

# FOR LEASE

## 1,200 SF Office Suite

1825 PIEDMONT AVE NE  
ATLANTA, GA 30324

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**DONALD B. EDWARDS, JR.**  
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## Property Overview

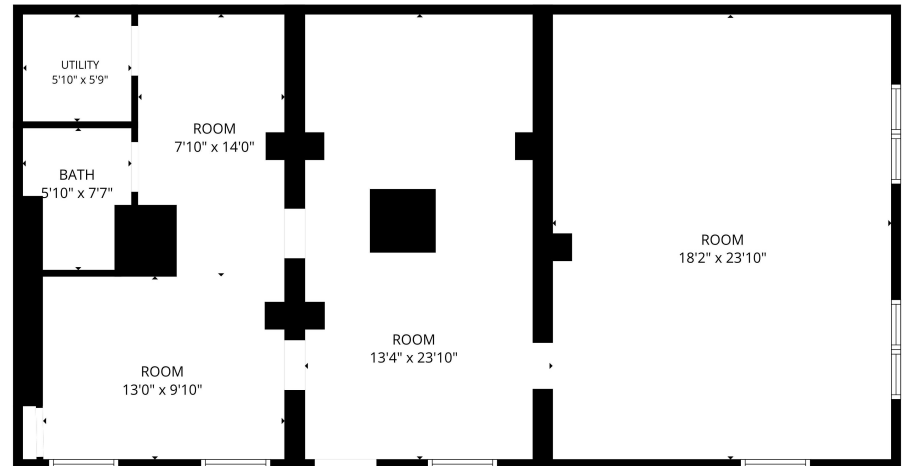
Welcome to 1825 Piedmont Ave NE, a highly visible, dynamic commercial property offering a unique mix of street-front energy and quiet, productive workspace. Perfectly situated at the intersection of Atlanta's most prominent commercial corridors, this property combines mid-century architectural character with modern upgrades. Boasting a freshly painted exterior, a dedicated rear courtyard corridor, and convenient surface parking, it offers an inviting and accessible environment for both clients and employees without the hassle or high costs of traditional high-rise corporate towers.

|                |             |
|----------------|-------------|
| Available SF:  | 1,200       |
| Lease Rate:    | \$32.00     |
| NNN Expenses:  | \$9.00      |
| Lot Size:      | 0.40 Acres  |
| Parking Ratio: | Ample       |
| County:        | GA - Fulton |
| Year Built:    | 1964        |
| Renovated:     | 2026        |
| Zoning:        | C2          |

