FOR SALE
WEST MIDTOWN OFFICE BUILDING

Freestanding Building on +/- 1.61 Acre (2 lots)
1314 Ellsworth Industrial Blvd.

+/- 9,500 sq ft

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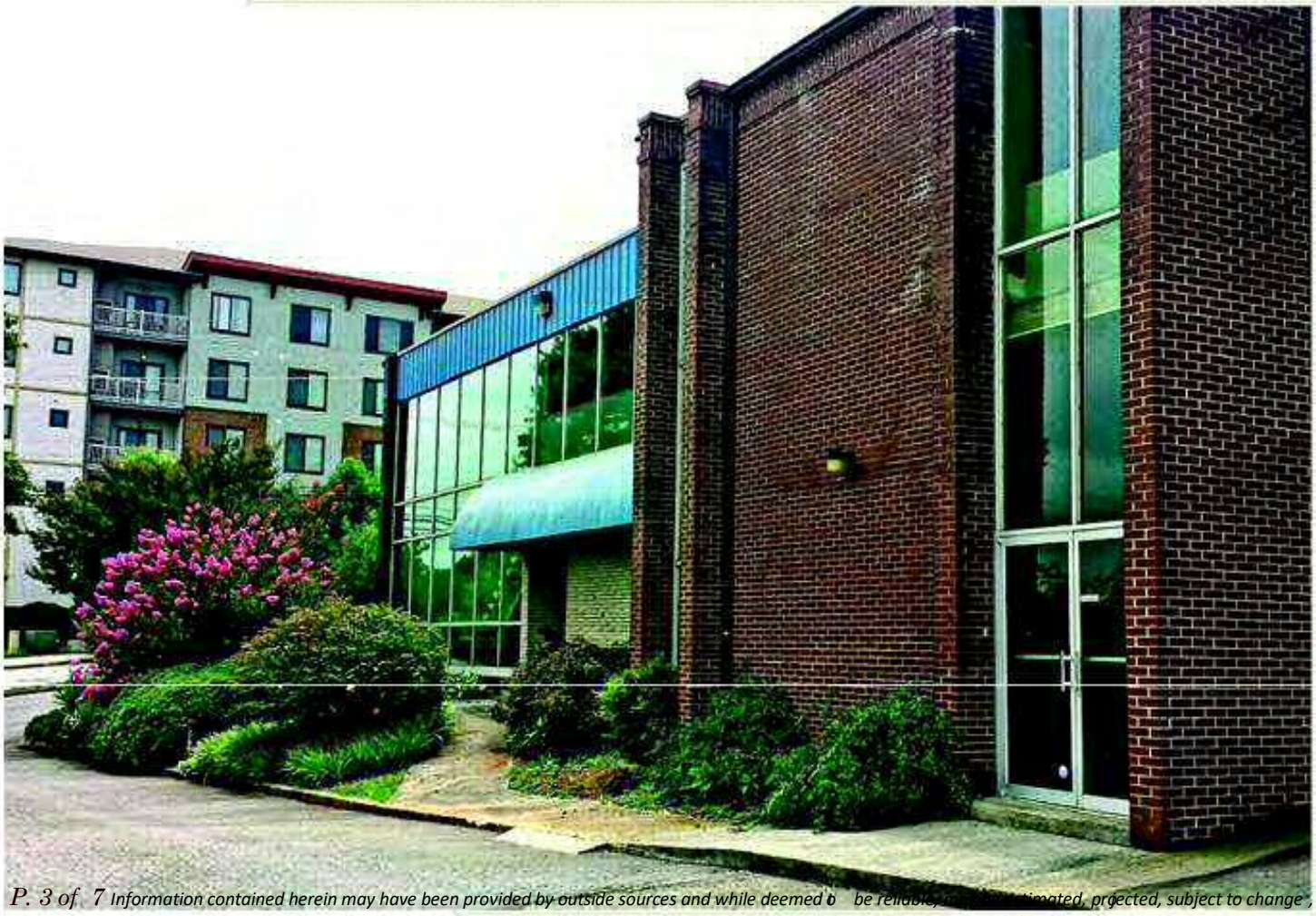
West Midtown Freestanding Office/Studio Building

This cool, two-story +/- 9,500 sq ft freestanding commercial building in West Midtown is perfect for a variety of office, studio, church, or event uses. Originally built in 1961 as a recording studio, this building has a rich history hosting artists such as James Brown, Eric Clapton, the Allman Brothers, Atlanta Rhythm Section and the Police. Building was completely renovated in 2016 to include a new mezzanine office and windows added.

Great location on Ellsworth Industrial Boulevard near Huff Road in the heart of Atlanta's red hot Chattahoochee Design District. The property includes 2 lots totaling +/- 1.61 acre I-1 zoned lot allows for ample surface parking.

