3  
Covered garage - 6  
Secured rear lot - 6

*\*Additional excess parking available for lease*





# Survey





←← BUCKHEAD

MORNINGSIDE →→

MIDTOWN →→

1801 PIEDMONT AVENUE

ROCKCLIFF CONDOMINIUMS

BECKHAM PLACE AT MORNINGSIDE

Fat Matt's Rib Shack

ANSLEY PARK

PIEDMONT HEIGHTS

MONTGOMERY FERRY DR

PIEDMONT AVENUE NE

MORNINGSIDE & WINDSOR

SPROUTS FARMERS MARKET

DUNKIN' DONUTS

Crano

URBAN WINGS

GRIND HOUSE



Walk Score: 76  
Very Walkable



# SUBJECT PROPERTY



Walk Score: 76  
Very Walkable



  
Piedmont Park  
<2 miles

**DUNKIN'**  
**Grano**  
**SPROUTS**  
FARMERS MARKET  
**Morningside Atlanta**  
**by Windsor**

**GRIND HOUSE**  
bp



**STARBUCKS**  
COFFEE  
**PAPA JOHN'S**

*Little Rey*

**Buckhead**  
**Collision**

**Catherine's**  
**Auto Repair**

**Doppler**  
**Studios**

**mandarin**  
ANTIQUE

**GINO'S**  
NY  
PIZZA BAR

**Piedmont Circle**



**The Cheshire**  
**Bridge Event**  
**Center**

**Studio**  
**219 Ink**

**VCA Buckhead**  
**Animal Hospital**

**Rhodes**  
**Bakery**

**Cheshire Bridge Road**

**NAKATO**  
SAPORI IN STAGIONE

**Cathedral**  
**Thrift**  
**House**

**Piedmont Road NE**

**Eye Magic**  
**International**  
**Beauty Spa**

**I-85**  
**<1 mile**





# IN THE AREA

## PIEDMONT PARK

Piedmont Park is a 189-acre urban park located in Atlanta, GA, offering a peaceful retreat from the city. Designed by Joseph Forsyth Johnson in the late 19th century, it features meadows, a lake, and plenty of greenery. The park hosts events, festivals, and recreational activities throughout the year, including jogging trails, sports fields, and the Atlanta Botanical Garden. Its central location in Midtown Atlanta provides skyline views, making it a popular spot for picnics and gatherings.



## ANSLEY GOLF COURSE



Ansley Golf Club is a premier golfing destination that offers a unique blend of tradition and modern amenities. Established in 1912, the club boasts a rich history and a beautifully maintained 9-hole course that challenges golfers of all skill levels. The picturesque course winds through the charming Ansley Park neighborhood, providing stunning views and a serene environment for players. In addition to golf, Ansley Golf Club offers a range of facilities including tennis courts, a swimming pool, and dining options.

## SWEETWATER BREWING

SweetWater Brewing Company, founded in 1997 in Atlanta, Georgia, is a prominent craft brewery renowned for its diverse and flavorful beers. The brewery's vibrant and relaxed atmosphere reflects its Southern roots and community spirit, often hosting events and live music at its brewery taproom. SweetWater is also dedicated to sustainability and environmental stewardship, incorporating eco-friendly practices into its operations and supporting local conservation efforts. The brewery is also the venue for the annual Sweetwater 420 Fest in Atlanta.



## ATLANTA BOTANICAL GARDEN



The Atlanta Botanical Garden, spans 30 acres within Piedmont Park. Established to showcase an array of plants from around the world, it offers visitors a tranquil escape in the heart of the city. The garden features themed areas like the Japanese Garden and the Desert House, as well as seasonal displays and sculptures. With its central location and lush greenery, the Atlanta Botanical Garden provides a serene retreat in Midtown neighborhood.



# MORNINGSIDE

Morningside is a charming and well-established neighborhood in Atlanta, GA, known for its picturesque tree-lined streets and a strong sense of community. Located just northeast of downtown Atlanta, Morningside is part of the larger Morningside-Lenox Park area, which also includes the neighboring Lenox Park district.

The area is characterized by its beautiful early 20th-century homes, ranging from historic cottages to elegant, updated properties. This residential neighborhood boasts a mix of architectural styles, including Tudor, Colonial Revival, and Craftsman. The well-maintained parks and green spaces, such as Morningside Nature Preserve, offer residents opportunities for outdoor recreation and leisurely strolls.

Morningside is popular for its vibrant local scene, including a variety of boutiques, restaurants, and cafes that contribute to its walkable charm. The neighborhood is served by top-rated public schools, which adds to its appeal for families.

