



1422 Woodmont Ln, Unit 3, Atlanta, GA 30318

Offering Memorandum

2,800sf of fully leased flex office retail showroom space in the surging Upper West Midtown. Four years remaining of lease term, escalating at 3%.

Offered at \$850,000 (7% Cap Rate.)



OFFER SUMMARY

**INVESTMENT SALE
IN WEST MIDTOWN
WITH 7% CAP RATE
OFFERED AT
\$850,000**



Keller Knapp Commercial Advisors is pleased to offer this unique opportunity to acquire a 2,800sf flex office retail showroom space in the surging Upper West Midtown market. The Property is 100% leased with four years remaining of lease term, escalating annually at 3%. Opportunity to extend or release at substantially increased prevailing market rents.

Solid Investment with stable tenant and immediate income. Landlord responsibilities are limited to roof, exterior walls, property taxes and mechanical systems repairs exceeding \$1,500. The Association Fees cover Property Insurance and are paid for by the tenant.

Optimally located in Upper West Midtown with its proliferating growth and real estate investment. Moments to the 80 acre Works at Chattahoochee mixed use development. The entire area is awash with adaptive reuse projects, creative office demand and residential inflows. West midtown delivers a blend of historic buildings, modern lofts, multifamily developments and repurposed warehouses and offers an opportunity for strong appreciation relative to more mature real estate markets in Metro Atlanta

The Property is zoned I2 HEAVY INDUSTRIAL offering vast flexibility in uses.

https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeId=PTIICOORANDECO_PT16ZO_CH17HEINDIRE

Please text or contact broker for further details.

Darren Comer 678 613 5519 darren@kellerknapp.com

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INVESTMENT HIGHLIGHTS

HIGHLIGHTS

Ample Client & Tenant Parking

Monument Signage

Size +/- 2,800 SF

Price \$850,000

2026 NOI \$59,000*

*(including estimated Property Tax Increase after sale)

Cap Rate 7%

Ideal 1031 Exchange Property

DETAILS

Address:

1422 Woodmont Ln NW, Unit 3, Atlanta GA 30318

County: Fulton

Year Built: 2001

Parking Spaces 40+

DEMOGRAPHICS

5 Mile:

Population 350,000

Households 172,309

Average Income \$152,588

FINANCIALS

Gross Rental Income:

2026 \$73,650 \$26.30/sf/yr

2027 \$75,858 \$27.09/sf/yr

2028 \$80,472 \$28.74/sf/yr

2029 \$81,660 \$29.16/sf/yr* thru Aug 2029.

From Sept 2029 Prevailing Market Rates

Tenant Responsibilities: Assn. Fee \$350 (which includes Property Insurance and trash collection), maintenance, utilities, Tenant HVAC maintenance is capped at \$1,500.

Landlord Responsibilities: Property Taxes, Roof, Exterior walls, and mechanical systems repairs exceeding \$1,500 per year. New TPO Roof with Warranty 2021
HVAC replaced 2016

Property Taxes: 2025 City & County \$6,767.98

*Estimated Taxes 2026 (after sale) \$13,000.00

Condo Fee: \$350 (Paid by Tenant)

Options: Tenant has one option to terminate lease on 36th month (i.e May 31 2027) with 9 month notice.
Tenant has one option to extend the lease 60 months at Prevailing Market Rates.

