



83

WALTON STREET

LOFT OFFICE BUILDING IN **DOWNTOWN ATLANTA** FOR SALE



83

WALTON STREET  
FOR SALE

83 Walton Street, Atlanta, GA 30303

## Property Highlights



- ± 21,756 SF office building
- Great owner-occupant opportunity (83% vacant)
- Newly renovated loft office space on each floor
- Located within walking distance of 3 Marta stations and numerous downtown amenities and restaurants
- Each floor has private restrooms
- Open office configuration
- Exposed brick and high wood-beam ceilings
- Listed on the National Register of Historic Places
- Fairlie-Poplar Historic District
- Federal and State Opportunity Zones



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# Building Overview

83 Walton Street is a beautifully renovated row building constructed in 1916 in **Downtown's Fairlie-Poplar Historic District**, whose buildings represent some of the city's finest late Victorian and early 20th-century commercial buildings and the largest collection of such anywhere in Atlanta. **83 Walton Street** was originally known as the The Massell Building and designed by architect Lodwick J. Hill, Jr. Listed on the **National Register of Historic Places** and once the home of Capricorn Records (the label that first represented Widespread Panic, The Allman Brothers Band, Cake, and Kenny Chesney), this building features **high wood-beam**

**ceilings and exposed brick.** The surrounding streets feature some of the city's **best restaurants** including White Oak Kitchen, Alma Cocina, and Nikolai's Roof, as well as major attractions like the College Football Hall of Fame, Georgia Aquarium, the National Center for Human and Civil Rights, and the World of Coke. The property is also situated next door to **Georgia State University** and within close proximity to **Georgia Tech**, both of which are top tier universities and produce some of the **best workforce talent** to be found.



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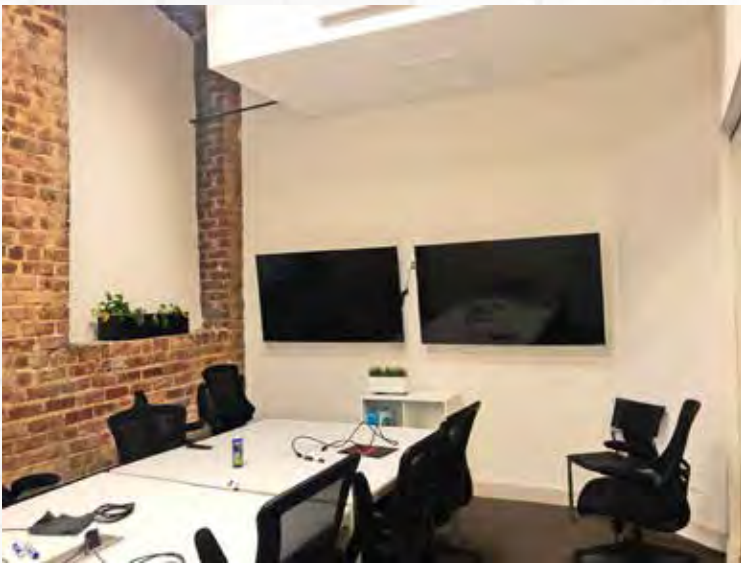
# INTERIOR PHOTOS





