981 Joseph Lowery Boulevard, Atlanta, GA Unit 981-100: 6,979 SF Loft Office

FOR SALE \$1,790,000 OR FOR LEASE \$23.00/SF, MG





## **MODERN TWO-STORY LOFT OFFICE**

Includes reception, 12 offices, open space for cubes, executive board room, 4 restrooms, kitchen, fitness space, and built-in bar and lounge area that's perfect for entertaining.

## 6,979 SF

Unit 981-100

1st Floor - 3,784 SF 2nd Floor - 3.195 SF

### **PRICE REDUCED!**

\$1,790,000

(\$256.48/SF) SALE PRICE \$23.00/SF

Modified Gross LEASE PRICE (5-7 YR. TERM)

## FREE PARKING

Ample Free Unreserved Plus 2 Reserved Spaces SECURED SURFACE LOT





#### **BORIS GARBUZ**

P: +1 404 682 3418 C: +1 312 285 8172

boris.garbuz@cushwake.com

1180 Peachtree Street, Suite 3100 Atlanta, Georgia 30309

www.cushmanwakefield.com

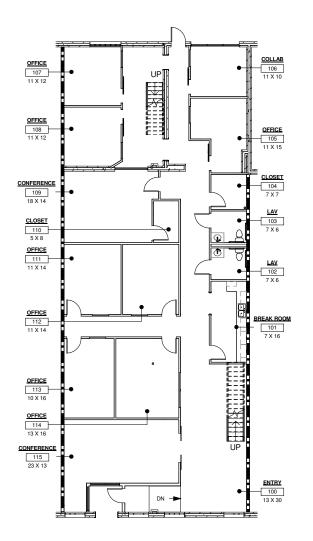


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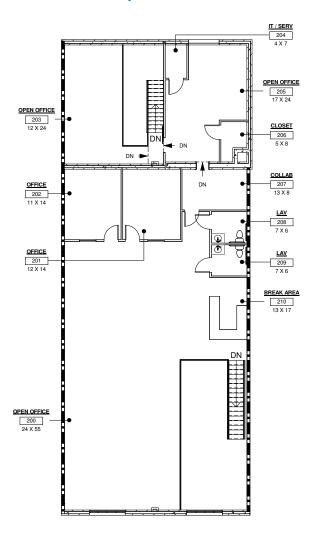
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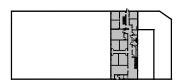
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## FIRST FLOOR 3,784 SF



## SECOND FLOOR 3,195 SF





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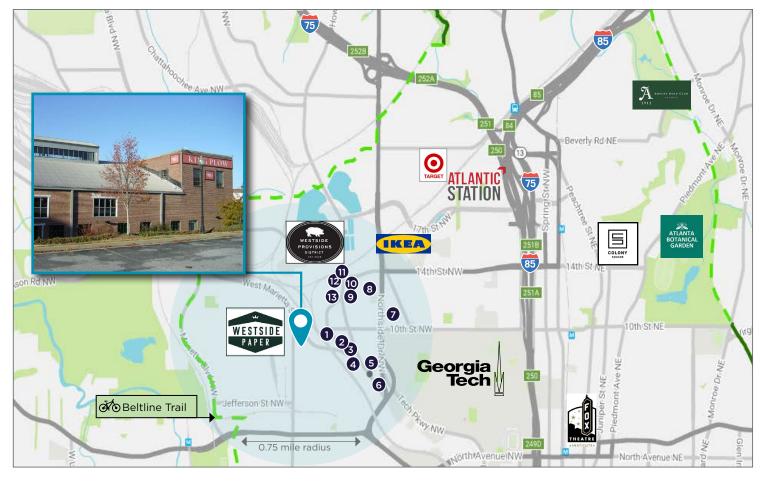
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### **EXCELLENT WEST MIDTOWN LOCATION**

Part of a historic mixed-use redevelopment of King Plow Arts Center located in West Midtown, known as the Design District. Abundant retail and amenities nearby include:

- 1. The Painted Duck
- 2. Eight Sushi Lounge
- 3. The Optimist
- 4. Food Terminal
- 5. Bartaco
- 6. Rock Steady
- 7. Miller Union

- 8. Chick-fil-A
- 9. Barcelona Wine Bar
- 10. Putt Shack
- 11. Ormsby's
- 12. Marcel
- 13. West Egg Cafe

#### **DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2024 Population	16,202	167,773	371,548
Median Age	30.8	32.6	34.6
2024 Households	7,251	78,208	177,214
Avg. Household Size	1.7	1.8	1.9
Avg. Household Income	\$92,337	\$104,769	\$111.447

<b>Consumer Spending</b>	1 Mile	3 Mile	5 Mile
Total Employees	21,155	267,142	353,098
Total Businesses	1,071	20,195	30,660
Total Spending	\$186.5M	\$2.2M	\$5.3M

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