



**OFFERING MEMORANDUM**  
**INDUSTRIAL FLEX BUILDING | UPPER WEST SIDE | 3,608 SF**

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ATLANTA RESTORATION SERVICE  
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# PROPERTY INFORMATION



# EXECUTIVE SUMMARY

## PROPERTY DESCRIPTION

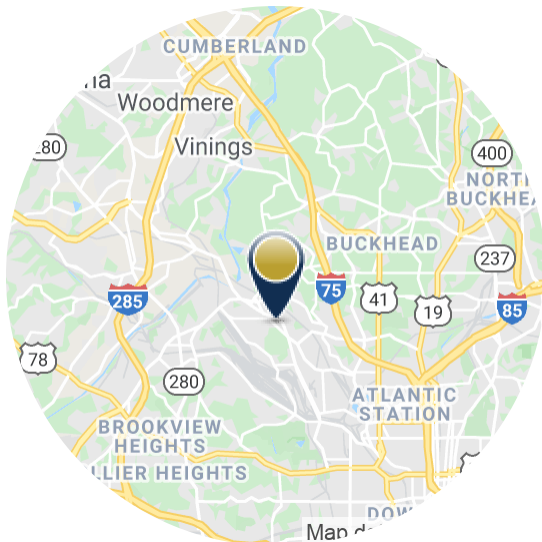
Industrial flex building on Chattahoochee Avenue in West Midtown available for sale and lease. This is an excellent owner/user opportunity for any user in need of a freestanding building with outside storage in a safe and secure area.

**Seller will consider leasing back the property after Closing.**

**Seller will consider owner-financing offers.**

## LOCATION DESCRIPTION

The immediate area is continually undergoing investment and development, including The Works At Chattahoochee, Westside Village At Moores Mill, Top Golf, and multiple multifamily/residential projects are proposed or underway. Midtown and Buckhead are also minutes away.



## PROPERTY HIGHLIGHTS

- 3,608 SF industrial flex building in West Midtown available for sale and lease
- Well-located and secure intown warehouse building with outside storage permitted
- 0.31-acre, fenced-in site in very secure area
- Layout includes downstairs working area consisting of 3 tractor-trailer drive-in bays with 20' ceilings, storage, and laboratory areas. Upstairs includes two private offices and conference room.
- Monument signage in front of building
- Several new developments in the immediate area, including The Works At Chattahoochee, Westside Village At Moores Mill, Top Golf, and multifamily/residential (see pages 14-16)
- Adjacent to police uniform/supply store and across the street from a pharmaceutical production facility
- Close proximity to South Buckhead, West Midtown, I-75 and I-285
- I-1 (light industrial) zoning: <https://bit.ly/34Q0FLR>

# PROPERTY INFORMATION

## BUILDING

Property Address:	1600 Chattahoochee Ave NW, Atlanta, GA 30318
County:	Fulton
Year Built:	1985
Number of Buildings:	1
Total Building Size:	3,608 SF

## SITE

Site Size:	0.31 Acres
Parcel ID:	17-0221-LL-052-9
Zoning:	I-1 (Light industrial)

