

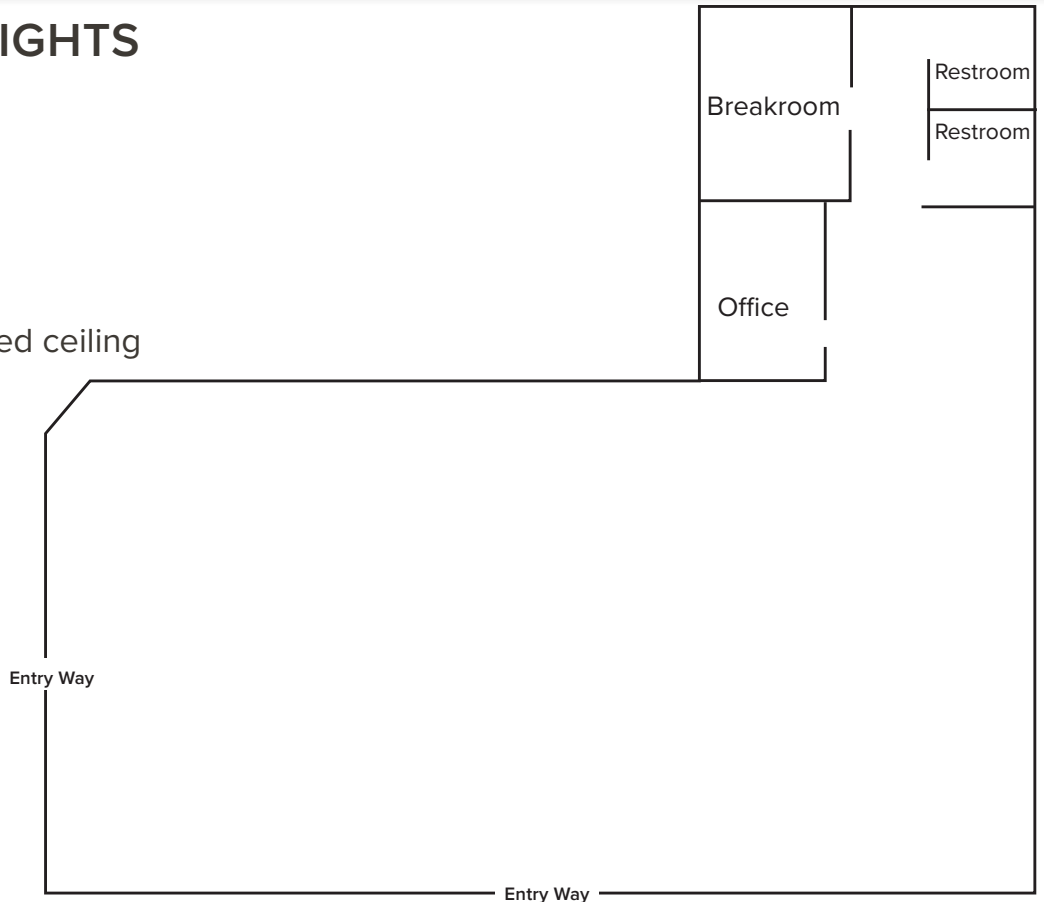
# FOR LEASE | 200 Ottley Dr NE Atlanta, GA 30324



**+3,850 SF Flex, Office, Showroom available in Armour Yards District**

## PROPERTY HIGHLIGHTS

- \$22.50/SF NNN
- One existing office
- Two restrooms
- Double Doors (2 sets)
- Dock high access
- Rare wood plank exposed ceiling
- 18' Clear Height
- Kitchenette



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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,795	171,501	376,958
Daytime Population	41,186	306,621	708,614
Daytime Population Workers	35,838	242,857	554,143
Average Household Income	\$122,265	\$115,581	\$111,766

## TRAFFIC COUNTS

 I-85 @ ArmourDr. NE	234,740
 Spring Buford Con @ Peachtree Rd	20,530

## LOCATION HIGHLIGHTS

- Located between Buckhead and Midtown, and offers easily accessible to I-85, I-75, GA 400, trendy retail and restaurants, and the future Atlanta BeltLine and Path 400 trails.
- Walking distance to East Pole Coffee, American Spirit Works, Sweetwater Brewery and Fox Bros.



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