WALTON STREET

# INTERIOR PHOTOS





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1

Mercedes-Benz Stadium

4

Centennial Olympic Park

7

Grady Memorial Hospital

2

State Farm Arena

5

College Football Hall of Fame

8

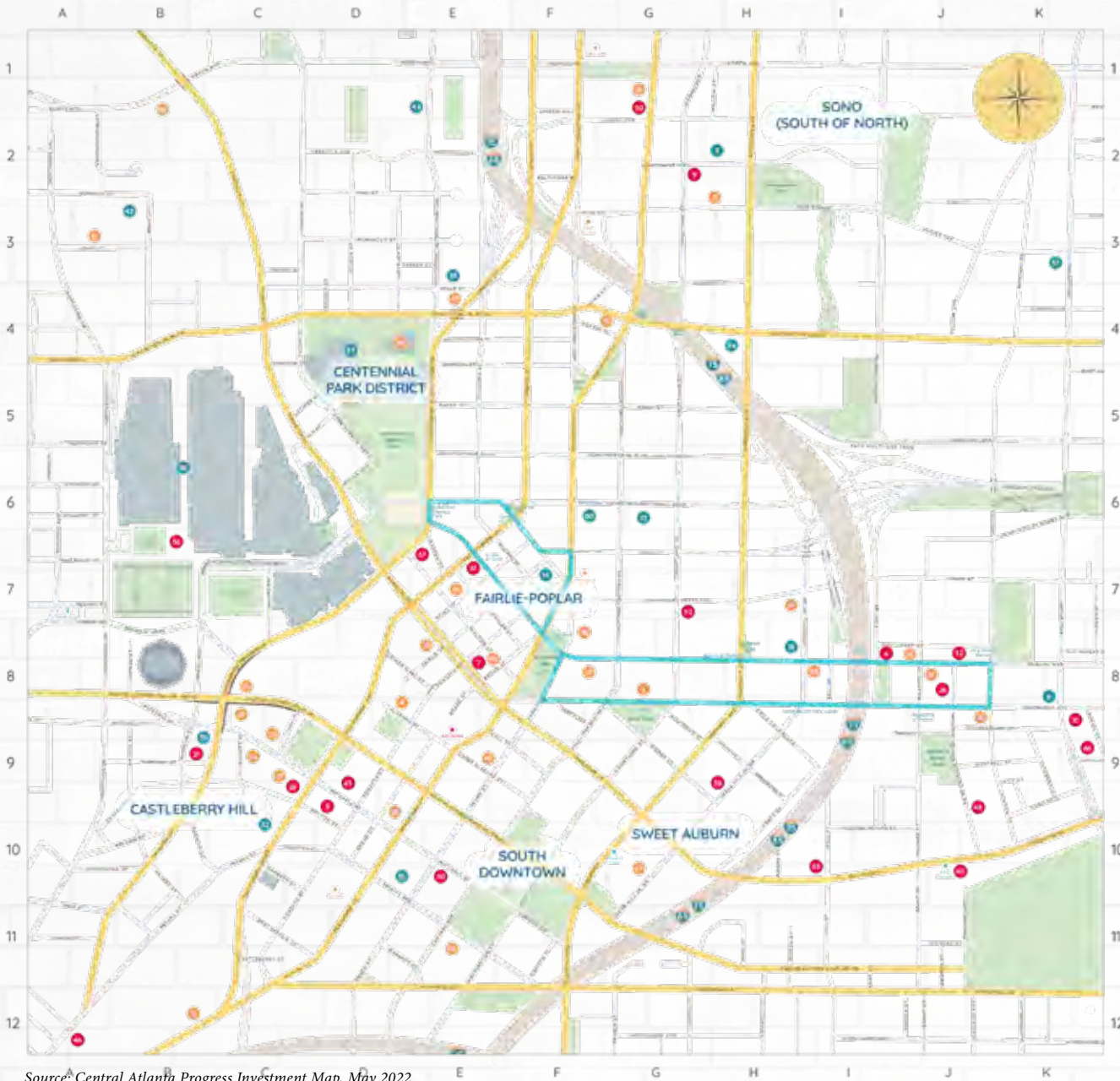
Gulch Redevelopment

3

CNN Studios

6

Georgia Aquarium  
World of Coca-Cola  
Center for Civil and Human Rights

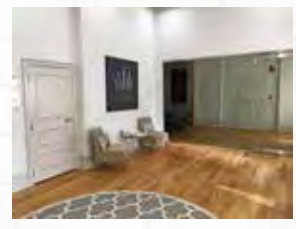


### INVESTMENT INDEX

- 1. 1000 Edgewood (2-4)
- 2. 126 Renaissance - Sander (2-3)
- 3. 140 Zion (2-2)
- 4. 143 Auburn (2-4)
- 5. 222 Mitchell (2-1)
- 6. 303 Auburn (2-4)
- 7. 41 Harless (2-4)
- 8. 458-460 Edgewood Avenue (2-4)
- 9. 505 Courtland (2-3)
- 10. A Ma Harless (2-4)
- 11. American Legion Building (2-4)
- 12. Ascend Peachtree Center (2-4)
- 13. Atlanta First United Methodist Church Redevelopment (2-4)
- 14. Atlanta Fulton Central Library (2-5)
- 15. Bank of America Plaza (2-5)
- 16. BE on Edgewood (2-4)
- 17. Bell Building - GSU Student Success Center (2-4)
- 18. Bethel Towers (2-4)
- 19. Big Bethel Redevelopment (2-5)
- 20. Broad Street South (2-4)
- 21. Castleberry Park - Residential (2-4)
- 22. Centennial Yards - E3 - Residential (2-4)
- 23. Centennial Yards - E1 - Hotel (2-4)
- 24. Centennial Yards - E1 - Mixed Use (2-4)
- 25. Centennial Yards - One Centennial Yards (2-4)
- 26. Centennial Yards South - 99 Ted Turner Drive (2-4)
- 27. Centennial Yards South - Phase 2 (2-4)
- 28. Centennial Yards - E2 - Residential (2-4)
- 29. Christian Education Building (2-4)