Agent: Darren Comer

darren@kellerknapp.com

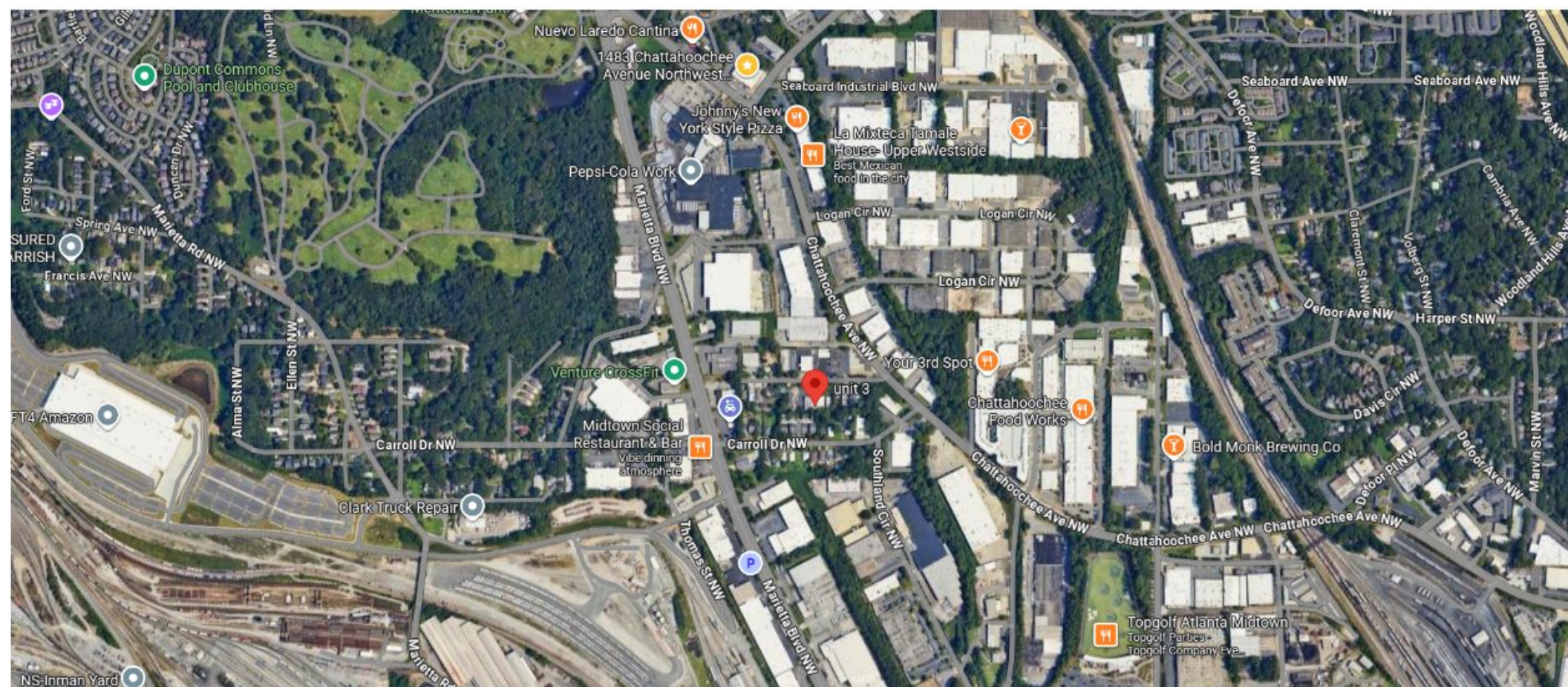
678 613 5519

Exclusively listed by Keller Knapp Inc

715 East Lake Drive Decatur GA 30030



AREA MAP



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MARKET OVERVIEW

The Upper West Midtown Atlanta market is characterized by a high volume of mixed-use development, which is transforming the submarket from its industrial roots into a popular live-work-play destination. Development activity has tapered off, increasing demand for existing spaces.

West Midtown commands some of the highest gross asking lease rates in the Atlanta area, often placing it in the top three submarkets. The area attracts tenants seeking creative office space with unique amenities and proximity to a walkable, mixed-use environment including:

The Works: an 80-acre adaptive mixed-use development by Selig Enterprises, is a major driver and central hub of the rapidly transforming The development has revitalized a former industrial area, capitalizing on the broader demand for live-work-play environments in Atlanta and the West Midtown area's appeal for creative office and experiential retail.

The Interlock: A premier mixed-use destination featuring office, retail, restaurants (like Puttshack and Kura Sushi Bar), apartments, and student housing (Theory Interlock, near Georgia Tech).

Star Metals District: An existing successful project with plans for a significant expansion, including three new towers (one over 30 stories), adding 1.5 million square feet of space, including 100,000 square feet of retail, and potentially more office space. Construction on the first tower is set to begin in late 2025.

Echo Street West: A large multi-phase, 19-acre development on the Westside BeltLine Connector, encompassing creative office space (285,000 SF), retail (30,000 SF), multifamily units, and a 16,000-square-foot artist and makers colony.

Westside Provisions District: A well-established mixed-use area featuring sophisticated office space and boutique retail/restaurant spaces.

1050 Brickworks: A recent 2024 delivery adding 225,000 square feet of newly built office and prime retail space (14,166 SF).

Nearby major employers include: The Coca Cola Company, Georgia Tech, Google Fiber, iHeart Media, Chattahoochee Food Works, Equifax, NCR Voyix, Invesco, CNN/Warner Bros. Discovery, EarthLink. Metro Atlanta has seen some of the strongest job growth and household formation in the nation over the past few years.

CONTACT INFORMATION

KELLER KNAPP

Keller Knapp Commercial Advisors is a boutique commercial brokerage with local knowledge, a sense of community, decades of experience and a desire to make a difference.

The boutique difference is fundamental and focuses on a strong relationship style that encompasses the experience of buying or selling commercial real estate with professional Realtors at your service. Our Keller Knapp advisors are all experienced Commercial Realtors that are trained to sell, negotiate and build relationships within the community and are empowered to make the decisions without any regional or corporate approval.

Keller Knapp advisors have a strong sense of community and we take great pride in giving back to the communities we serve.

We maintain a community-focused approach with both time and resources. Our advisors are actively involved with the community. Additionally, we believe in giving back to the community. Since 2003, Keller Knapp has given back 10% of its profits to the community each year.



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