



KING PLOW ARTS CENTER | ± 2,449 SF CONDO | SUITE X-102



TABLE OF CONTENTS

Andy Lundsberg
Partner, Bull Realty
ALundsberg@BullRealty.com
404-876-1640 x107

Michael Wess, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x150

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



THE OFFERING	3
INVESTMENT HIGHLIGHTS	4
THE OFFERING	5
PROPERTY INFORMATION	6
PHOTOS	7
FLOOR PLANS	9
BUILDING HISTORY	10

AREA OVERVIEW	11
AREA MAPS	12
ABOUT THE AREA	14
AREA DEVELOPMENTS	15

BROKER PROFILE	18
TEAM PROFILE	19
DISCLAIMER & LIMITING CONDITIONS	20

THE OFFERING





INVESTMENT HIGHLIGHTS

SPACE FEATURES & AMENITIES

- 2,449 SF condo in King Plow Arts Center available for sale
- Currently occupied by an attorney's office
- Features exposed brick and large windows
- Welcoming and comfortable atmosphere inside the space
- Suite features a mix of private offices, open work spaces, conference rooms, plus break/kitchenette and reception areas

PRIME LOCATION

- Historic building with great tenant mix and synergy amongst businesses
- Fantastic area amenities including top-tier Atlanta restaurants and entertainment

PARKING

- 220 total spaces in the development
- One deeded, reserved parking space plus first come, first serve employee and customer parking
- Free 30 minute parking/ \$10 all day/ \$7 customer "chaser tickets"



THE OFFERING

The King Plov Arts Center currently has more than one hundred tenants and condominium owners representing fine, commercial and performing arts. Tenants representing fine art areas include: photographers, sculptors, painters, and metal smiths. The commercial arts are represented by a floral sculptor, architectural firms, interior designers, a modeling agency, graphic design firms, advertising agencies, multi-media designers, and several product & fashion photographers.

Suite X-102 includes a mix of private offices, open work spaces, conference rooms, plus break/kitchenette and reception areas consisting of a total of 2,449 SF. The condo comes with exposed brick and large windows creating a very welcoming and comfortable atmosphere inside the space. Parking options are available for employees and guests.