## FINANCIAL

Sale Price:	Contact Broker
Lease Rate:	Contact Broker

## CONSTRUCTION

Ceiling Height:	20'
Drive in Bays:	3
Utilities Available:	All available to site

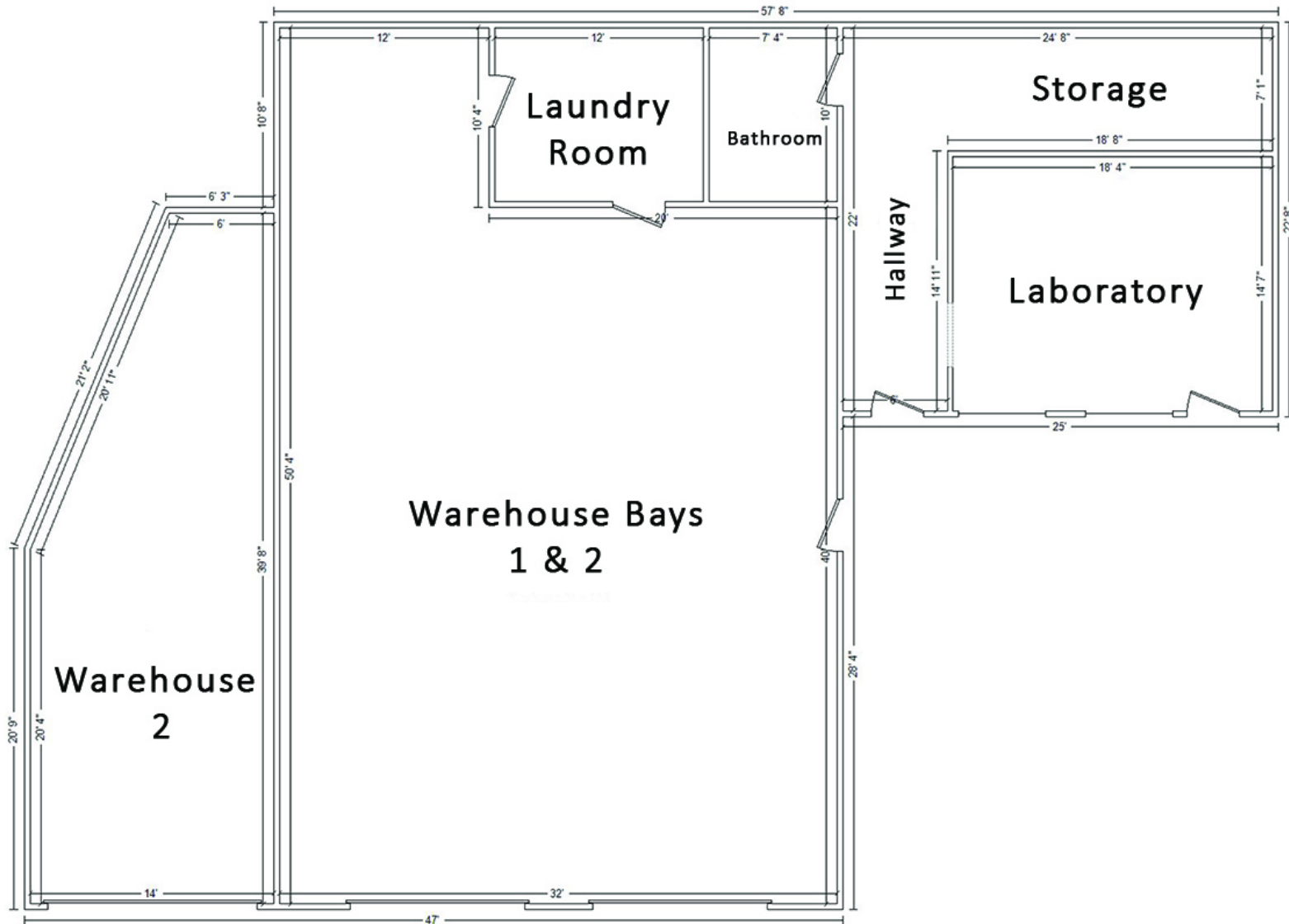


# EXTERIOR PHOTOS



# FLOOR PLANS

(Not to Scale)