Available for SALE at $4,500,000



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Property Information

Address	1314 Ellsworth Industrial Boulevard Atlanta, GA 30318
County	Fulton
Property Size	+/- 9,500 sq ft
Lot Size	+/- 1.61 acre
Parking	Ample spaces are available est. 60
Year Built	1961
Year Reno	2016

LIFE SAFETY LEGEND

1-HOUR SEPARATION - ALL DOORS 20 MIN. RATED, SEE SCHED.

BUSINESS OCCUPANCY 100 SQ.FT. GROSS/PERSON

ACCESSORY STORAGE/MECH. NO OCCUPANTS (PER NFPA 101 TABLE 7.3.1.2)

OCCUPANT LOAD #

DISTRIBUTION OF OCCUPANTS #

DOOR CAPACITY #

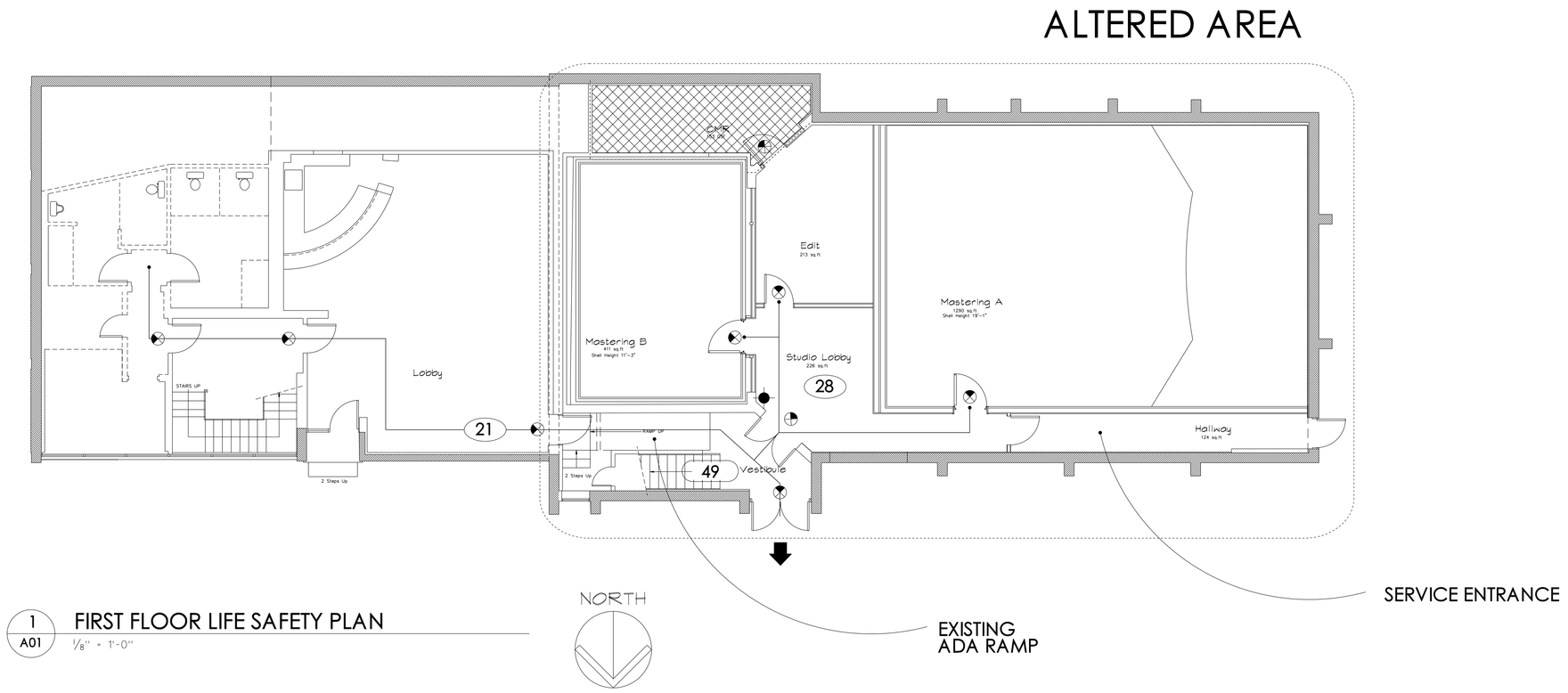
STAIR CAPACITY #

EGRESS PATH

EXIT DISCHARGE

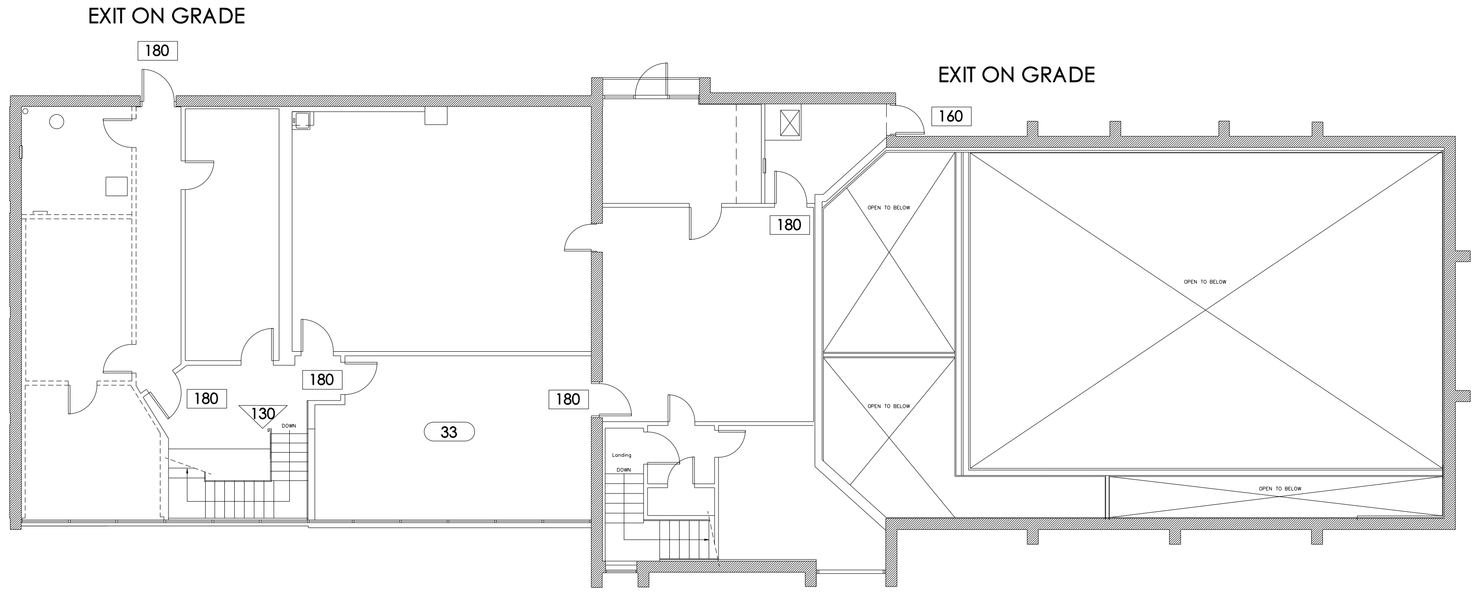
PORTABLE FIRE EXTINGUISHER

EXIT SIGN LOCATIONS: GC TO VERIFY WHETHER ALREADY EXISTING



1 A01 FIRST FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



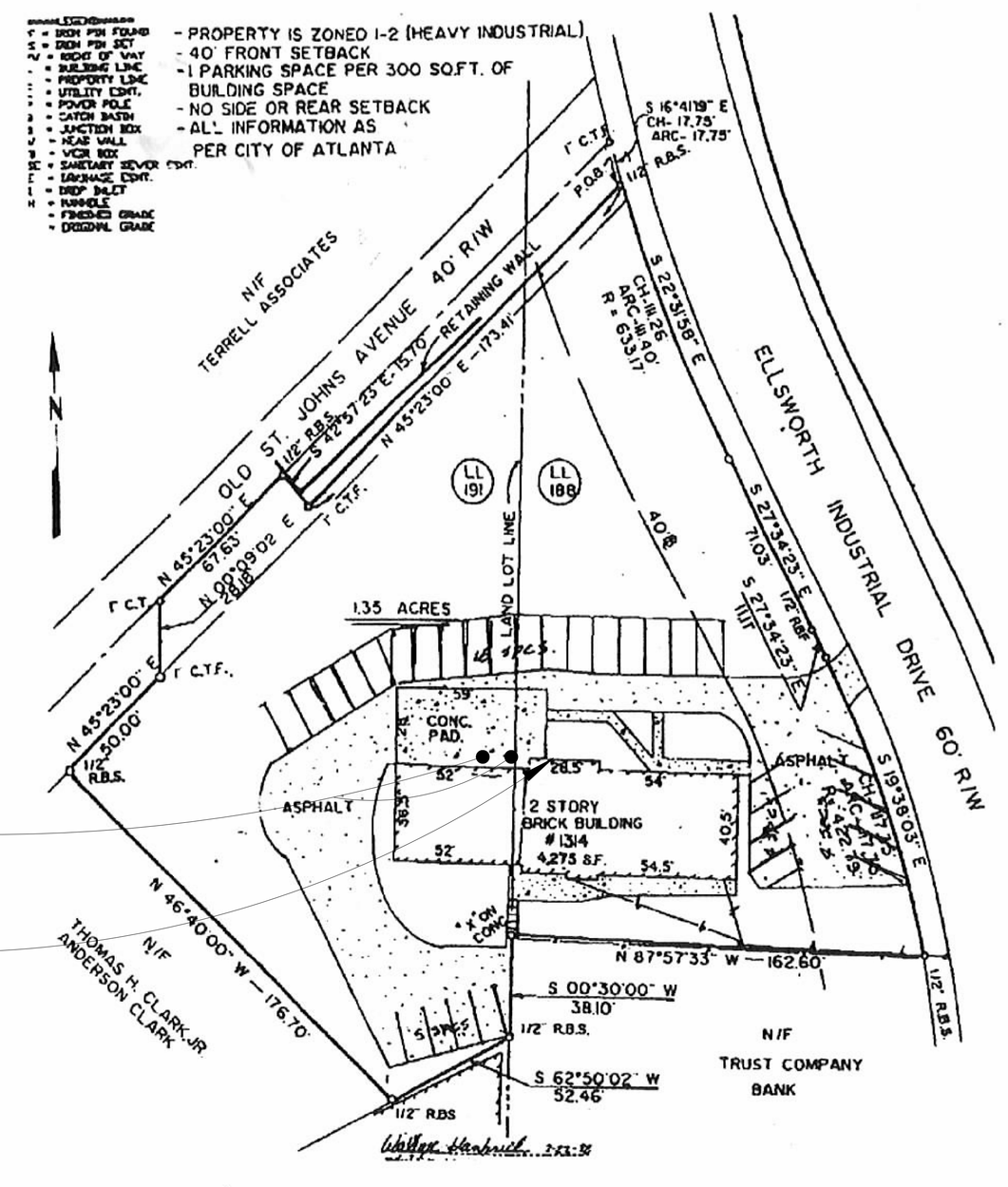
2 A01 EXISTING SECOND FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"