Community engagement is a hallmark of Morningside, with active neighborhood associations and frequent local events that foster a strong sense of belonging. The area's proximity to Midtown and its convenient access to major roads make it a desirable location for those who want to enjoy a tranquil suburban atmosphere while still being close to the urban amenities of Atlanta.





# ANSLEY PARK

Ansley Park is a historic and prestigious neighborhood located just north of downtown Atlanta, GA. Renowned for its elegant architecture and lush green spaces, Ansley Park offers a blend of classic charm and modern convenience.

Established in the early 20th century, the neighborhood features an array of beautiful homes, including stately mansions, historic estates, and well-preserved early 1900s residences. The architectural styles are diverse, with many properties showcasing Georgian Revival, Tudor, and Craftsman influences. Ansley Park's tree-lined streets and meticulously landscaped gardens enhance its appeal.

One of the neighborhood's standout features is its proximity to Piedmont Park, a major urban park that provides ample recreational opportunities and scenic views. Ansley Park residents benefit from easy access to the park's trails, sports facilities, and cultural events.

The community is known for its active neighborhood association and strong sense of local pride, with regular social events and initiatives that foster engagement among residents. Ansley Park is also conveniently situated near Midtown Atlanta, offering residents quick access to a vibrant array of dining, shopping, and entertainment options.

With its combination of historic character, natural beauty, and proximity to urban amenities, Ansley Park remains one of Atlanta's most sought-after and prestigious neighborhoods.





# MIDTOWN

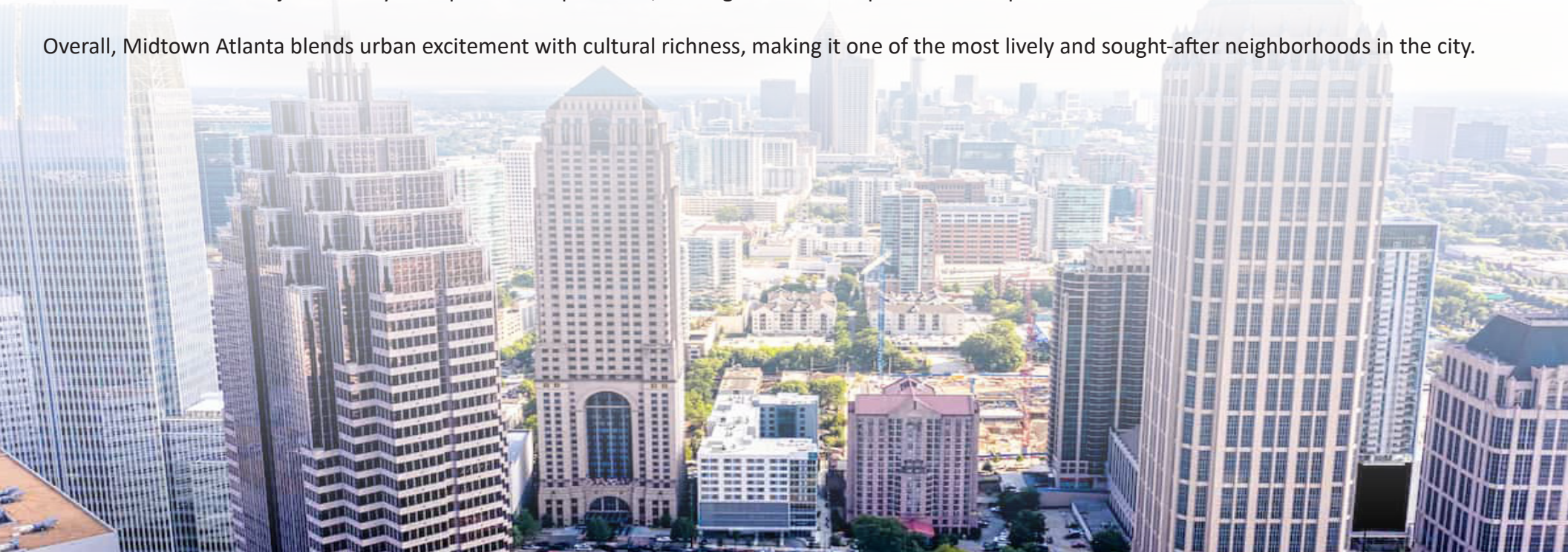
Midtown Atlanta is a dynamic and vibrant neighborhood situated just north of downtown Atlanta, GA. Known for its bustling urban atmosphere, Midtown serves as a cultural and business hub within the city.

Midtown is a cultural hotspot, home to renowned institutions such as the High Museum of Art, the Atlanta Botanical Garden, and the Fox Theatre. The neighborhood also hosts a variety of festivals and events throughout the year, contributing to its vibrant cultural scene. The area offers a wealth of dining, shopping, and entertainment options. Residents and visitors alike enjoy the numerous restaurants, cafes, and bars along popular streets like Peachtree Street and 10th Street. The neighborhood's walkability is a significant draw, with many amenities and attractions easily accessible on foot.