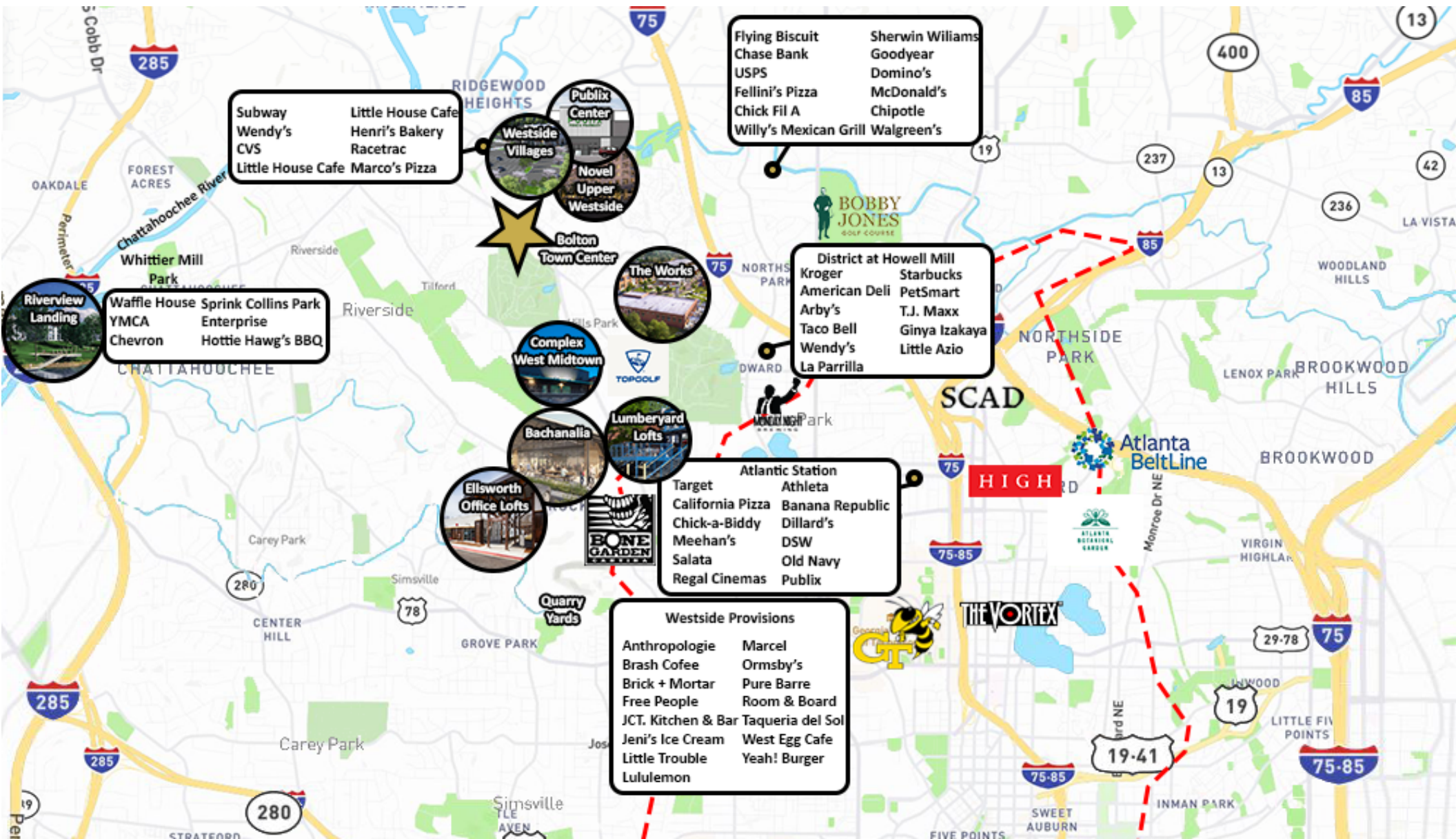
# AREA OVERVIEW



# AREA MAPS



# AREA MAPS



# UPPER WESTSIDE ATLANTA

## ONE OF ATLANTA'S BEST-KEPT SECRETS

The swath of north Atlanta west of I-75 inside I-285, now known as the Upper Westside, was developed in the 19th century as an industrial hub around the CSX line. The area is home to quiet neighborhoods including Bolton, Riverside and Whittier Mill Village, and filled with a mix of historic mill-worker homes, bungalows and squat apartment complexes. Lately, developments from warehouse conversions to much-needed grocery stores have been booming in the area. "It's one of Atlanta's best-kept secrets," says Dustin Hillis, a former Riverside Neighborhood Association president, "but that's rightfully changing."

Many renderings have been unveiled for this fast-evolving neighborhood. Projects making headlines include an Eden Rock development, the Westside Village at Moores Mill, and The Works - a Selig Enterprises Inc. development. Both developments (and others in the pipeline) are attracting residents, retailers and creative office space users.

Westside Village at Moores Mill, will include boutiques, restaurants and a yoga studio, among others. Nearby, more than 300 residences are planned for the area. According to Curbed Atlanta, Eden Rock developers describes this area as an industrial/post-industrial/suddenly residential part of town that is considered a "retail-starved" section of Atlanta.

\* Source: <https://Atlanta.net>

## AREA DEVELOPMENTS

- In 2015, Top Golf built a driving range minutes away on nearby Ellsworth Industrial Blvd
- Spanning over 80 acres, Selig Enterprises' The Works at Chattahoochee will be an adaptive mixed-use development for live, work and play
- Additional creative loft offices including Complex West Midtown and Lumberyard Lofts have attracted an educated workforce to the surrounding area
- The proposed Bolton Town Center would include 1 million SF of retail, commercial and residential space

# THE WORKS AT CHATTAHOOCHEE



Selig Enterprises Mixed-Use Project



New 27-Acre Development Site

## MIXED-USE DEVELOPMENT

Jamestown's development joins the largest development project in the Upper Westside, The Works, an 80-acre redevelopment from Selig Enterprises near the Midtown Atlanta Topgolf location. Selig's master plan for the multiphase development calls for 350,000 SF of retail and entertainment space, 500,000 SF of office, 500 residences and 200 hotel rooms.