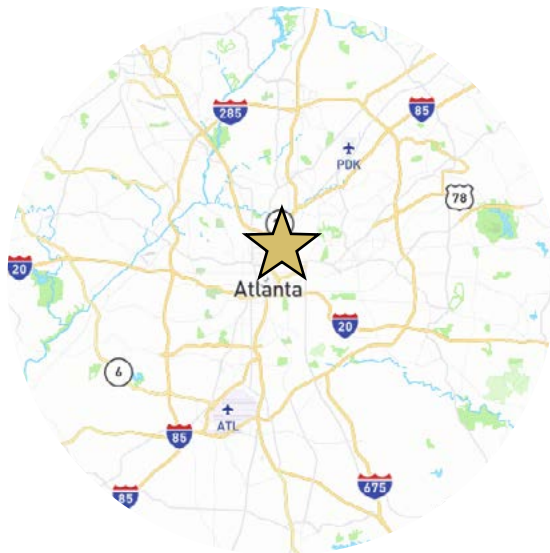
PRICE \$615,000



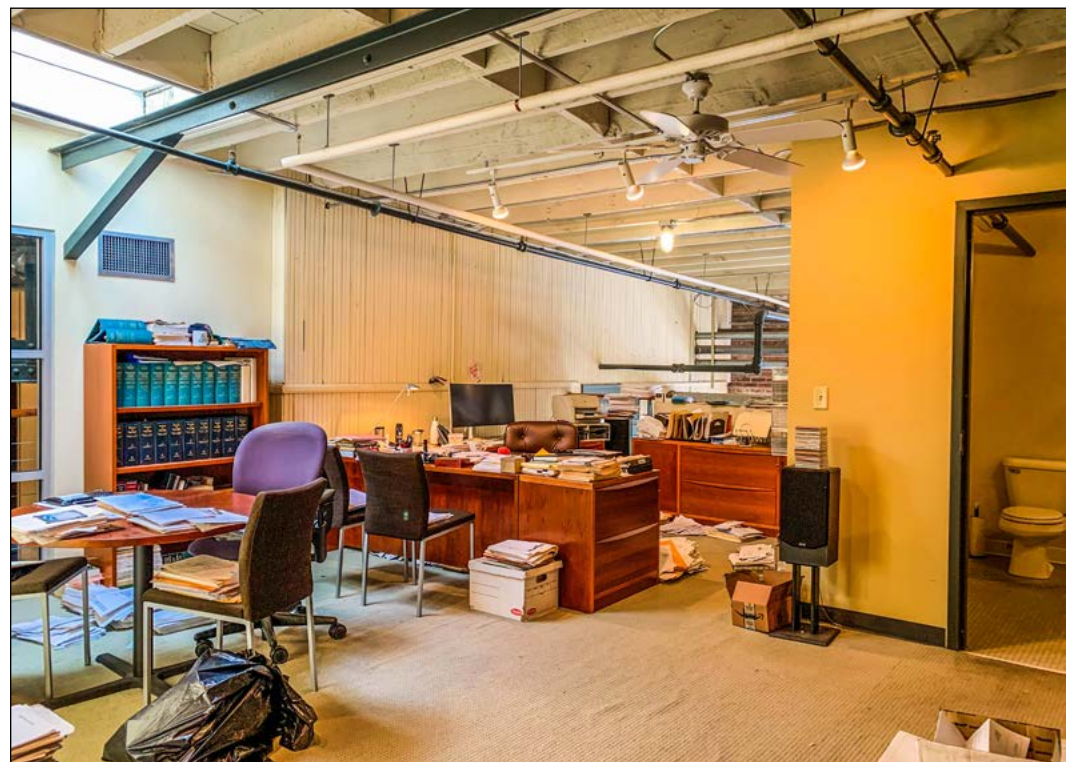
SIZE 2,449 SF

PROPERTY INFORMATION

ADDRESS	949 West Marietta Street NW
	Atlanta, GA 30318
SUITE	Suite X-102
COUNTY	Fulton
SUITE SIZE	2,449 SF
# OF STORIES	2
ZONING	C-2
YEAR BUILT	1890s
YEAR RENOVATED	1990 & 2005
BUILDING CLASS	B
CONDO ASSOC. FEES	\$973.48 / Month
TAXES	\$302.27 / Month
SALES PRICE	\$615,000



