

# OFFICE WITH RETAIL EXPOSURE FOR LEASE



**Freestanding Building**  
on Piedmont Avenue between  
Midtown and Buckhead

± 7,300 SF

**Do Not Disturb Tenant.  
Showings By Appointment Only.**

*For more information, please contact:*

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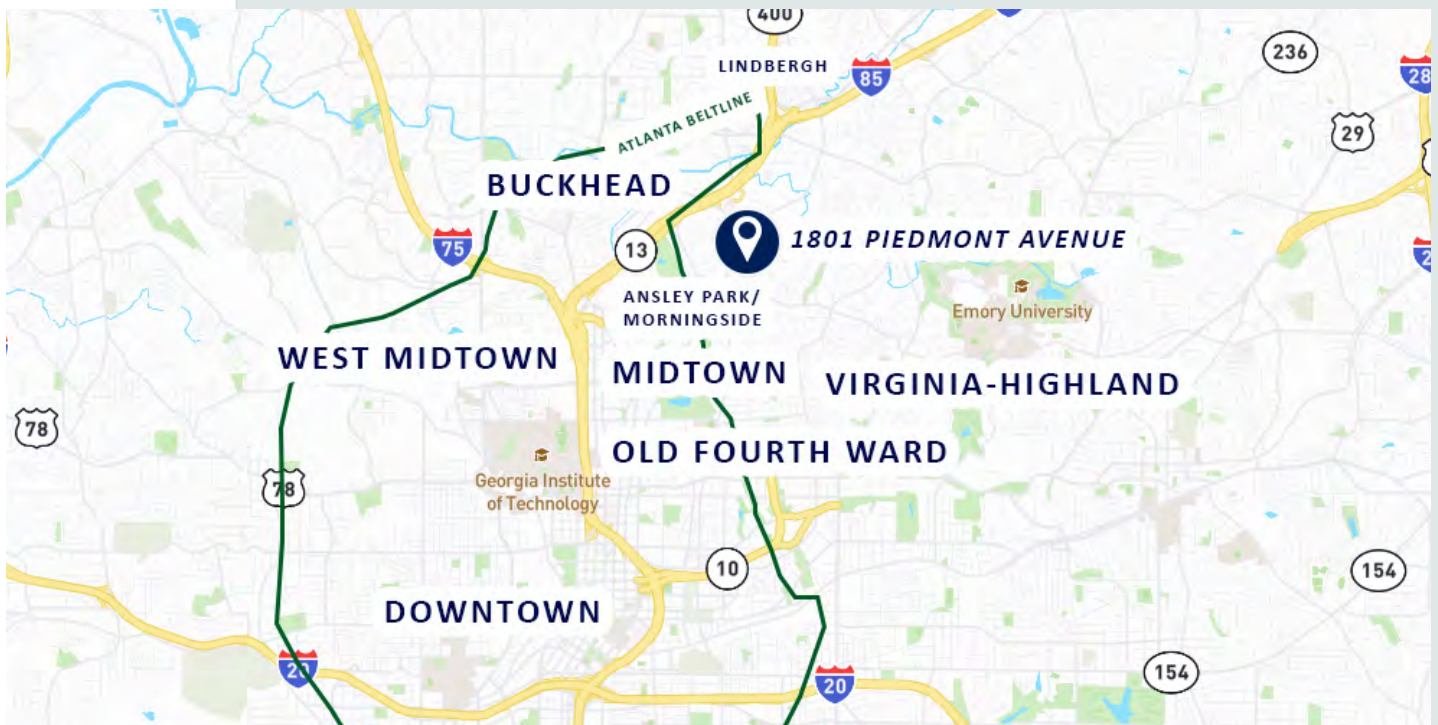
## Midtown to Buckhead Freestanding Office with Retail Exposure

Impressive facility currently used as retail and office well-located on Piedmont Avenue between Midtown and Buckhead with easy access to I-85, I-75 and GA-400. The location offers exposure to more than 24,400 vehicles per day on Piedmont Avenue and marquee lit message signage. This upscale, Morningside area between Ansley Park and the Virginia-Highland area has an average household income within one mile of \$152,884.