THIS AREA IS CLASSIFIED AS EXISTING BUSINESS, BUT WILL NOT BE USED BY NEW OWNER. ONLY MAXIMUM OCCUPANCY LOAD AND CAPACITY OF DOORS ARE SHOWN

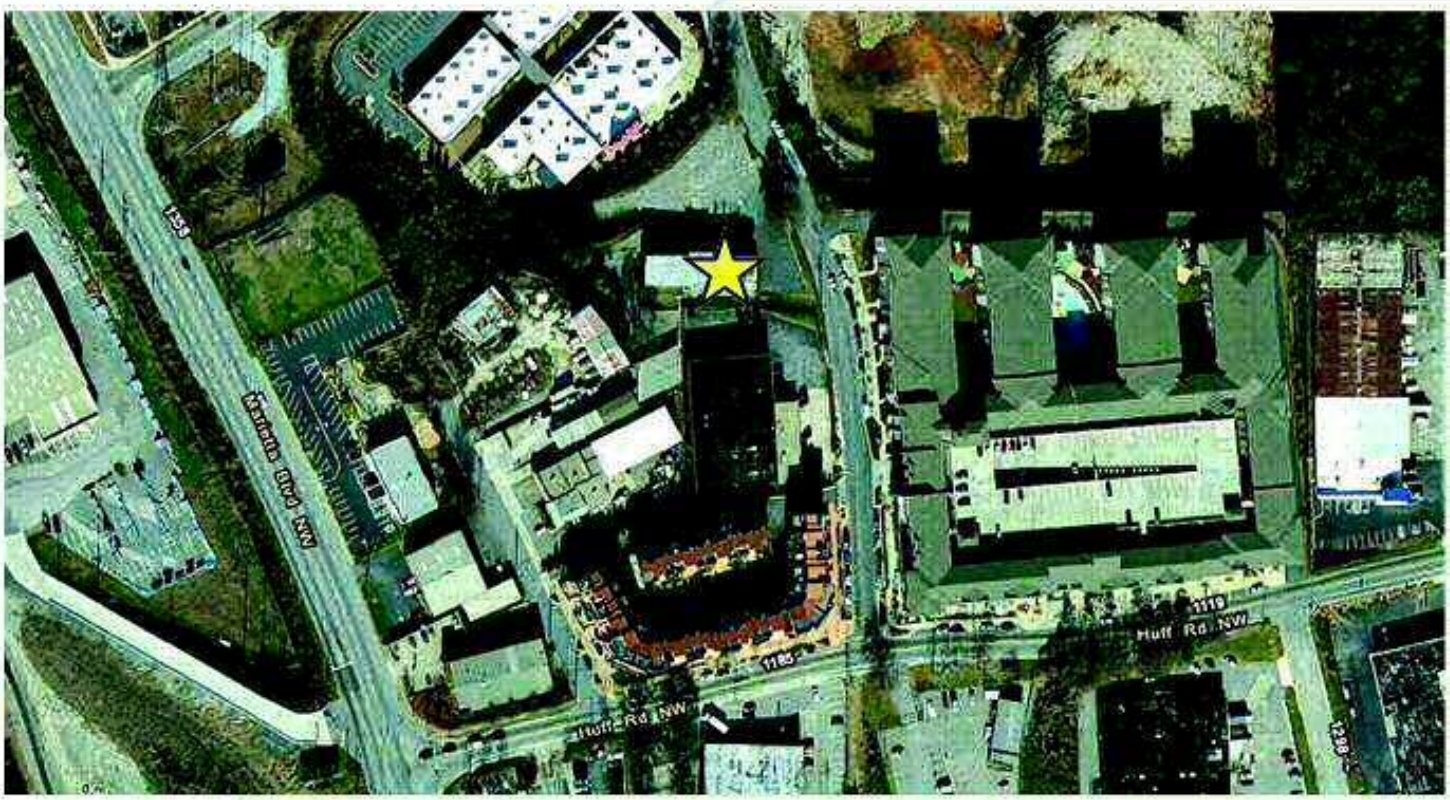
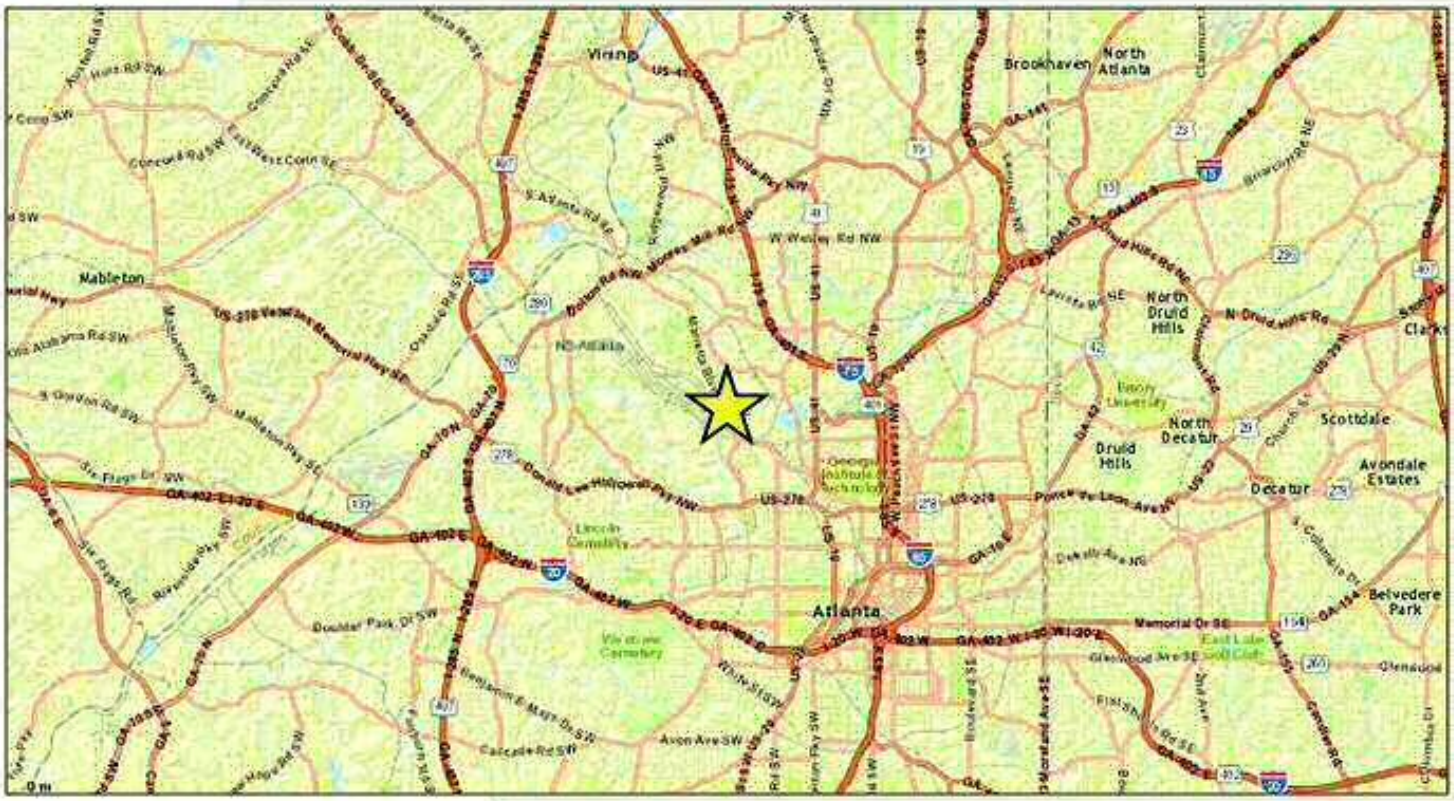