- 30. Emory Winship Cancer Institute (2-4)
- 31. Forge Atlanta - Phase 1 (2-4)
- 32. Front Porch at Sweet Auburn (2-4)
- 33. Generation Atlanta (2-4)
- 34. Georgia Aquarium Expansion (2-4)
- 35. Georgia Municipal Association Headquarters Expansion (2-5)
- 36. Georgia State University - 55 Park Place (2-5)
- 37. Georgia State University - Research Tower (2-4)
- 38. Georgia World Congress Center Exhibition Space (2-4)
- 39. Grady Memorial Hospital's Center for Advanced Surgical Services (2-4)
- 40. Grant Building (2-4)
- 41. Harless Square - Phase 2 (2-4)
- 42. Harless Square - Senior Housing (2-4)
- 43. Hotel Row (2-4)
- 44. Inspira Student Housing (2-5)
- 45. King Memorial MARTA TSO (2-4)
- 46. Lyric Lofts (2-4)
- 47. Marriott Residences Inn (2-4)
- 48. Midway Park - Phase 1 (2-4)
- 49. National Center for Civil and Human Rights - Expansion (2-4)
- 50. Origin Hotel (2-4)
- 51. Prince Hall Historic Lodge (2-4)
- 52. Reflections Student Housing (2-5)
- 53. Revard Hotel (2-4)
- 54. Revard Lofts (2-4)
- 55. Science Square - Phase 1 (2-5)
- 56. Signia Hilton - DWCCA Convention Hotel (2-5)
- 57. Station 496 (Phase 2) (2-5)
- 58. Sweet Auburn Grand (2-4)
- 59. Teachers Village (2-4)
- 60. The Department Building (2-4)
- 61. The Legacy at Centennial (2-5)
- 62. The Lofts at Centennial Yards South (2-4)
- 63. Think Sweet Auburn (2-4)
- 64. Trinity Central Plaza (2-4)
- 65. Underground Atlanta Redevelopment (2-4)
- 66. Wabco's (2-4)
- 67. Wyndham Resorts and Hargortville (2-5)