**Do not disturb existing tenant. Showings by appointment only.**

### Highlights:

- Advertise your company with freestanding building with monument sign and bldg signage opportunities
- Well located on Piedmont Avenue on main corridor between Midtown and Buckhead
- Check out the bat cave covered parking garage with gated entrance
- Over 24,400 cars per day see your company name and message board lit signage
- Convenient location; quick access to GA-400, I-75 and I-85
- New developments on both sides of building, across the street and in immediate area
- Multiple dining opportunities within one block
- Available March 1, 2022



Impressive Office  
with Retail Exposure

## Property Information



<b>Address</b>	1801 Piedmont Avenue Atlanta, GA 30324
<b>County</b>	Fulton
<b>Location</b>	Buckhead & Midtown adjacent to north and south Morningside & Ansley Park adjacent to east and west
<b>Nearest Cross Street</b>	Rock Springs Road, NE
<b>Building Size</b>	±7,300 SF
<b>Current/ Most Recent Use</b>	Office with Retail Exposure
<b>Number of Stories</b>	Two, plus underground parking garage
<b>Parking</b>	15 spaces with building (6 covered in garage, 6 secured in rear lot and 3 in front of building)
<b>2020 Taxes</b>	\$13,248
<b>Possible Uses</b>	Office, retail or showroom
<b>Zoning</b>	C-2, Commercial Service District
<b>Lease Rate</b>	\$26/SF   NNN





Front of Building with Signage Opportunity



Message Signage; Parking Garage Entrance



Lobby when previously used as office only  
*\*currently entire front 1st floor opened as showroom*



Conference room when previously used as office  
*\*currently entire front 1st floor opened as showroom*

1801 Piedmont Avenue offers retail type exposure with signage on one of Atlanta's most well known corridors from downtown to Buckhead. Piedmont Avenue produces 24,400 cars per day. The average income within one mile is \$152,884. There is pole elevated street signage and sign space on the side of the building.





Lobby when used as office  
Currently entire front 1st floor opened as showroom



Sample Office



Break room when used as office  
Currently entire front 1st floor opened as showroom



Sample Office

The building is wired for security, T-1 and Cat 5. Every office is wired for three phone lines and three computers. Break room appliances include stainless steel refrigerator and microwave.