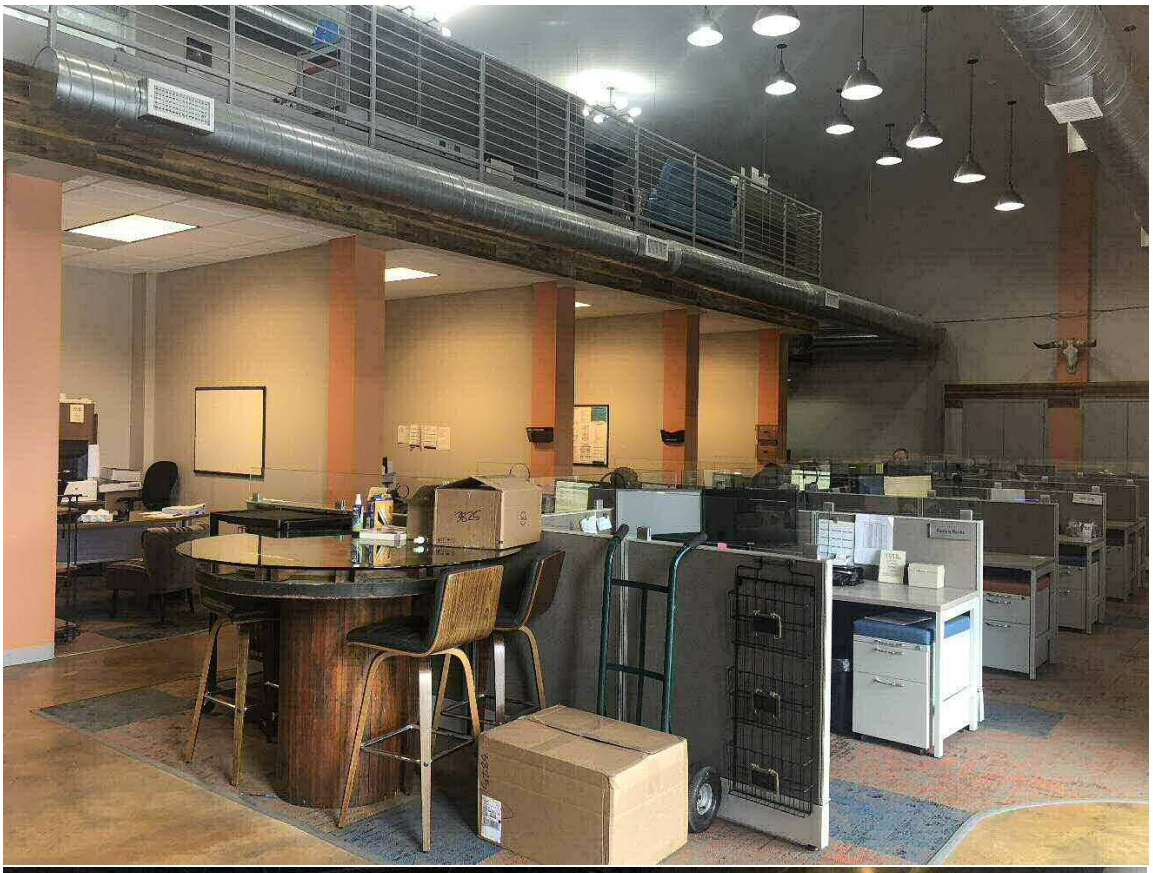
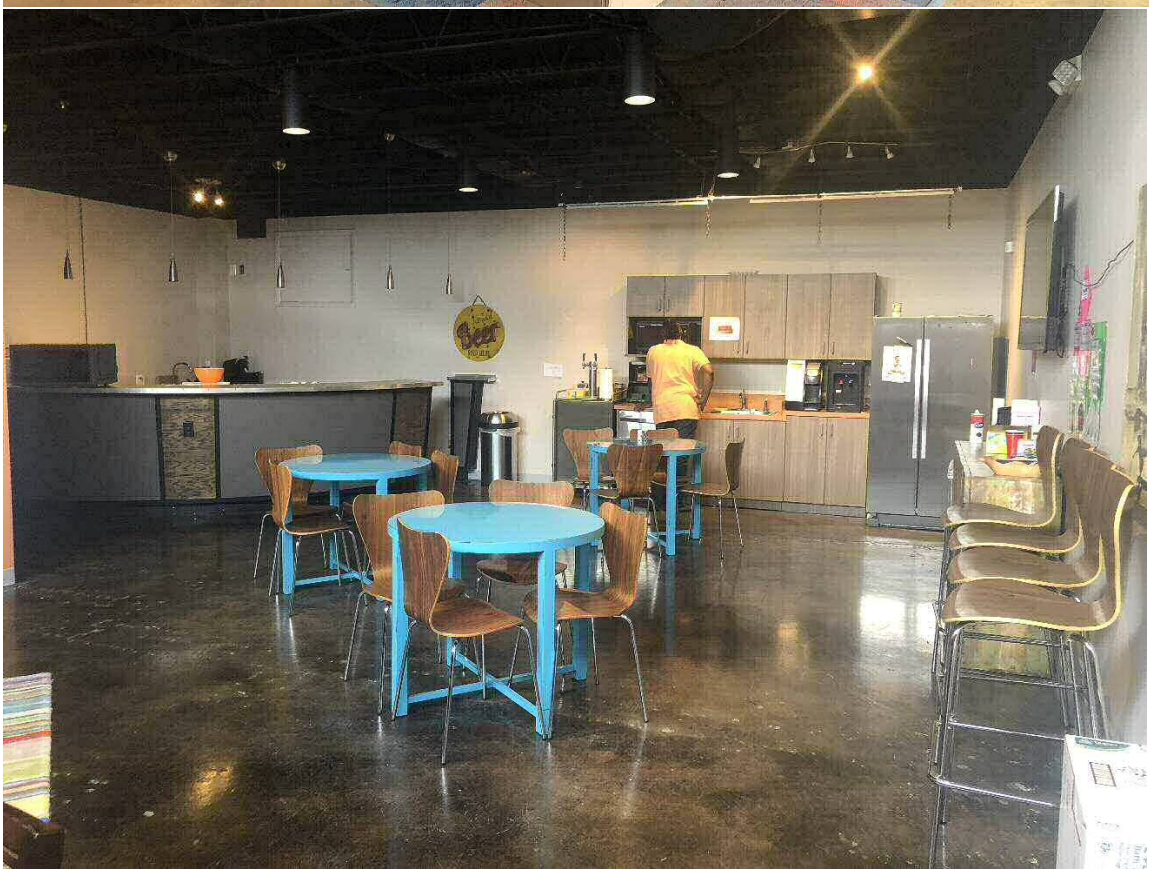
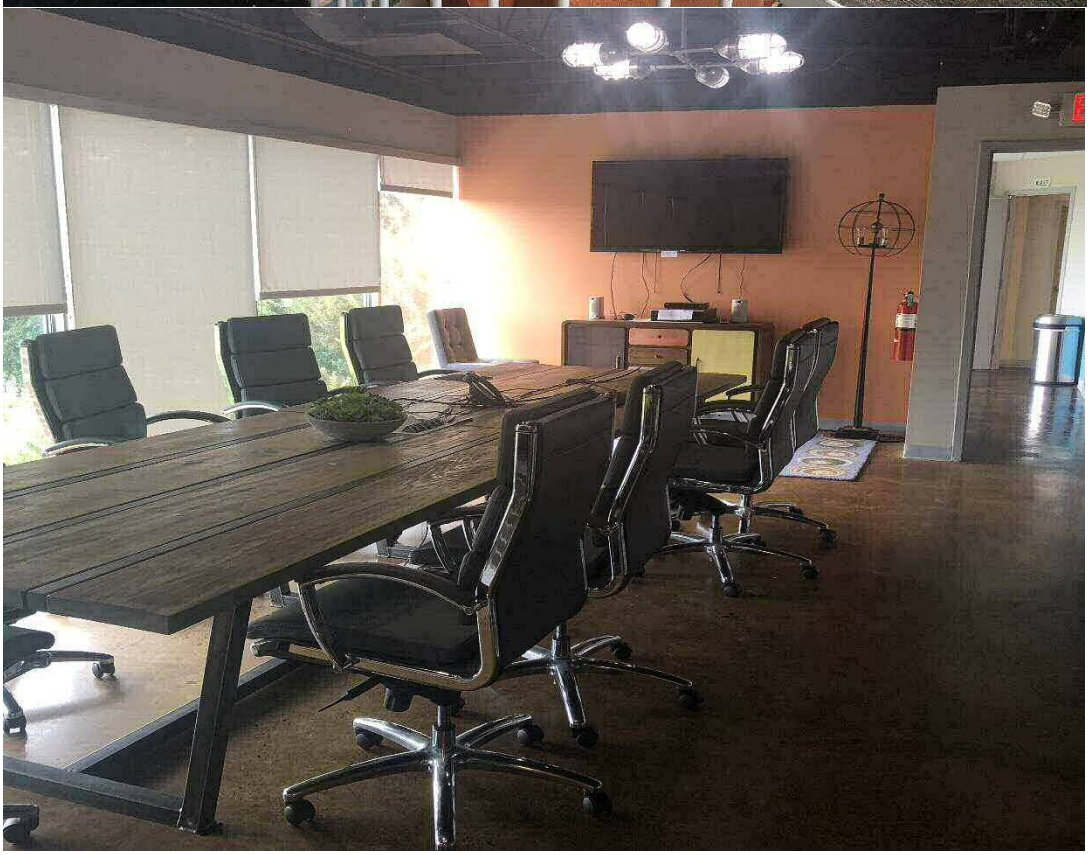