Parks and green spaces are another highlight of Midtown. Piedmont Park, one of Atlanta's largest and most well-known parks, provides ample recreational opportunities, including jogging trails, sports fields, and scenic picnic areas.

Midtown is also an important business district, with numerous corporate offices and tech companies calling the area home. Its central location provides convenient access to major roadways and public transportation, making it a desirable place for both professionals and families.

Overall, Midtown Atlanta blends urban excitement with cultural richness, making it one of the most lively and sought-after neighborhoods in the city.





# BUCKHEAD

Buckhead is an affluent uptown district of Atlanta, Fulton County, Georgia, comprising approximately the northern fifth of the city. Buckhead is a major commercial and financial center of the Southeast, and the third-largest business district in Atlanta, behind Downtown and Midtown. The district's numerous high-rise office buildings, hotels and condominiums form a highly urbanized core along Peachtree Road. Surrounding this dense hub are Buckhead's residential neighborhoods, which feature large comfortable single-family homes situated among dense forests and rolling hills.

At the heart of Buckhead around the intersections of Lenox, Peachtree and Piedmont Roads, is a shopping district with more than 1,500 retail units where shoppers spend more than \$3 billion a year. In addition, Buckhead contains the highest concentration of upscale boutiques in the United States. The majority are located at Lenox Square and Phipps Plaza, sister regional malls located diagonally across from each other at the intersection of Peachtree and Lenox Roads. This commercial core also has a concentration of "big-box" retailers. The Shops Buckhead Atlanta mixed-use development brings even more exclusive and high end boutiques, restaurants, hotels, condos and office space to thriving Buckhead.

Buckhead offers world-class shopping, dining, entertainment, workspace and housing in an unsurpassed location for the ultimate urban luxury lifestyle.





# ATLANTA

## AT A GLANCE

### BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

### WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spellman College (HBCU).

### ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theatre, the King Center and the \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED AIRPORT IN THE WORLD**



**\$270 BILLION GDP IN METRO-ATLANTA**



**16 FORTUNE 500 HQ IN ATLANTA**



**TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#9 LARGEST METRO AREA IN THE U.S. 2024**

- U.S. CENSUS BUREAU POPULATION DIVISION



## HOME TO 16 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

**9TH**  
**LARGEST U.S. METRO**  
*2024 U.S. Census*

**1.8%**  
**PROJECTED 5-YEAR**  
**POPULATION GROWTH (2023-2028)**  
*ESRI 2024*

**#6**  
**BEST CITIES FOR JOBS IN U.S.**  
*WalletHub 2024*

**#3**  
**FASTEST GROWING**  
**U.S. METRO**  
*Freddie Mac 2024*

46%  
Gen Z  
Population

34%  
Millennial  
Population

3.9%  
Unemployment  
Rate

*(Data based on 1 mile radius of Downtown- ESRI 2024)*

## MAJOR EMPLOYERS

KING & SPALDING



accenture

**Honeywell**



facebook



EMORY  
UNIVERSITY



Mercedes-Benz





# #1 TOP EMERGING TECH HUB

-Business Facilities magazine, GA Dept. of Economic Growth 2024

# #3 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2024"

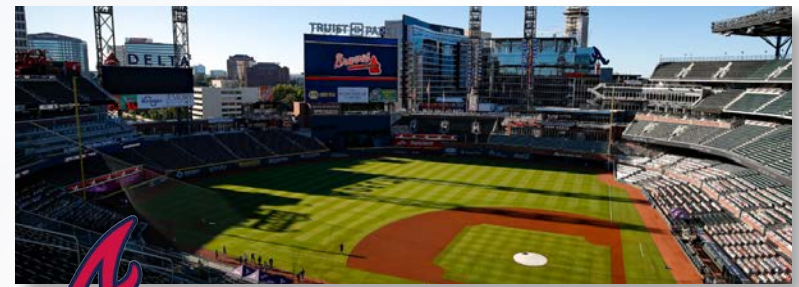
# #5 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2024"

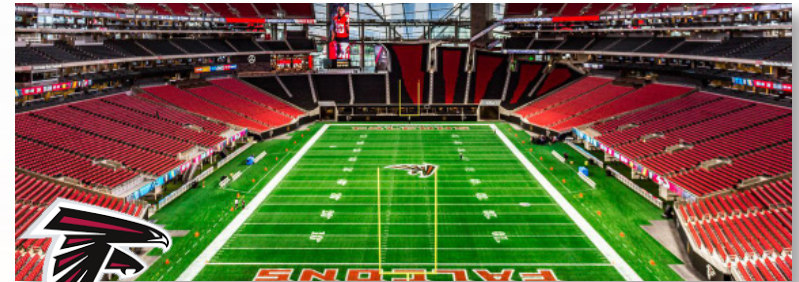
Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM