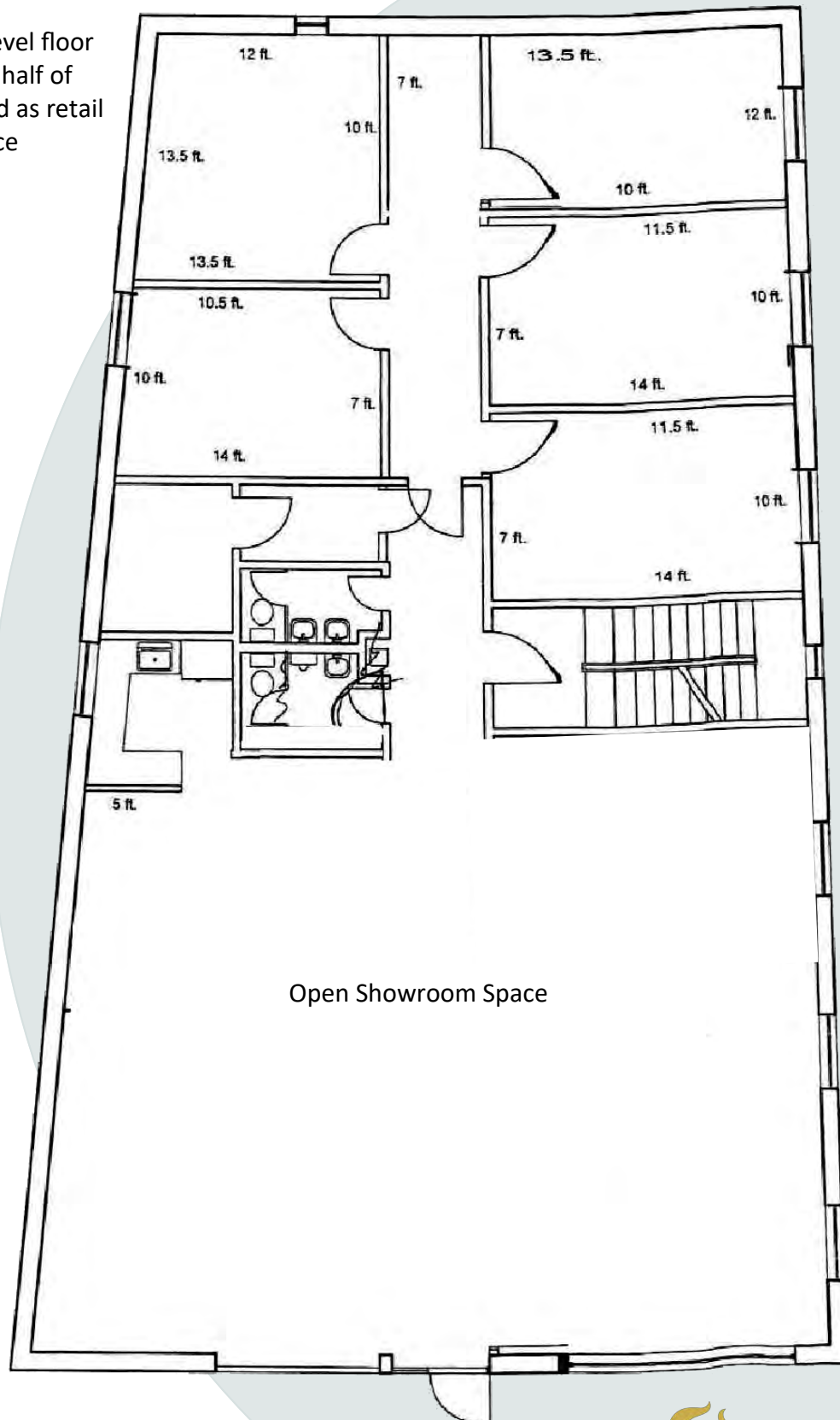
Parking Garage



Back Parking Lot

Recently renovated garage and parking area.