Both Jamestown and Selig are betting that developing an entire section of town will create a central destination in Atlanta. Total investment is expected to be \$3.5 billion upon the project's completion.

## BUILDING A NEIGHBORHOOD

Selig has landed several retail tenants for the 27-acre first phase of The Works, including a 16,000 SF food hall from the same group that created Gansevoort Market next to Chelsea Market and Scofflaw Brewing Co. of Atlanta, which will open the new brewery and tap room at The Works.

The two former warehouses Jamestown recently bought in the Upper Westside are about a half mile away from the developer's Ponce City Market, a former 2 million SF Sears warehouse that is now home to a food hall like the one at Chelsea Market, as well as apartments and a hotel.

Given the close locations, Jamestown could create a sizable land assemblage by acquiring adjacent sites. Jamestown declined to comment on the plans for the properties but said in an email that it would "have more to share in the coming weeks."

# WESTSIDE VILLAGE AT MOORES MILL

## NEEDED RETAIL DEVELOPMENT

Westside Village at Moores Mill, which opened the first quarter of 2019, includes boutiques, restaurants and a yoga studio, among others. Nearby, more than 300 residences are planned for the area.

The development team, 100,000-SF brainchild “Westside Village,” believes the area “remains one of [Atlanta’s] most retail and restaurant starved” despite the bustling real estate market in and around West Midtown and the “Upper Westside,” in a company announcement.

“Initial construction begins with the adaptation of the existing 51,000 SF warehouse situated along Marietta Boulevard, the demolition of other smaller buildings, and the new construction of three additional buildings on the 10-acre site located immediately south of Moores Mill Road,” according to a press release.

## ANNOUNCED TENANTS

One of the first tenants Edén Rock unveiled, is a Primrose Schools branch that accommodates families can send children (infants through kindergarten) to learn and play at the 12,400 SF facility. The other early lessee is The Refinery, an 11,700 SF boutique workout facility.

The development is set to include commercial office space and 19 townhomes, with additional tenants announced over time.

\* Source: <https://atlanta.curbed.com/2018/7/10/17552544/westside-village-construction-tenantsironworks>