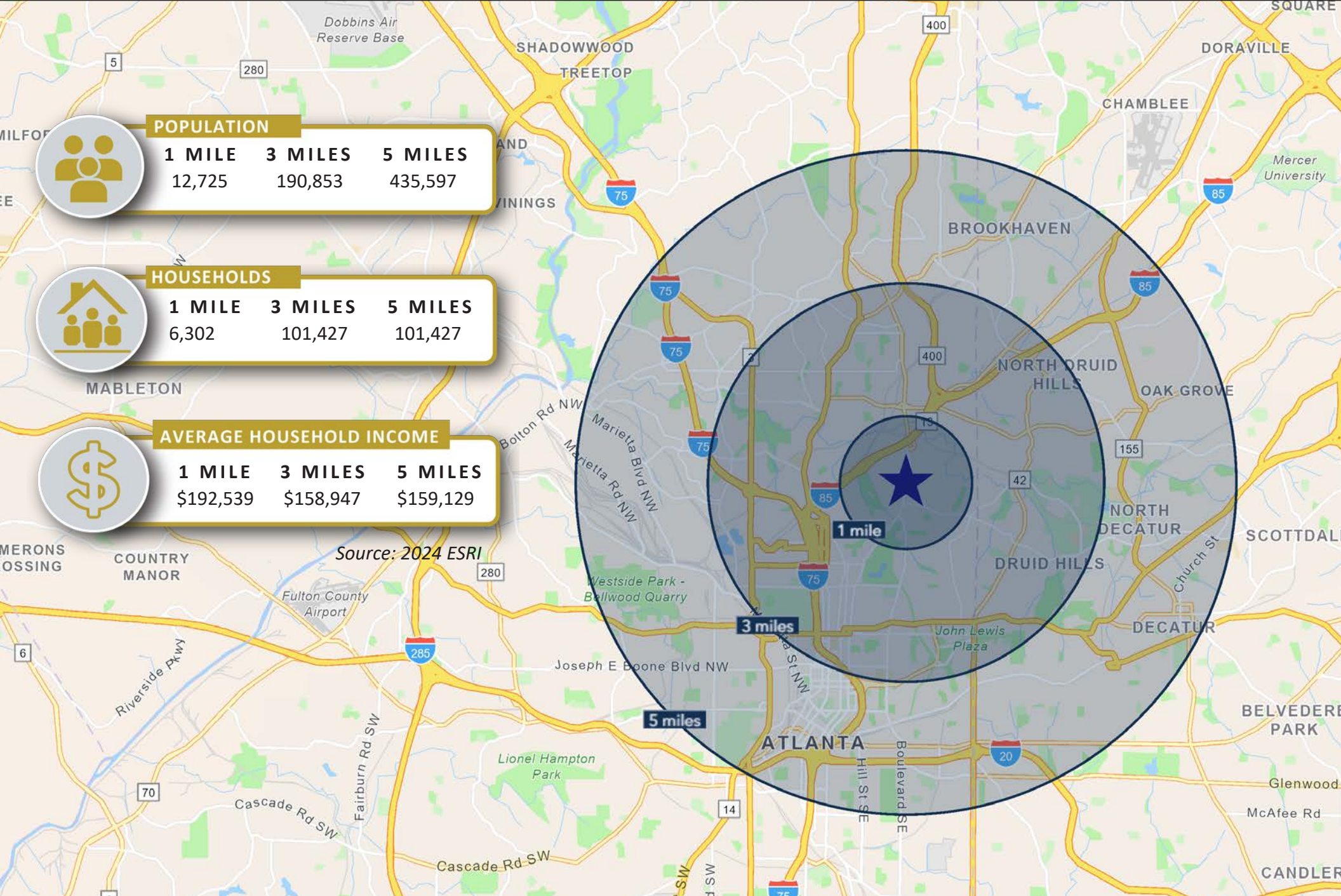


ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM







# Broker Profile



**MICHAEL BULL, CCIM**  
President, The Office Group  
404-876-1640 x101  
Michael@BullRealty.com

Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, [www.CREshow.com](http://www.CREshow.com).



# ABOUT BULL REALTY

## MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

## SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

## CONNECT WITH US:

<https://www.bullrealty.com/>



26  
YEARS IN  
BUSINESS



ATL  
HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
8  
SOUTHEAST  
STATES