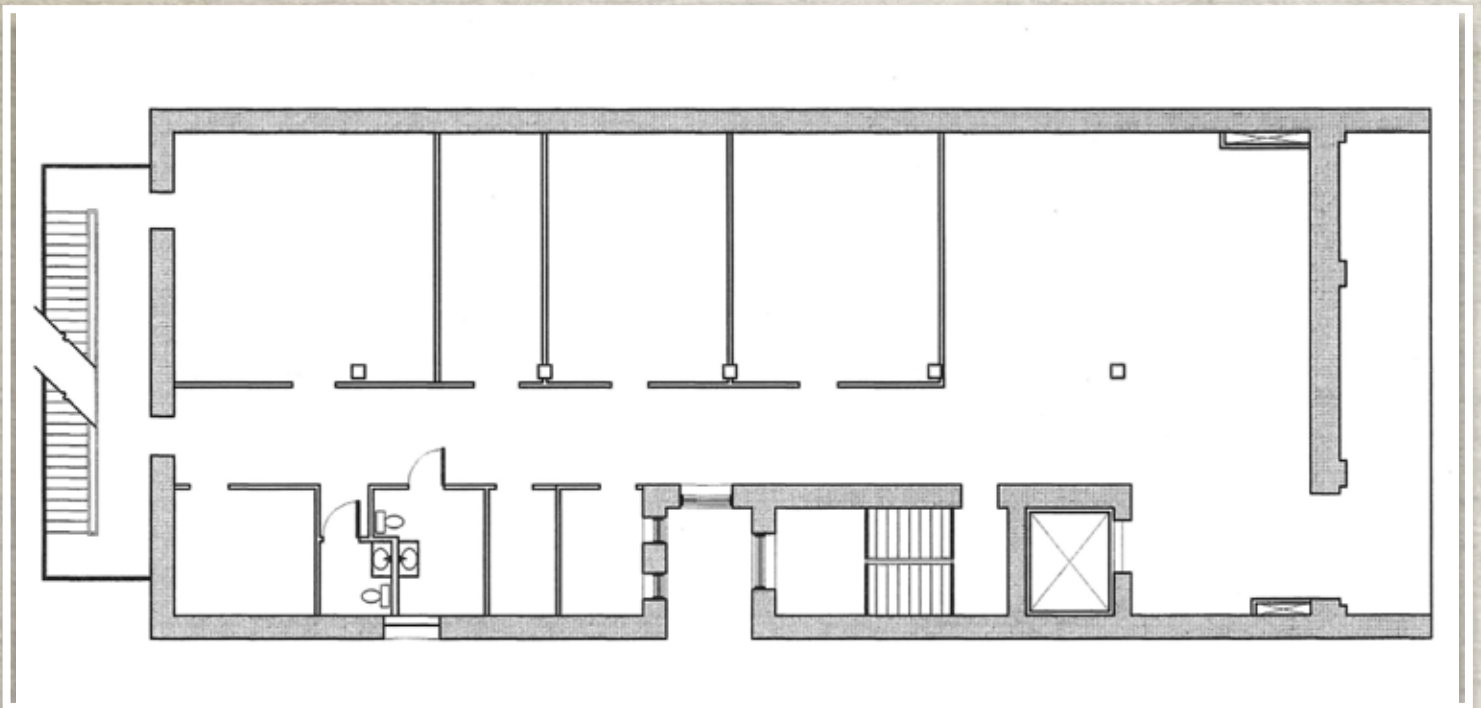
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Source: Central Atlanta Progress Investment Map, May 2022