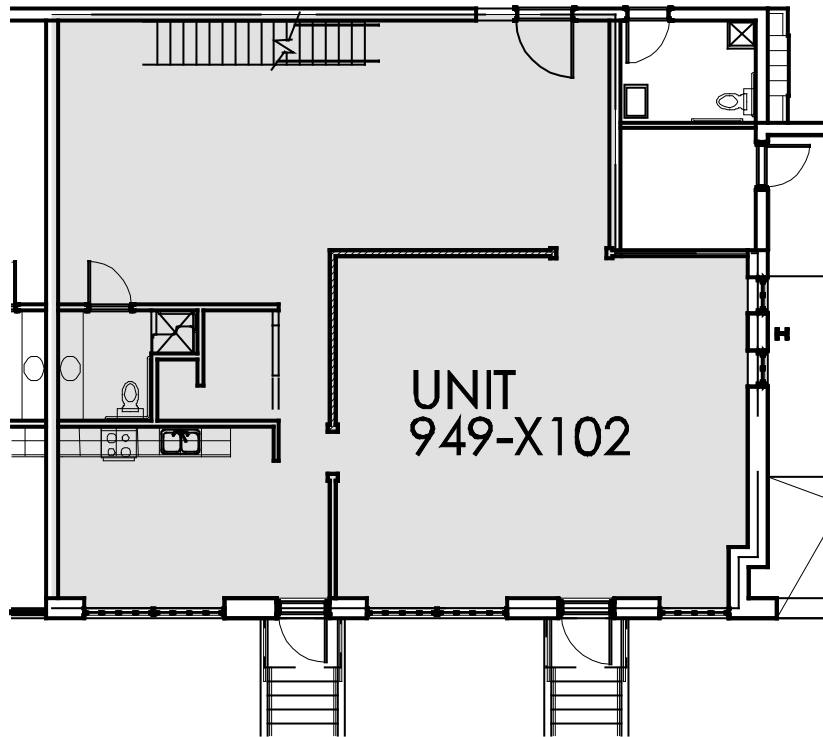
PHOTOS



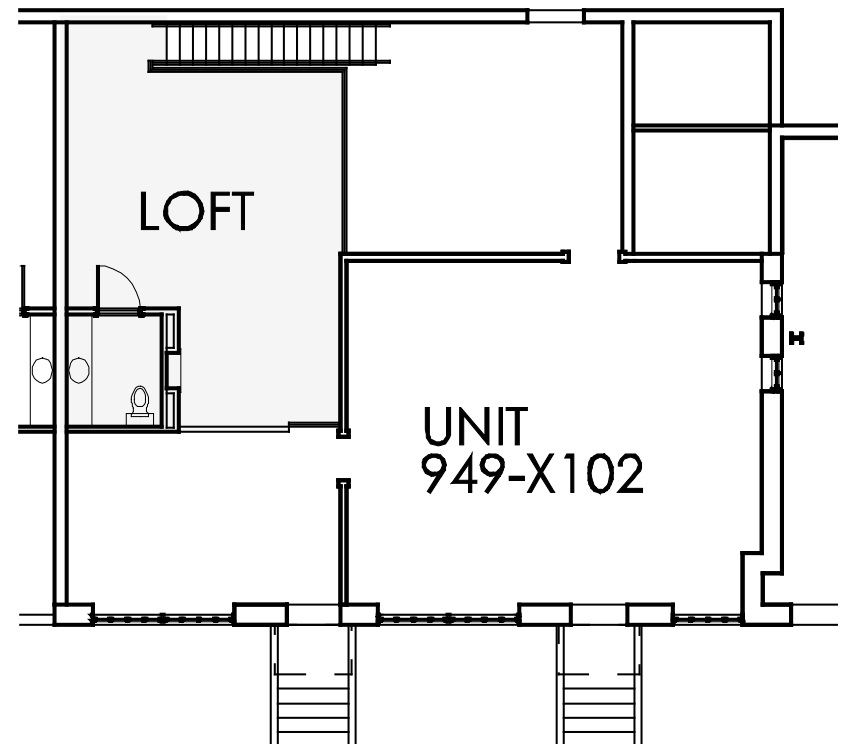


FLOOR PLANS

MAIN LEVEL | $\pm 1,918$ SF



LOFT LEVEL | ± 531 SF



BUILDING HISTORY



KING PLOW ARTS CENTER

King Plow Arts Center began as an antiquated plow factory, but has been transformed into an arts community and center for commercial, performing and visual arts. In 1990, the owners designed a plan to build affordable live/work studios, commercial artist spaces, art galleries, areas designed for the performing arts, and a restaurant within the buildings while preserving their historic and architectural significance.