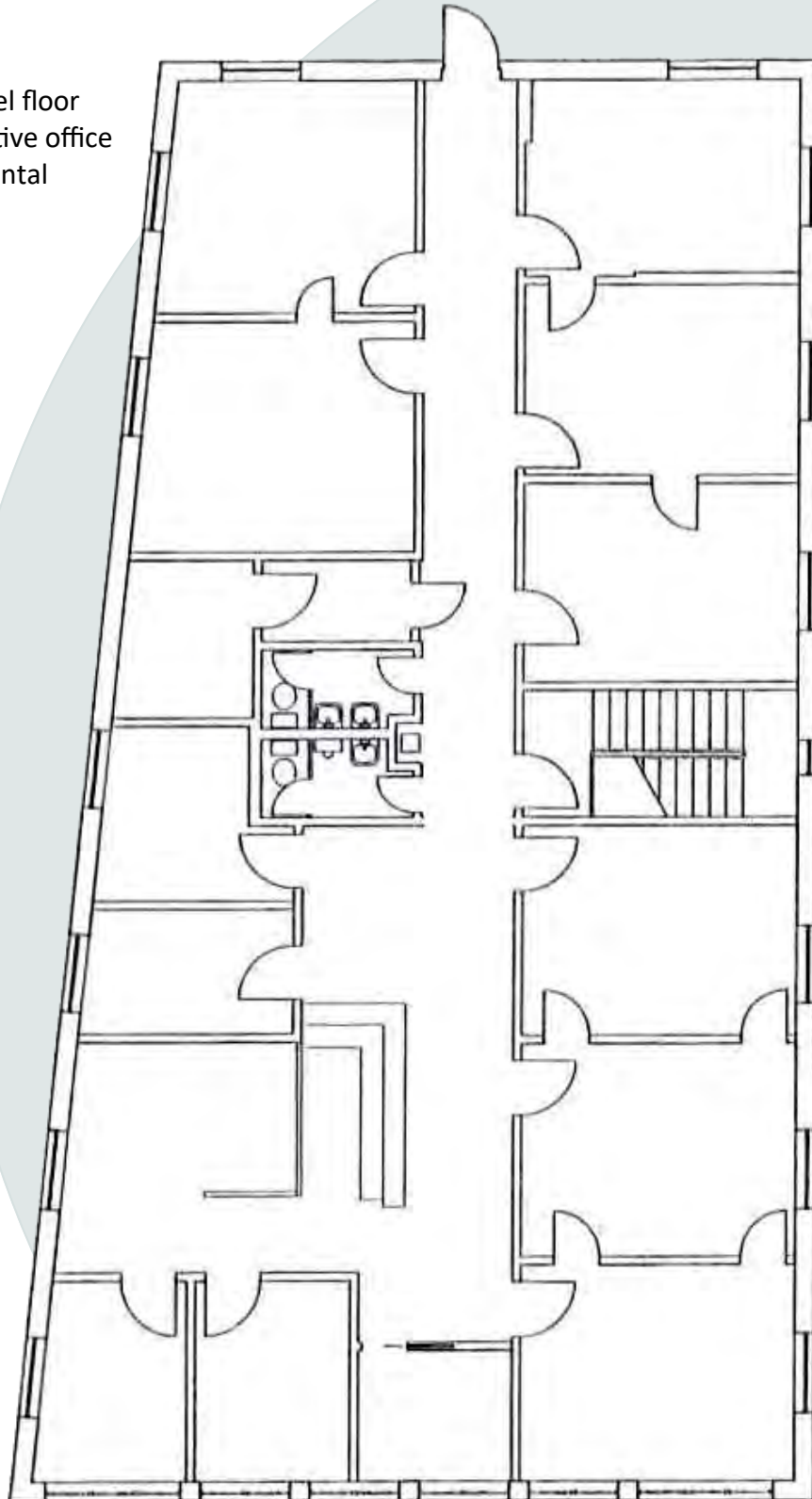
Current main level floor  
plan with front half of  
building opened as retail  
showroom space