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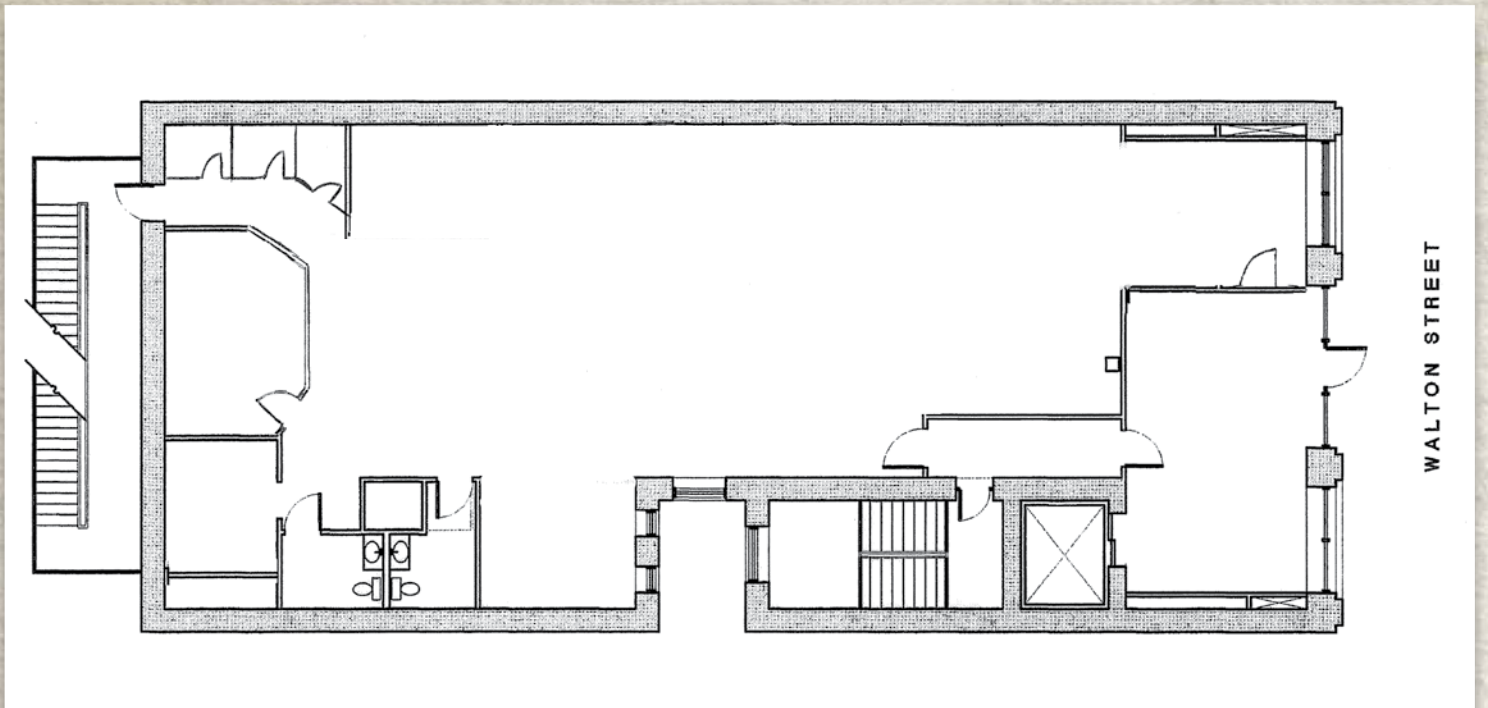
# Lower Level

3,452 SF





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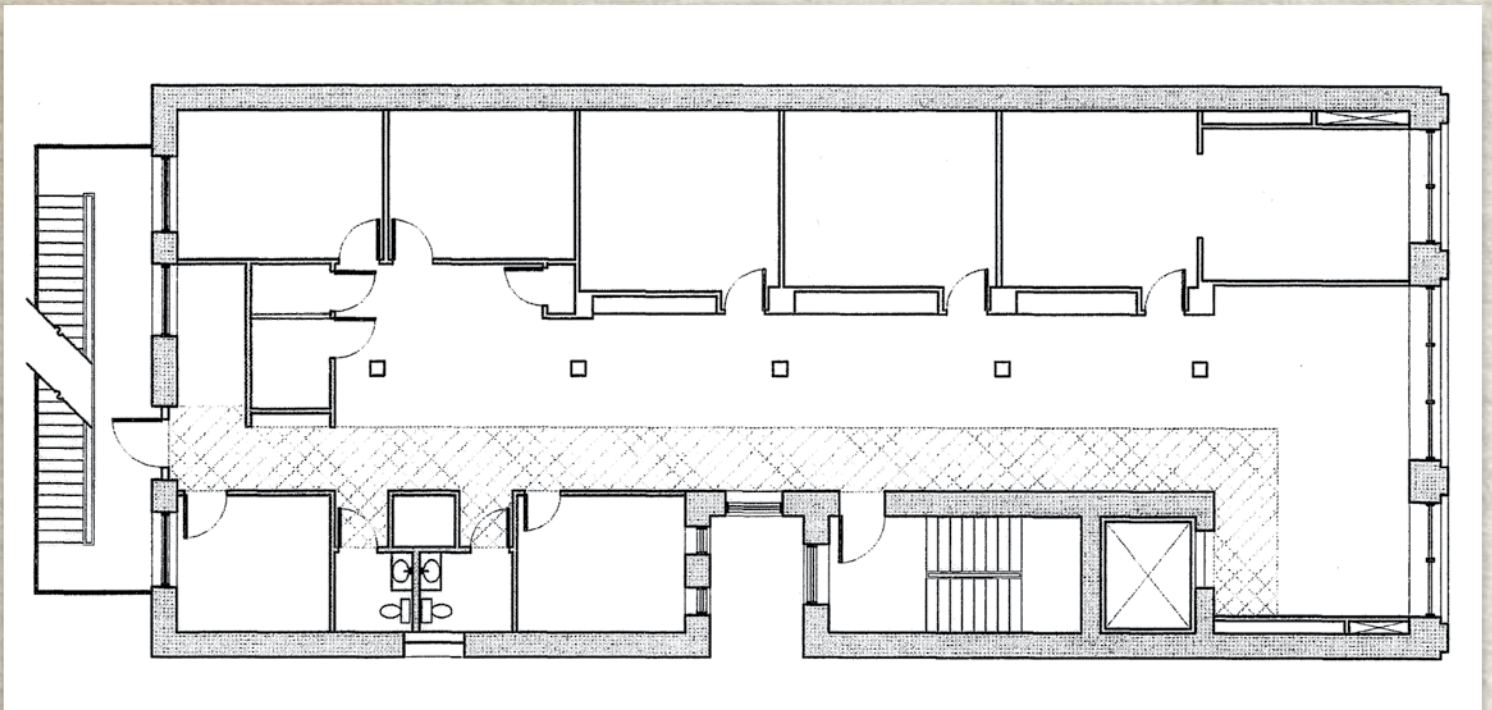


