

CREATIVE LOFT OFFICE BUILDING FOR SALE OR LEASE

+/- 7,693 Total Square Feet

1425-1427 Mayson Street NE
Atlanta, GA 30324



- Rare, free-standing opportunity for tenant, owner-user or investor
- Single story, free standing building with two suites (that could be combined)
- Private, outdoor covered patio amenity space
- 11 on-site parking spaces and additional parking on-street and optional leased spaces across street.
- Central intown location offering easy access to I-85/I-75 and cross streets for intown mobility
- Adjacent to Armour Yards, home to Sweet Water Brewery, East Pole Coffee, Fox Bros. BBQ and more coming soon
- Steps from Beltline Northeast Trail Access via Plasters Avenue

Jeff Pollock - CCIM, SIOR

jp@pollockcommercial.com

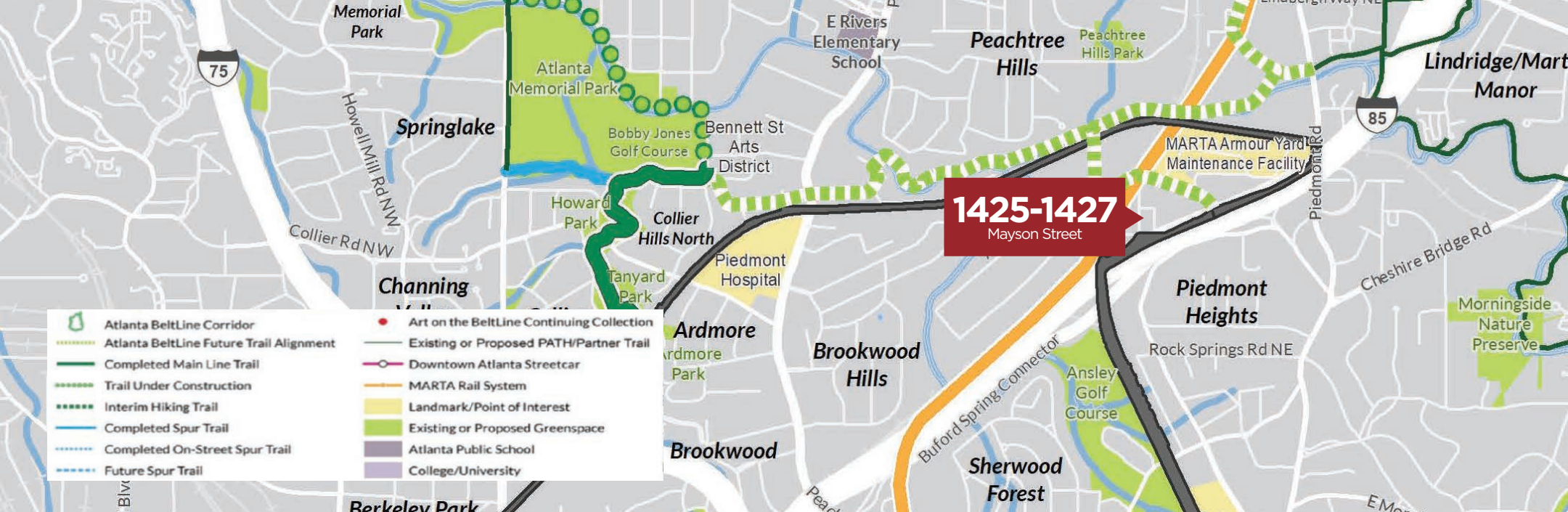
O | (404) 662-2182 M | (404) 964-7060

Katie Sentell - CCIM

katie@pollockcommercial.com

O | (404) 596-8419 M | (404) 394-9599





MAP & PHOTOS



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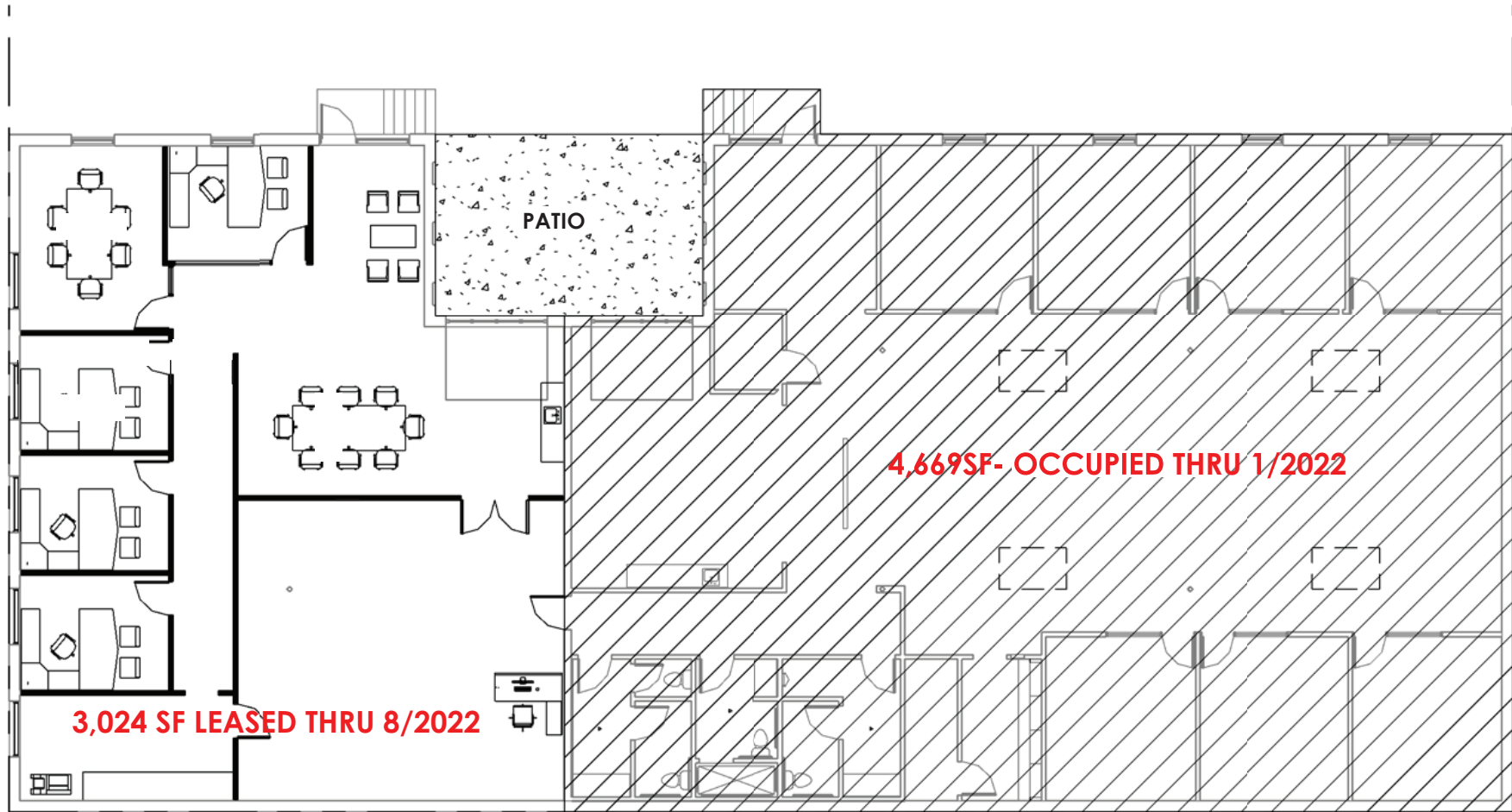
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1425 MAYSON FLOORPLAN

