

# King Plow Arts Center

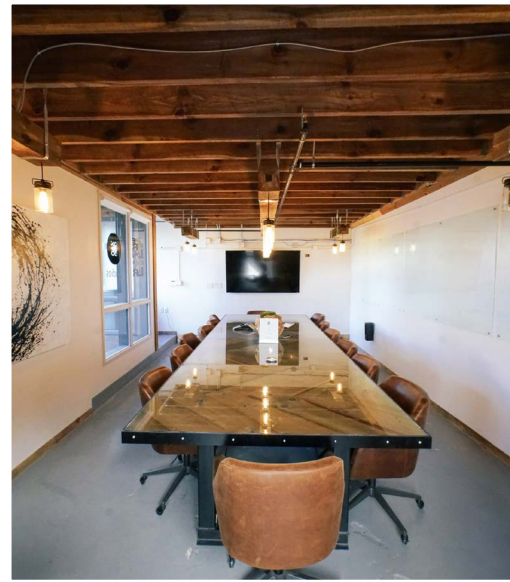
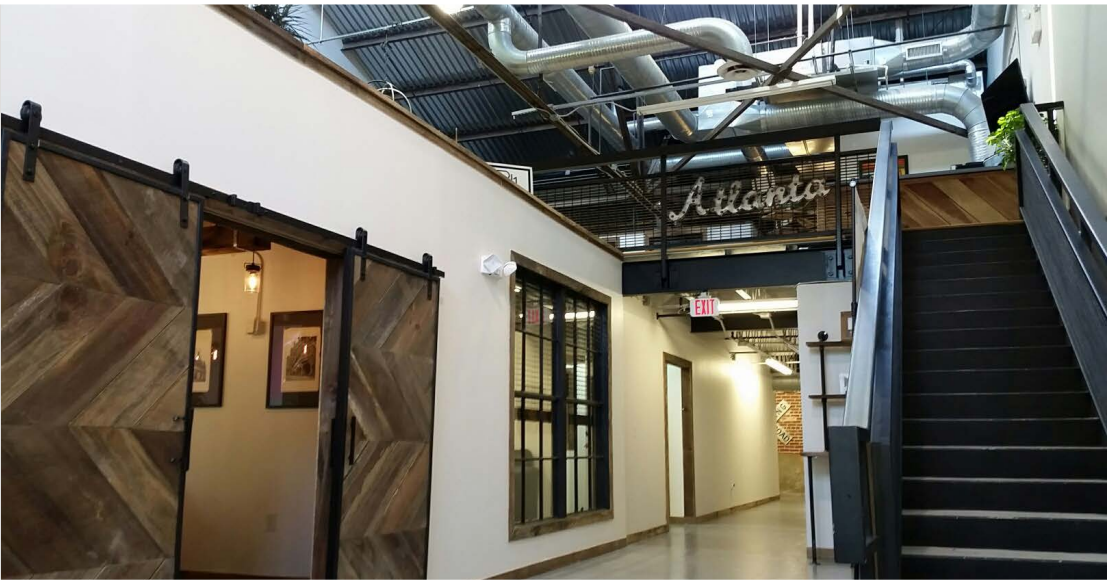
981 Joseph Lowery Boulevard, Atlanta, GA

**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

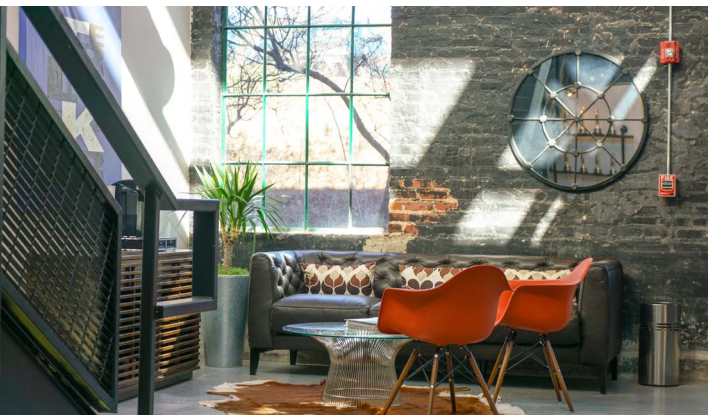
LEASE PRICE

(5-7 YR. TERM)