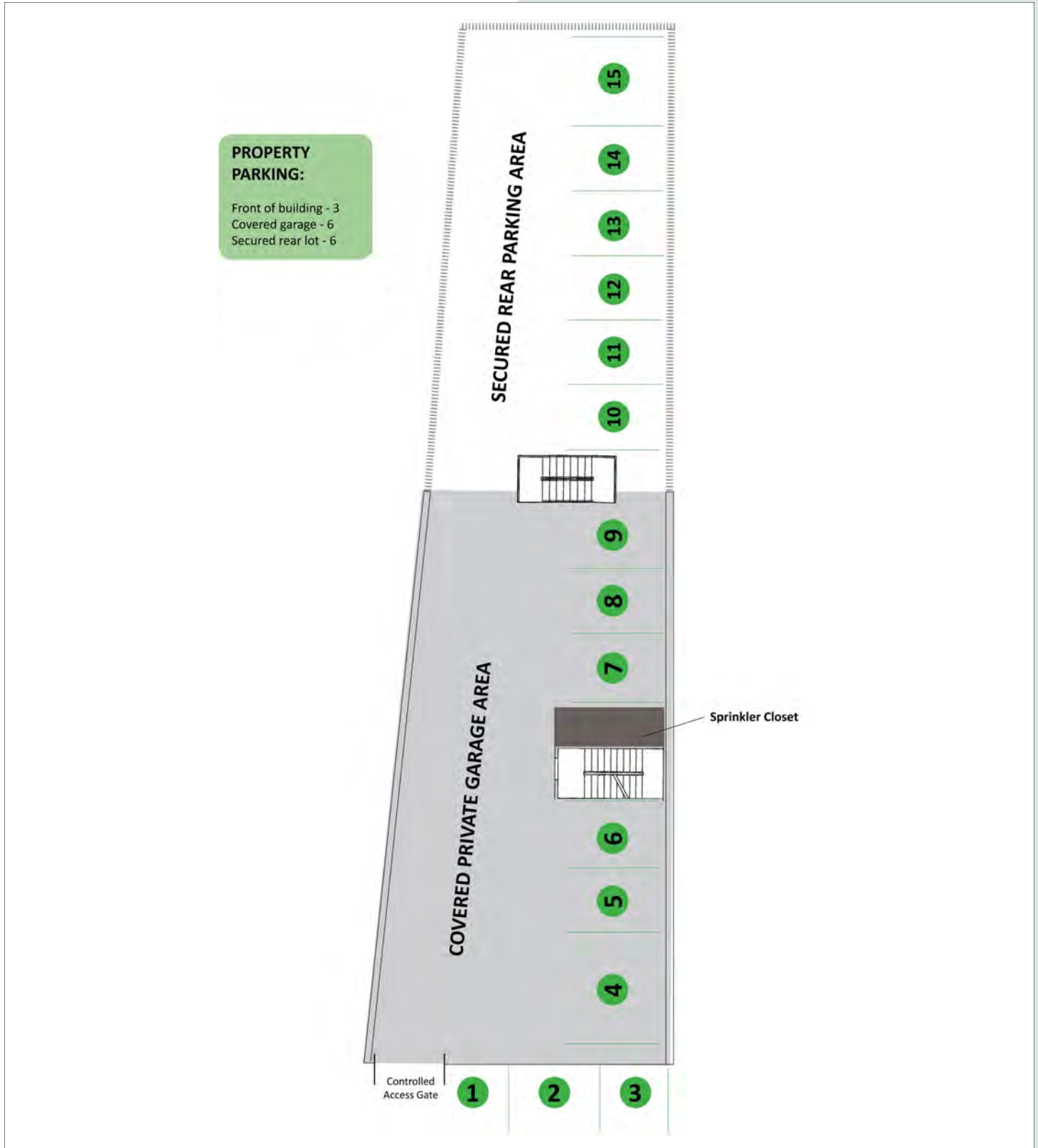


Open Showroom Space



Current second level floor  
plan used as executive office  
suites on flexible rental  
agreements