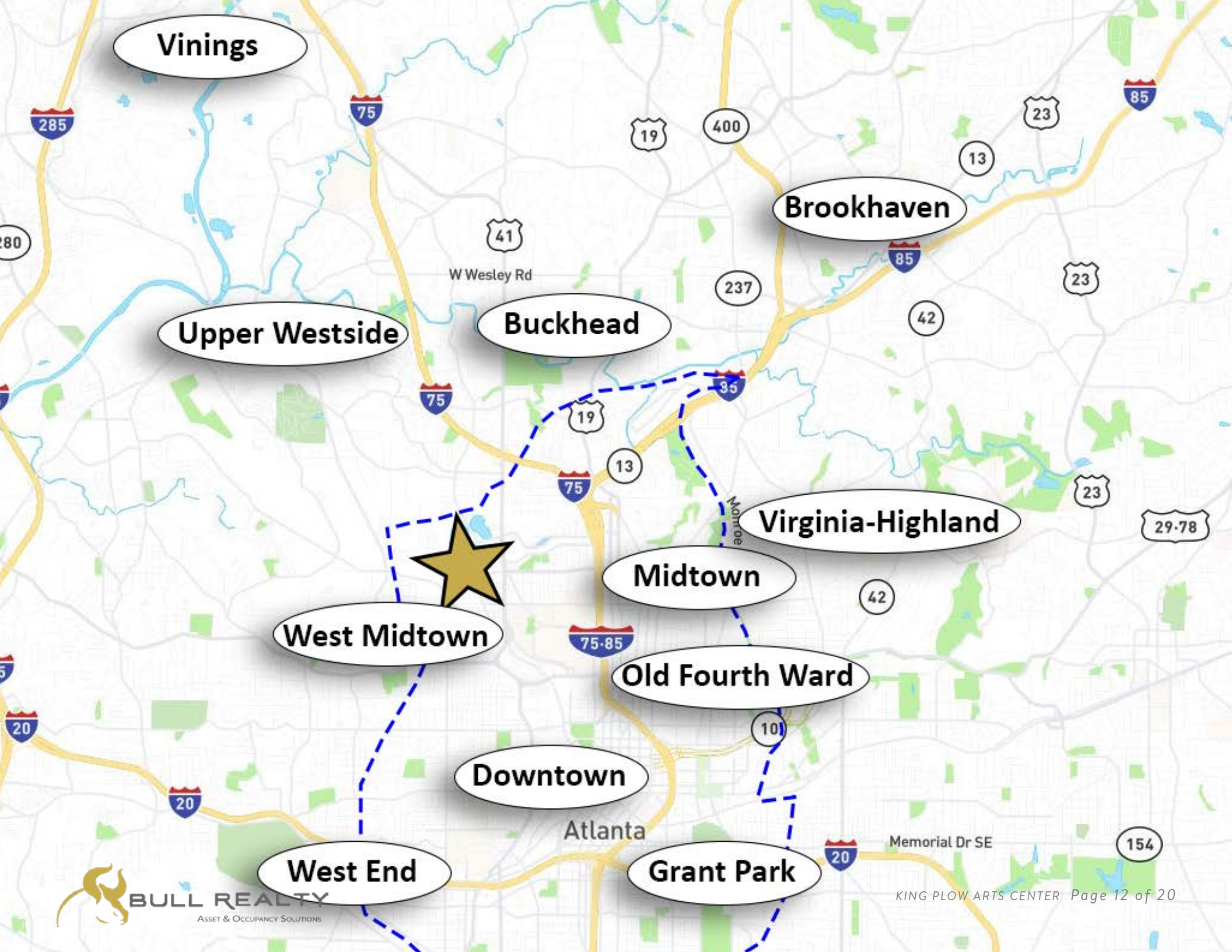
King Plow Arts Center is pleased to serve as a model of adaptive reuse of historic structures and a catalyst for the proposed Marietta Street Arts Corridor. King Plow is the largest center of its kind in the city and has become a significant part of Atlanta's Arts community.