### FREE PARKING

Ample Free Unreserved  
Plus 2 Reserved Spaces

SECURED SURFACE LOT



#### BORIS GARBUZ

P: +1 404 682 3418

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boris.garbu@cushmanwake.com

1180 Peachtree Street, Suite 3100

Atlanta, Georgia 30309

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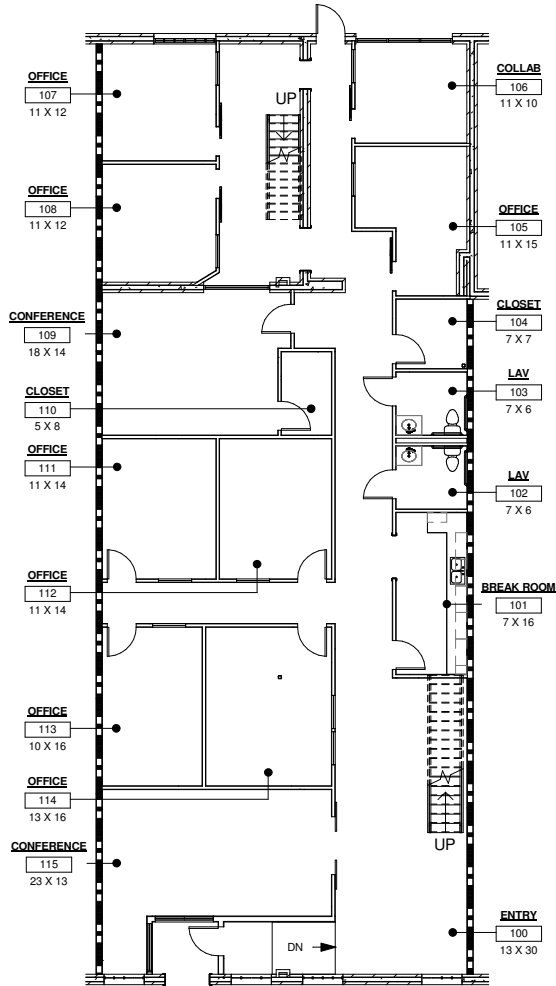
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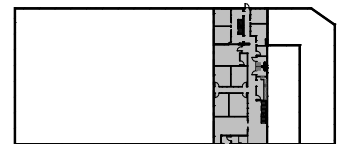
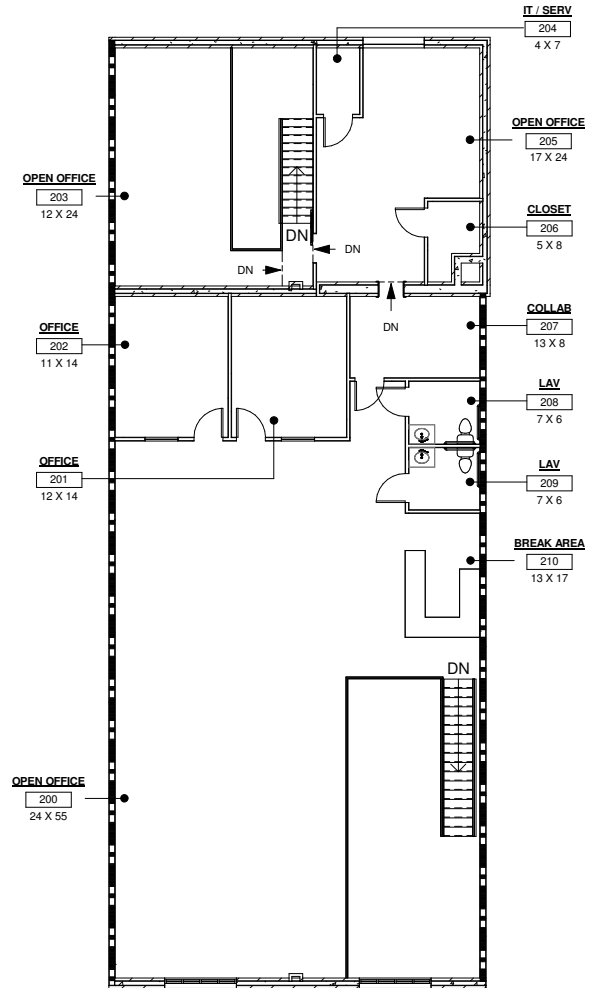
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## FIRST FLOOR 3,784 SF



## SECOND FLOOR 3,195 SF



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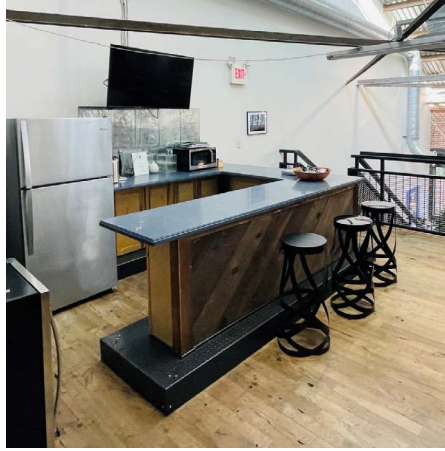
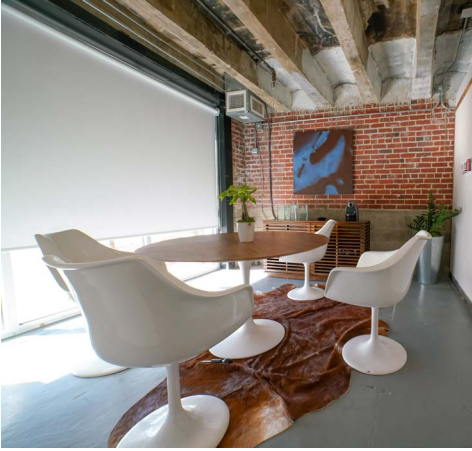
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## EXCELLENT WEST MIDTOWN LOCATION

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
<b>2024 Population</b>	16,202	167,773	371,548
<b>Median Age</b>	30.8	32.6	34.6
<b>2024 Households</b>	7,251	78,208	177,214
<b>Avg. Household Size</b>	1.7	1.8	1.9
<b>Avg. Household Income</b>	\$92,337	\$104,769	\$111,447

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

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