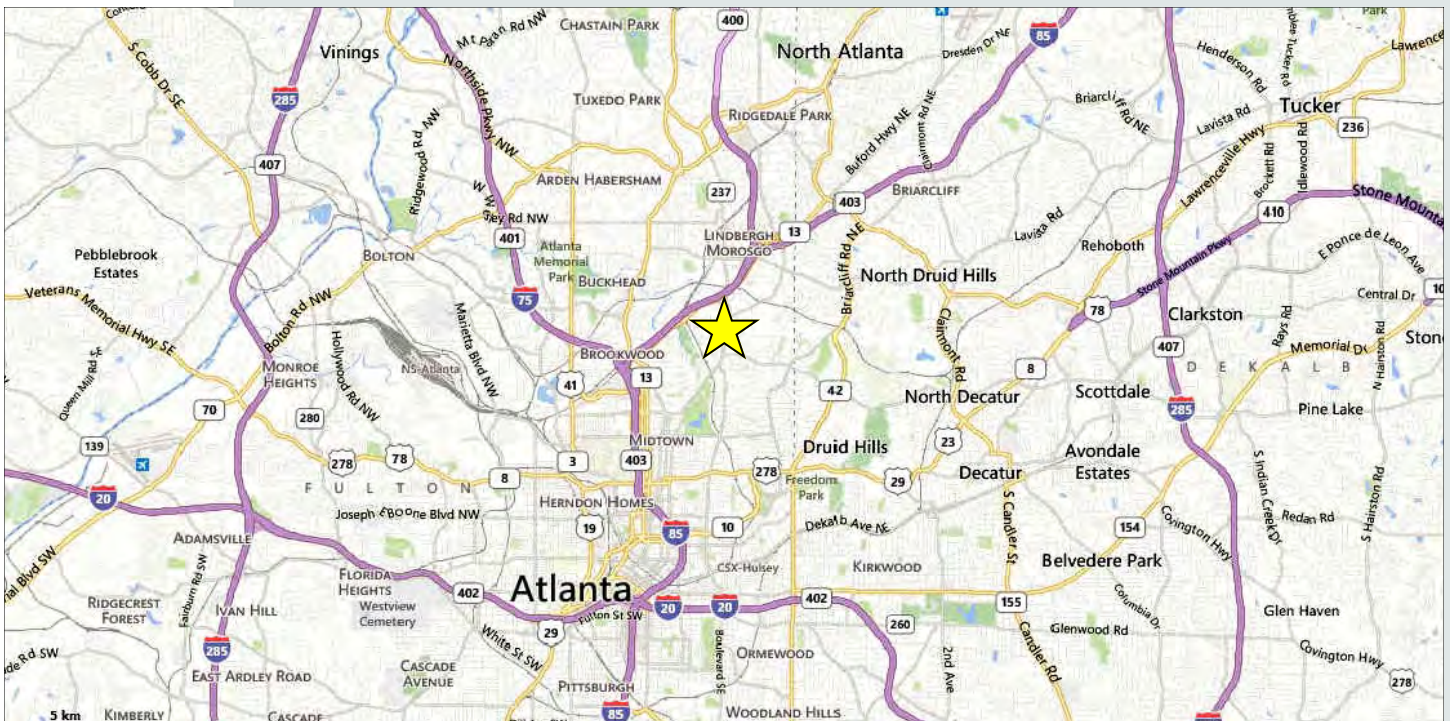
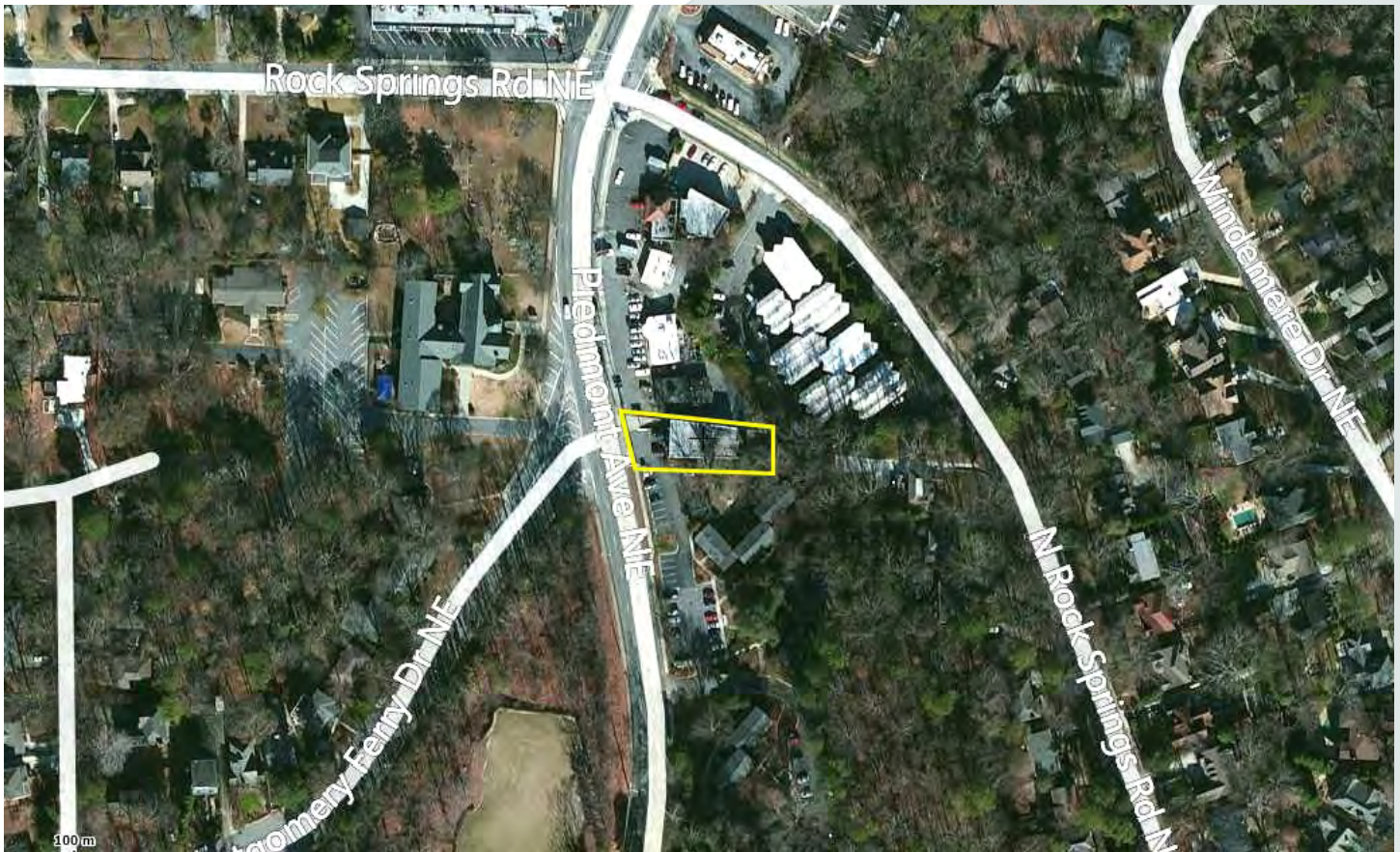