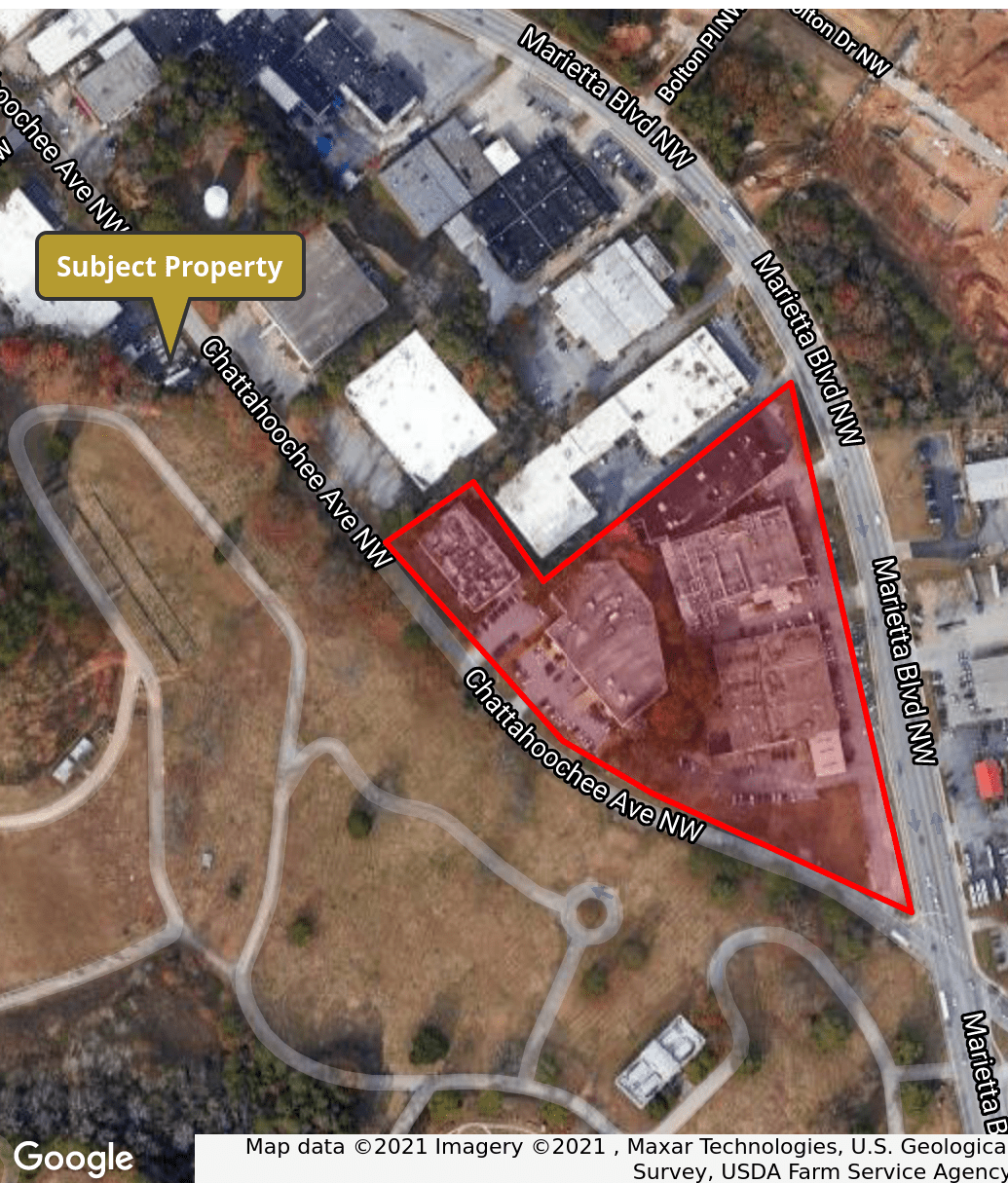


Edén Rock's New Mixed-Use Development



Developing a \$40-Million Site

# BOLTON TOWN CENTER



## ANOTHER MIXED-USE DEVELOPMENT

Another mixed-use development is proposed for the burgeoning Upper Westside on nearly eight acres where a pharmaceutical manufacturing and packaging company has stood for more than 40 years. The new project would include 1 million square feet of retail, commercial and residential space and is also planned to become a town center for a community without one.

The project, dubbed "Bolton Town Center" to recognize the neighborhood where it is located, is one piece of an anticipated \$600 million investment by Cannon Equities and AB Capital, LLC and their stakeholders in three immense mixed-use developments off Chattahoochee Avenue and Marietta Boulevard. There is the \$200 million project known as "The Quarter" along Bolton Drive already underway by Cannon Equities and its developers. The nearly 5-acre Marietta Boulevard mixed-use project announced last year by Cannon Equities and AB Capital could break ground early next year.

And the new Bolton Town Center redevelopment proposed by AB Capital on eight acres on Chattahoochee Avenue is slated to go before city zoning officials in late 2020. AB Capital is also hoping to redevelop two smaller sites on Chattahoochee Avenue for multi-family residential.

\* Source: <https://bit.ly/3lQoFph>

# CONTACT INFORMATION



# BROKER PROFILES

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## PROFESSIONAL BACKGROUND

Michael Wess' passion for the consultation and sale of commercial real estate began during his undergraduate studies at the University of Georgia. He earned a 4.0 GPA at the Terry College of Business's real estate program, consistently ranked in the top five nationally. While there, Michael also received two other degrees in finance and international business and a minor in Spanish while participating on UGA's rugby team and various philanthropic organizations.

Michael joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. In 2018 alone, Michael closed 23 transactions valued at over \$25,000,000, which landed him #3 of 32 brokers at the firm. Since 2018, Michael Wess and Andy Lundsberg teamed up and sold over \$200 million in over 100 transactions.

Michael continuously attends seminars, conferences, and classes to improve his knowledge of real estate, finance, and economics. He is a pinned designee of the prestigious Certified Commercial Investment Member (CCIM) Institute, commercial real estate's global standard for professional achievement and is an active member of the Atlanta Commercial Board of Realtors (ACBR).

Michael is also a 'big brother' in the Big Brothers Big Sisters organization. He enjoys spending time with family and friends exploring the neighborhoods in and around Atlanta.



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The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and [www.CREshow.com](http://www.CREshow.com).

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This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

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**TO SCHEDULE A PROPERTY VISIT OR TO DISCUSS THE OFFERING CONTACT:**

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Please do not disturb management or tenants.**

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