# First Floor

3,452 SF



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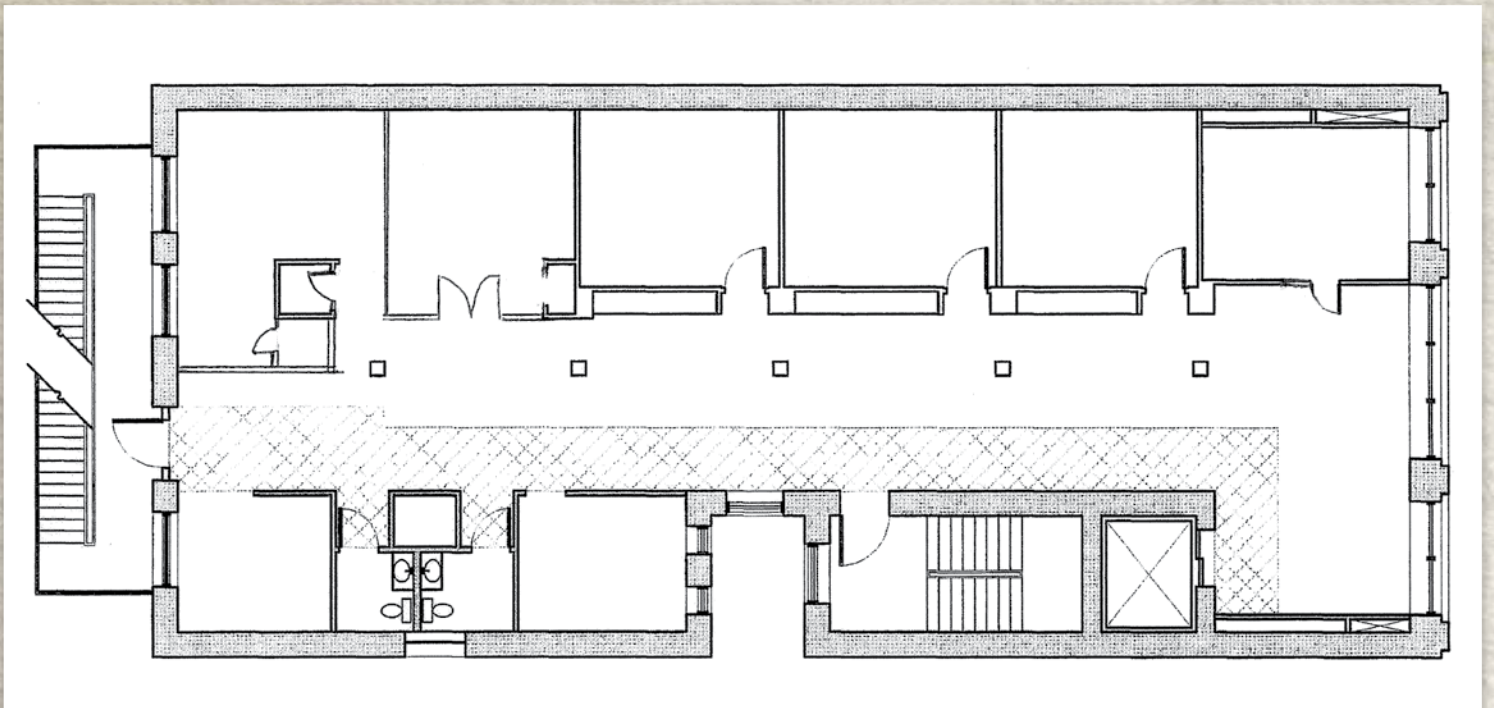