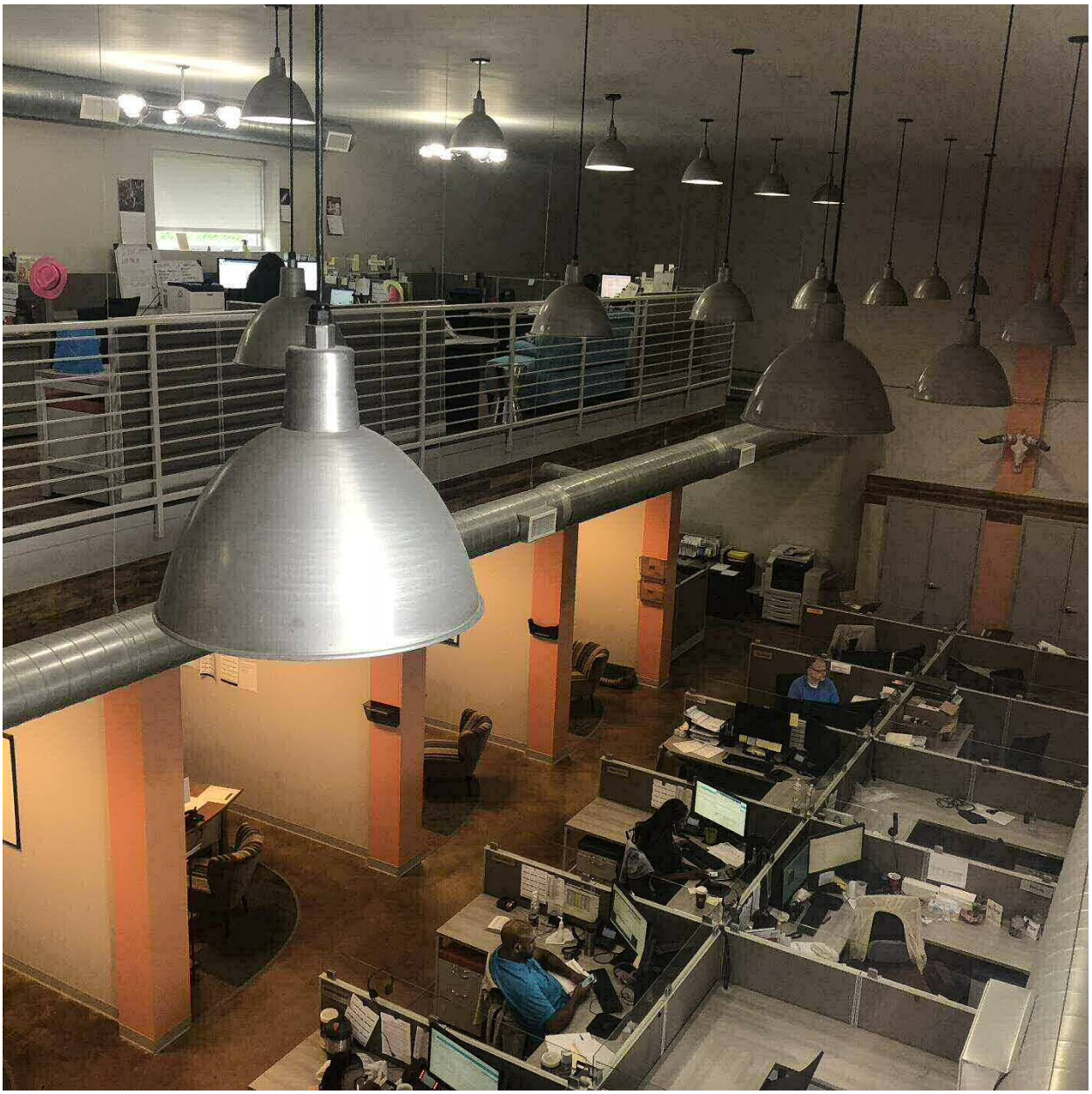
2 EXISTING ACCESSIBLE SPACES

PROVIDE ACCESSIBLE ROUTE TO ENTRANCE



3 A01 SURVEY / SITE PLAN

1/32" = 1'-0"

West Midtown Office/Studio Building
Atlanta, Georgia

Location Aerial and Map