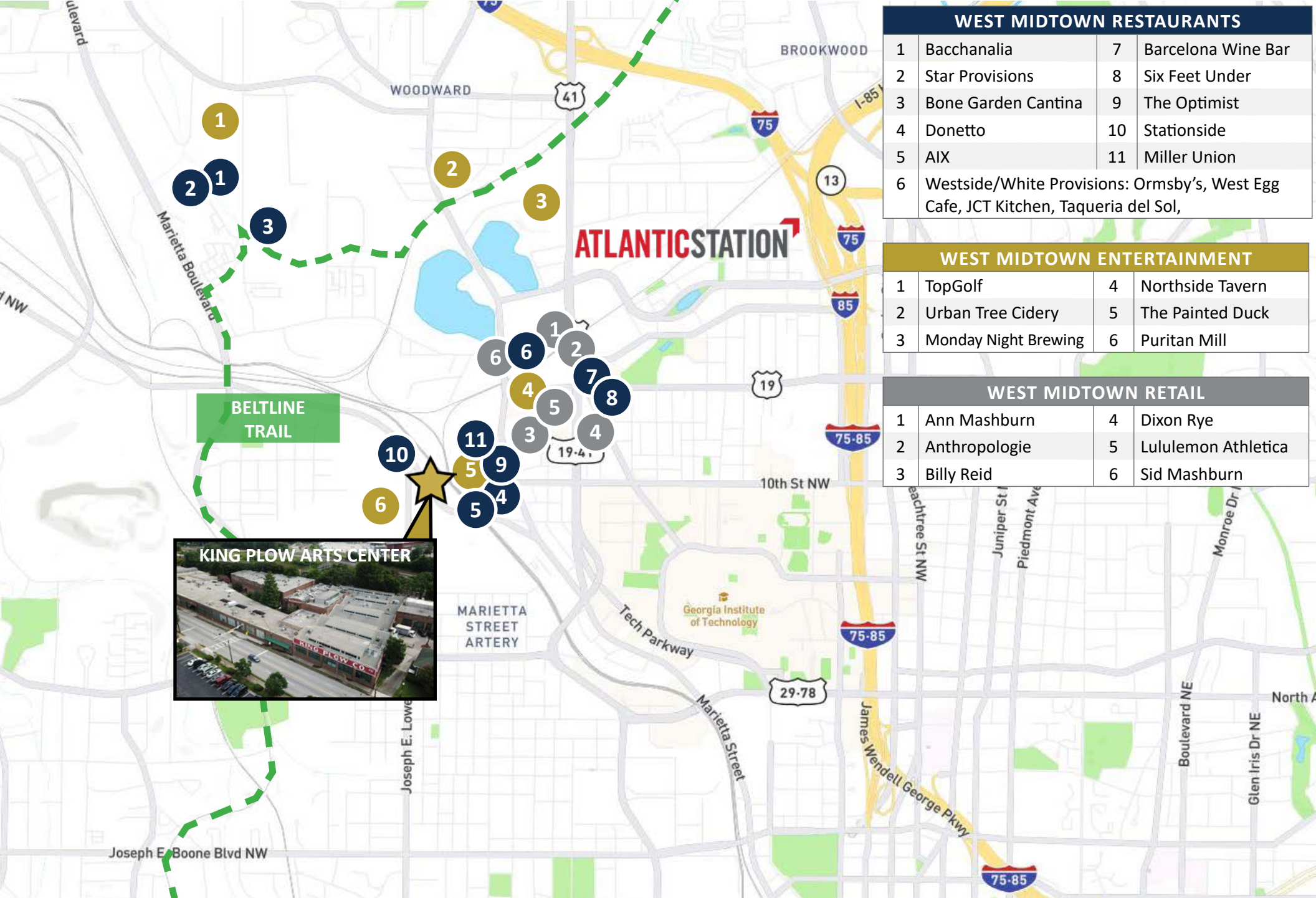
Source: <http://kingplow.com/history/>

ABOUT THE AREA



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS





WEST MIDTOWN RESTAURANTS

1	Bacchanalia	7	Barcelona Wine Bar
2	Star Provisions	8	Six Feet Under
3	Bone Garden Cantina	9	The Optimist
4	Donetto	10	Stationside
5	AIX	11	Miller Union
6	Westside/White Provisions: Ormsby's, West Egg Cafe, JCT Kitchen, Taqueria del Sol,		

WEST MIDTOWN ENTERTAINMENT

1	TopGolf	4	Northside Tavern
2	Urban Tree Cidery	5	The Painted Duck
3	Monday Night Brewing	6	Puritan Mill

WEST MIDTOWN RETAIL

1	Ann Mashburn	4	Dixon Rye
2	Anthropologie	5	Lululemon Athletica
3	Billy Reid	6	Sid Mashburn



WEST MIDTOWN

The West Midtown neighborhood of Atlanta has grown by leaps and bounds over the last few years. Once an industrial haven, this neighborhood has become a mecca for young professionals and design enthusiasts due to its retail offerings and excellent dining scene.

Atlanta's West Midtown is reinventing itself. Once largely industrial, this area is now home to a lively selection of urban lofts, art galleries, live music venues, retail shops, restaurants and modern office space. Spanning from the southern tip of Howell Mill Road to 17th Street – and located minutes from Downtown, Buckhead and all of Atlanta's major highways and interstates – much of West Midtown retains its loft-style industrial identity, as most of the new developments in the area have restored the once-neglected factories and warehouses that date back to the 1880s.

Adventurers into West Midtown immediately notice that the Westside Provisions District, a trendy district that combines artisanal tastes with an industrial minimalism, anchors the neighborhood. After parking in the ample (and complimentary) parking deck at Howell Mill and 14th Street, everywhere you look has the aura of clean and well-designed city planning.