# Second Floor

3,452 SF



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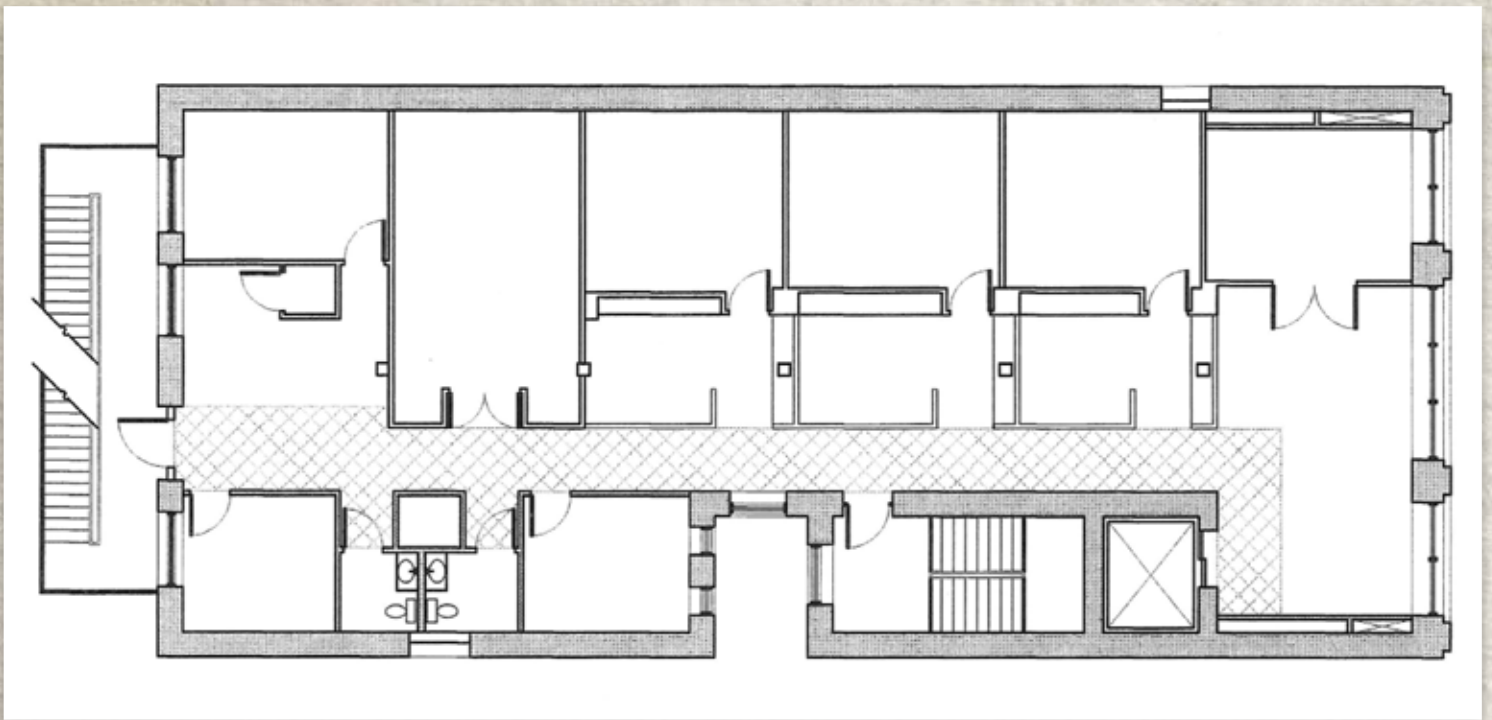