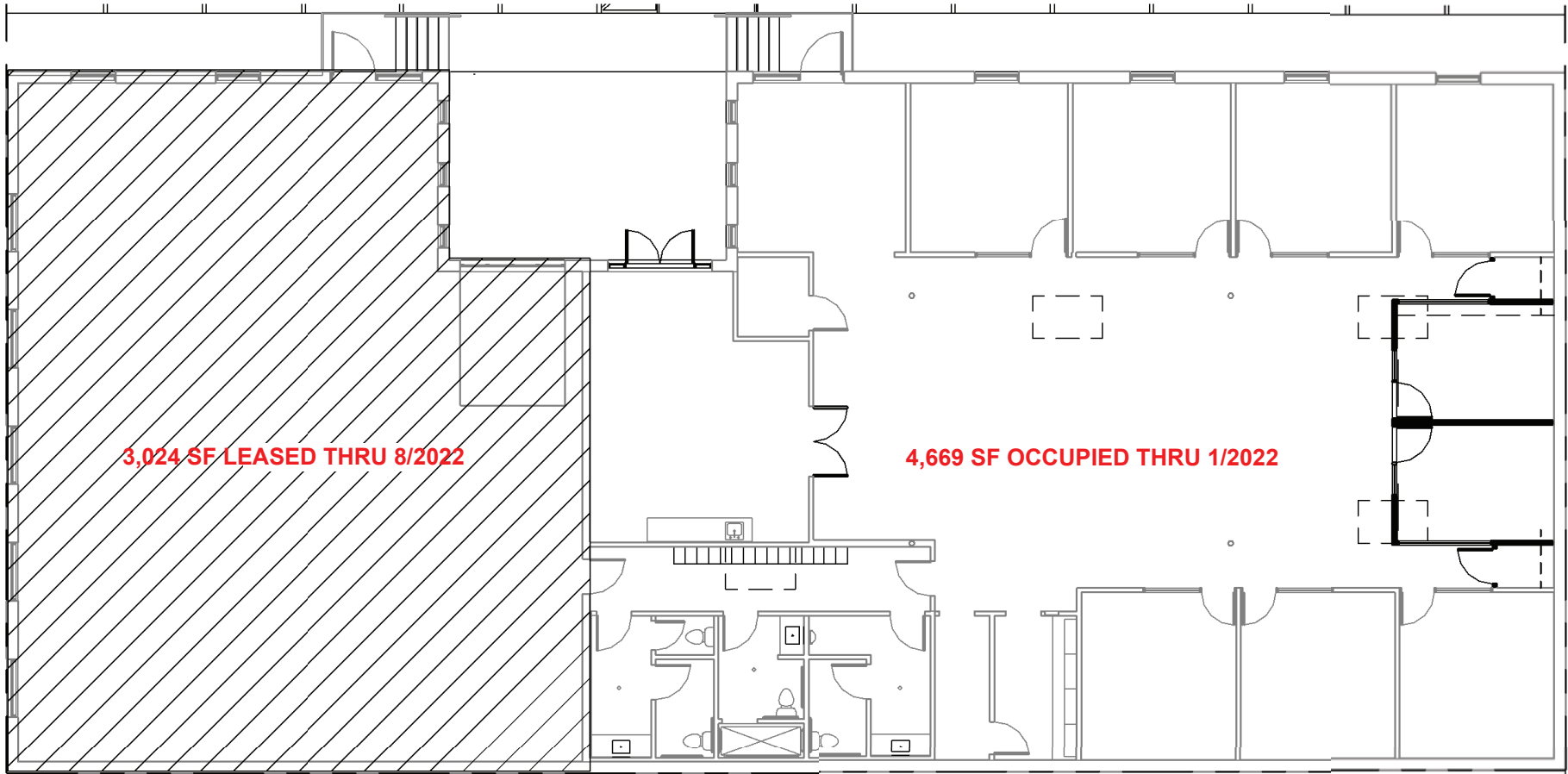
+/- 3,024 Total Square Feet

- Leased through August 31, 2022 with ability to extend tenant in place
- Rental income includes common area expenses (furnished upon request)