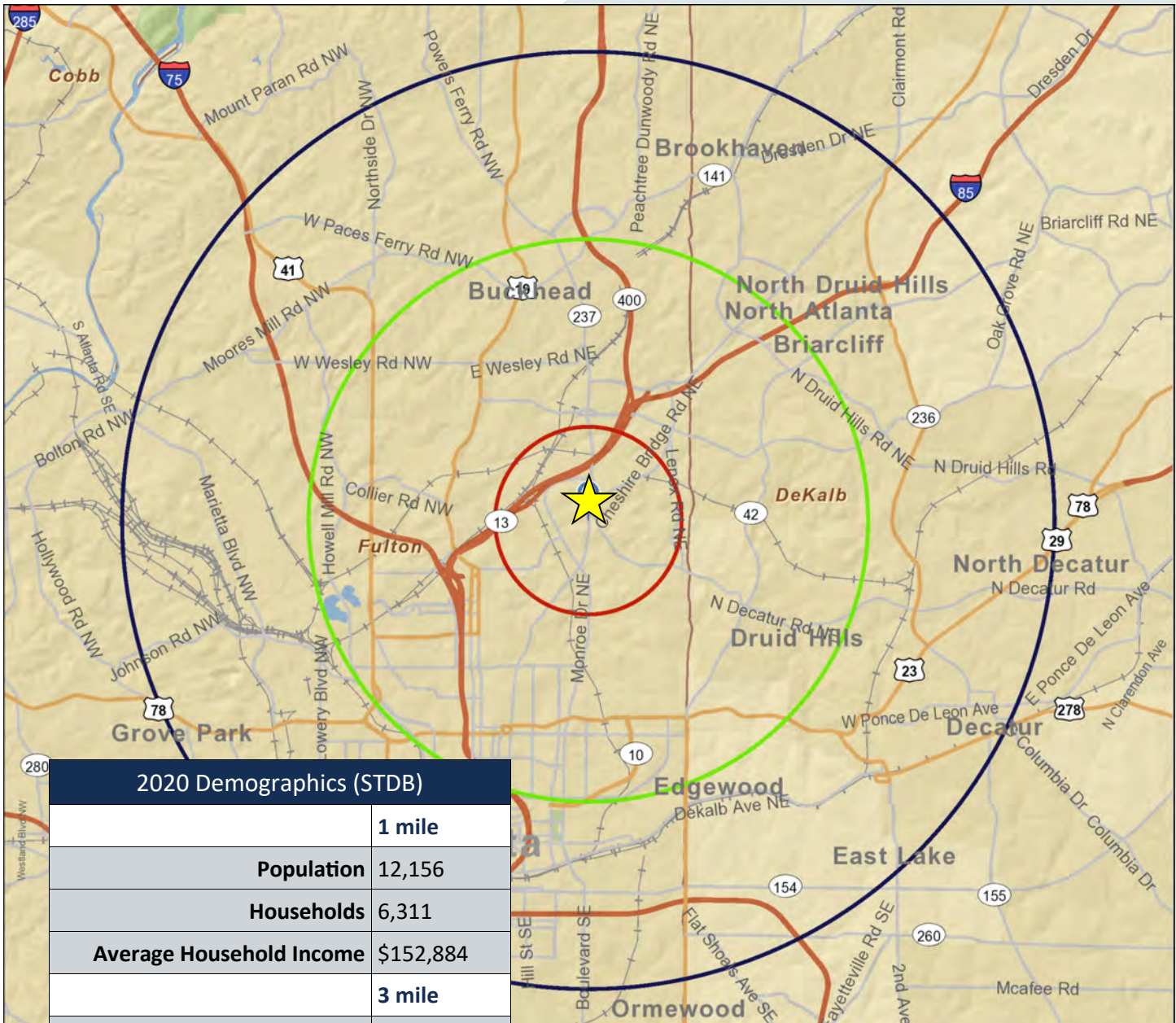


Impressive Office  
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## Location Aerial and Map







## 2020 Demographics (STDB)

	1 mile
Population	12,156
Households	6,311
Average Household Income	\$152,884
	3 mile
Population	187,717
Households	96,823
Average Household Income	\$128,437
	5 mile
Population	416,543
Households	199,142
Average Household Income	\$127,299