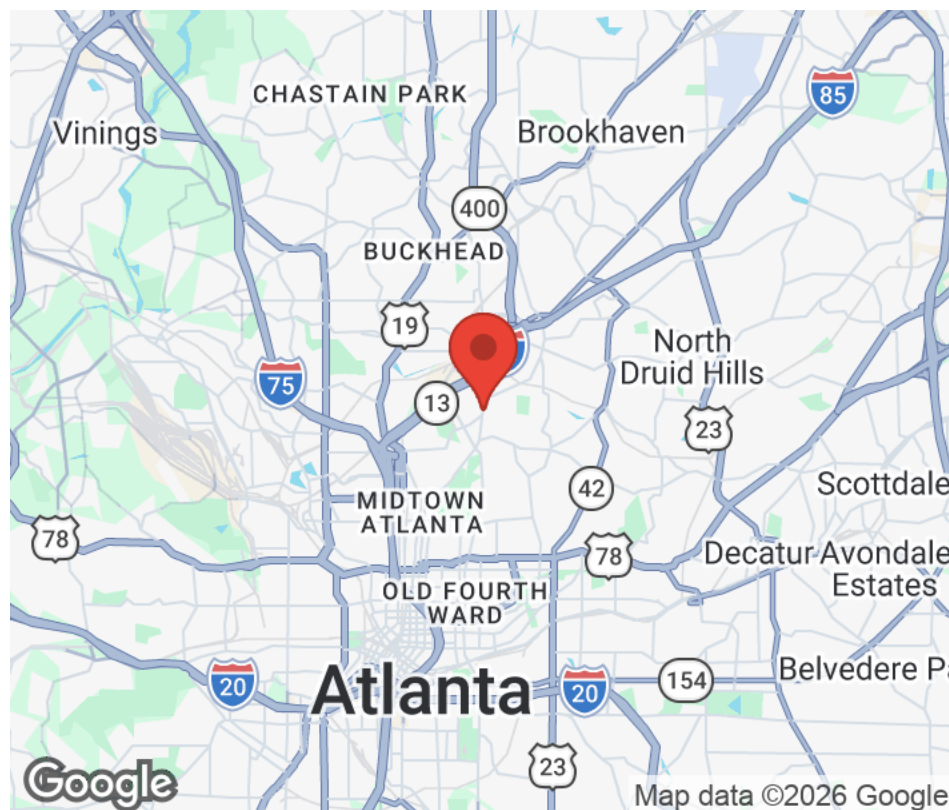


## Suite B | 1,200 SF | \$32.00 PSF

Step into a beautifully renovated, turnkey terrace-level suite designed to accommodate a wide variety of professional concepts. Boasting 1,200 square feet of highly functional, open-concept layout flanked by private treatment rooms or offices, this suite is an exceptional fit for a shared workspace/co-working setup, boutique salon, medical/wellness practice, or creative agency.



- **The Aesthetic:** Bright and modern, featuring premium wood-look flooring, crisp neutral paint, upgraded trim, and beadboard ceilings accented by contemporary recessed LED lighting.
- **The Layout:** A generous, welcoming main area that can act as a reception lobby, open bullpen, or studio floor, with distinct adjoining rooms perfect for private offices, treatment rooms, or storage.
- **Private Entrance:** Features a dedicated, secure exterior entrance away from the main road traffic, ensuring privacy for your clients.
- **Lucrative Master Tenant Opportunity:** The versatile layout makes this suite an ideal candidate for a master tenant looking to lease the entire footprint and sublease individual rooms to independent beauty professionals, therapists, or remote workers.



## The Ultimate Atlanta Connector Location

Location is everything, and 1825 Piedmont Ave NE places your business right in the sweet spot where Midtown, Buckhead, and Morningside intersect.

**Unmatched Accessibility:** Skip the gridlock. Positioned just moments from I-85 and the Downtown Connector, your team and clients can easily access the property from any corner of metro Atlanta.

**High-Traffic Exposure:** Located along a bustling stretch of Piedmont Ave, the property offers fantastic local proximity to major destination hubs like the Lindbergh MARTA station, Cheshire Bridge, and Piedmont Park.

**Surrounding Amenities:** Your business will be surrounded by a dense, high-income residential population and a vibrant mix of popular local dining, retail, and coffee shops—perfect for client lunches or employee convenience.

## PROPERTY PHOTOS





| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 7,354  | 106,050 | 222,361 |
| Black            | 3,177  | 46,779  | 130,743 |
| Am In/AK Nat     | 9      | 195     | 354     |
| Hawaiian         | 1      | 59      | 133     |
| Hispanic         | 1,050  | 16,812  | 40,055  |
| Asian            | 1,316  | 19,881  | 36,913  |
| Multiracial      | 352    | 5,161   | 11,021  |
| Other            | 29     | 567     | 1,018   |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 1,999  | 23,036  | 60,819  |
| Ages 15 - 24 | 1,319  | 32,132  | 68,763  |
| Ages 25 - 54 | 7,109  | 99,271  | 217,227 |
| Ages 55 - 64 | 1,408  | 19,037  | 42,121  |
| Ages 65+     | 1,457  | 22,010  | 53,668  |





## DONALD B EDWARDS JR

### Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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