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1427 MAYSON FLOORPLAN

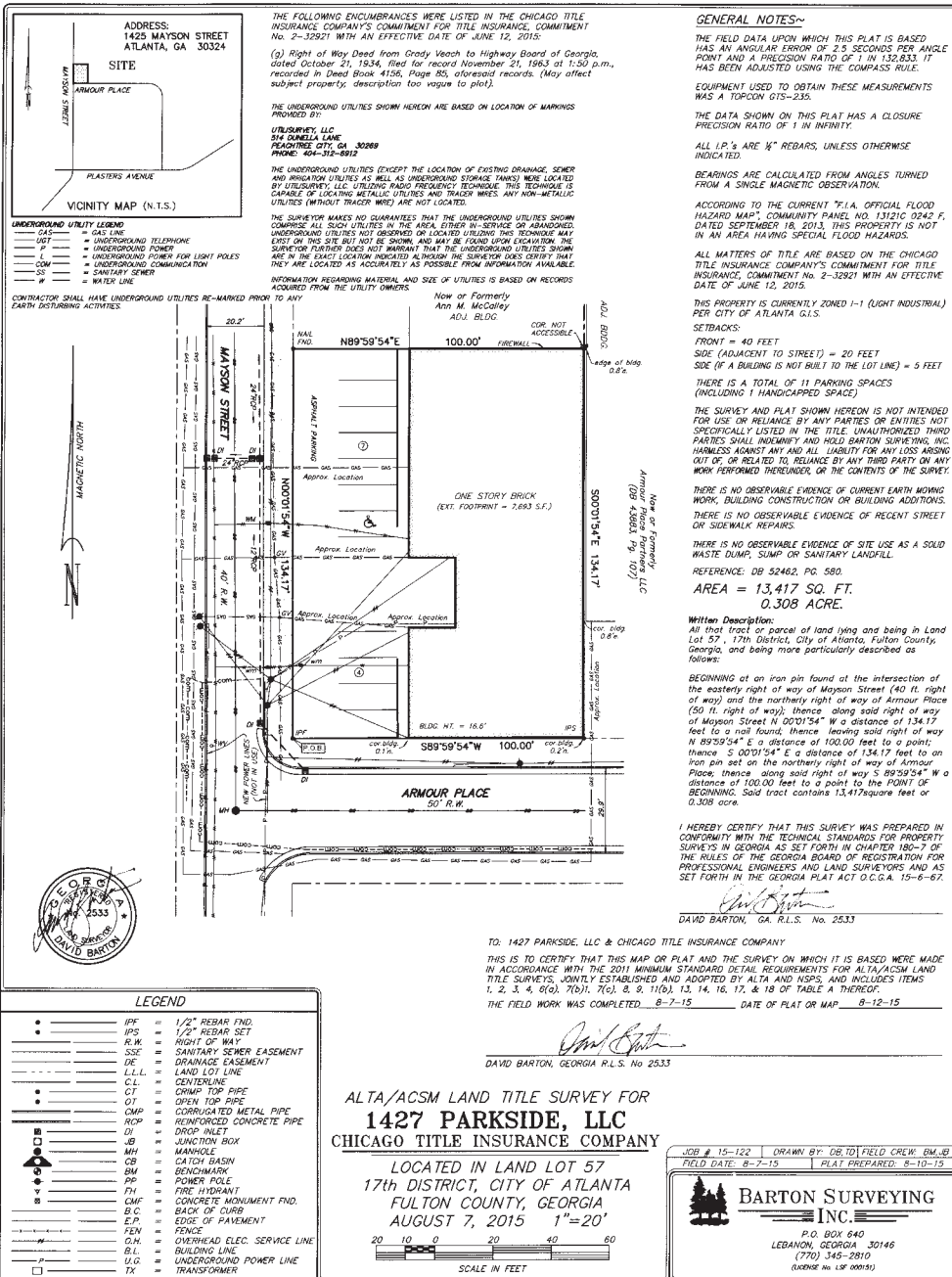
+/- 4,669 Total Square Feet



Jeff Pollock - CCIM, SIOR
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- Highly upgraded, move-in ready loft office space featuring private offices, conference, and open areas
- Suite available by 2/1/2022
- Furniture may be available for move-in ready, turn key solution



- Total building renovation in 2015
- New roof with warranty through 2035
- 5 new HVAC units 2015, 2016
- Exterior lighting and landscaping
- Door access central system
- Common area, restrooms with a shower
- Estimated Annual Operating Expenses including CAM, Taxes and Insurance \$6.55/sf

PROPERTY SURVEY AND ADDITIONAL INFORMATION



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