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## About The Area Buckhead



### Buckhead

Buckhead is an affluent uptown district of Atlanta, Fulton County, Georgia, comprising approximately the northern fifth of the city. Buckhead is a major commercial and financial center of the Southeast, and the third-largest business district in Atlanta, behind Downtown and Midtown. The district's numerous high-rise office buildings, hotels and condominiums form a highly urbanized core along Peachtree Road. Surrounding this dense hub are Buckhead's residential neighborhoods, which feature large comfortable single-family homes situated among dense forests and rolling hills.

At the heart of Buckhead around the intersections of Lenox, Peachtree and Piedmont Roads, is a shopping district with more than 1,500 retail units where shoppers spend more than \$3 billion a year. In addition, Buckhead contains the highest concentration of upscale boutiques in the United States. The majority are located at Lenox Square and Phipps Plaza, sister regional malls located diagonally across from each other at the intersection of Peachtree and Lenox Roads. This commercial core also has a concentration of "big-box" retailers. The Shops Buckhead Atlanta mixed-use development brings even more exclusive and high end boutiques, restaurants, hotels, condos and office space to thriving Buckhead.

Buckhead offers world-class shopping, dining, entertainment, workspace and housing in an unsurpassed location for the ultimate urban luxury lifestyle.





## Midtown

Midtown, Atlanta is the second largest business district in the city, situated between the commercial and financial districts of Downtown to the south and Buckhead to the north. Midtown is home to internationally-recognized Fortune 1000 brands, eight of the city's 10 largest law firms and a growing number of small to mid-size businesses. The district also attracts about six million visitors annually.

Midtown is marked by its cultural attractions, institutions of higher education, noteworthy architecture, urban layout and vibrant lifestyle. The district is the center of the city's arts scene that includes the Fox Theatre, Woodruff Arts Center, the High Museum of Art, the Museum of Design Atlanta, the Atlanta Symphony Orchestra, the Center for Puppetry Arts and the 14th Street Playhouse. Three well known institutions of higher education also reside in the heart of the city: Georgia Institute of Technology, John Marshall Law School, and the Atlanta division of the Savannah College of Art and Design (SCAD). Midtown contains about one-third of the city's high-rises and some of Atlanta's most iconic buildings, such as the Bank of America Plaza, AT&T Midtown Center, Atlantic Center and 1180 Peachtree. Midtown has also been a primary area for high density development in the city due to the district's mass transit options and urban street grid.

Midtown Atlanta is booming with new construction, redevelopment projects and new business. Cranes are on every corner bringing new and exciting developments to the already popular neighborhood.

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# About The Area Atlanta



## Atlanta

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth. These locations are in the neighborhoods of Midtown, Virginia-Highland, Little Five Points and Inman Park - a short cab ride away.

Home to the busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to Atlanta is easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy too.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of the Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole and 41% in Boston.





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## MICHAEL BULL

Michael Bull, CCIM, founder and CEO of Bull Realty, is an active commercial real estate advisor. He is a licensed broker in nine southeast states and has assisted clients with over 6 billion dollars of transactions over his 35-year career.

Mr. Bull founded Bull Realty in 1998 initially with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. Now Michael and his brokers provide disposition, acquisition, project leasing, tenant representation and advisory services in all major property sectors. Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry analysts, economists and leading market participants share market intelligence, forecasts and success strategies. The show is available on-demand on YouTube, Apple Podcasts and the show website, [www.CREshow.com](http://www.CREshow.com). If you get a chance, see Michael speak at commercial real estate events around the country.

Mr. Bull's articles have been published nationwide including in the National Real Estate Investor, France Media Publications, Atlanta Journal Constitution, Atlanta Business Chronicle, Multi-Housing News, Shopping Center Business, The Broker List, LoopNet and Nation's Restaurant News.

Michael's involvement with professional organizations include CCIM Member, National Association of REALTORS, the International Council of Shopping Centers, Atlanta Leaders Group, Real Estate Group of Atlanta, the Atlanta Press Club, the Atlanta Chamber of Commerce, Georgia Bankers Association and National Federal Development Association (NFDA).

Michael's hobbies include music, comedy and performance boating.