# Third Floor

3,452 SF



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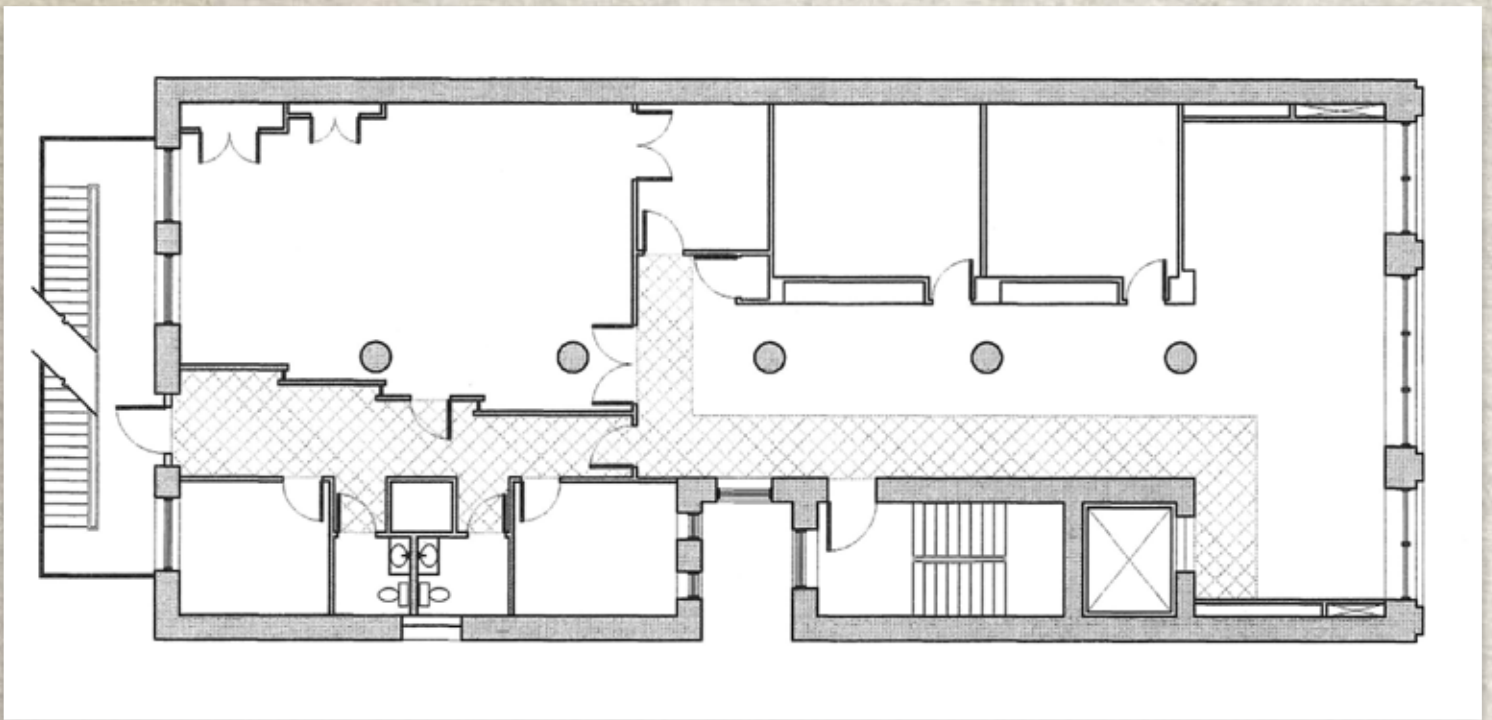


# Fourth Floor

3,452 SF



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# Fifth Floor

3,452 SF