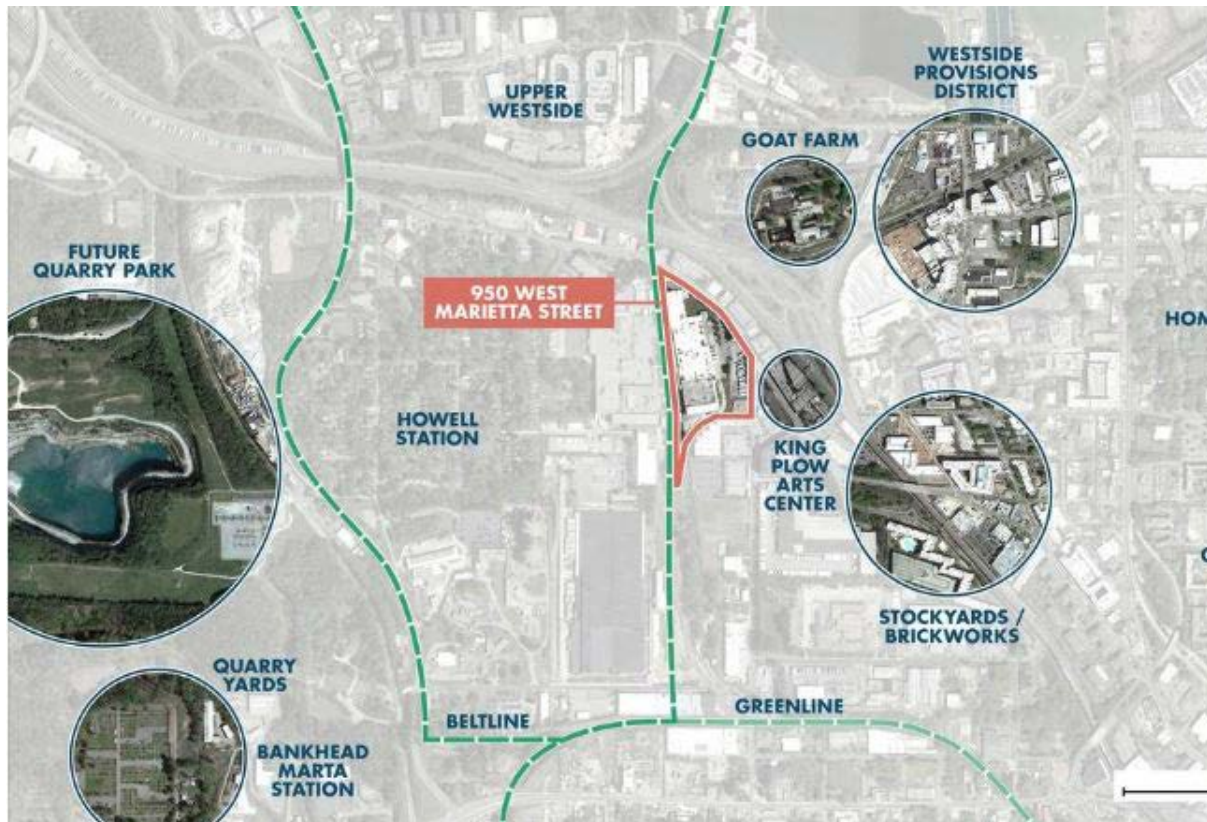
The keyword in this area is “artisan.” You'll find furniture, swimwear, paper goods, breads & cheeses, ice cream and even burgers. Expert craftsmanship rules in West Midtown, so retailers and restaurateurs always bring their A-game. There's already stiff competition in the area, including Atlanta's two top Zagat-rated restaurants.

West Midtown is also home to four arts centers: the Goat Farm Arts Center, Westside Cultural Arts Center, Atlanta Contemporary Art Center and King Plow Arts Center. Each has its own angle on the art world, so be sure to explore them – especially during the art walk that takes place every third Saturday of the month.

One popular outdoor location is the bridge over the railroad tracks; it is a favorite for many Atlanta photographers. When strolling from one section of Westside Provisions District to the other, be sure to take in the unique views of the serene Midtown skyline.

SOURCE: <https://www.atlanta.net/explore/neighborhoods/midtown/west-midtown/>

AREA DEVELOPMENTS



A new development will convert nearly 80-year-old warehouses into creative office space and provide an important link for the future Beltline in northwest Atlanta.

A joint venture of Atlanta-based developer Third & Urban and Maryland private equity firm FCP bought 15 acres of the former The Atlanta Paper Co. plant at 950 West Marietta.

Third & Urban and FCP paid just under \$2 million for the warehouse buildings, which stand along West Marietta Street next to King Plow Arts Center and Puritan Mill - two projects that started the adaptive reuse development trend more than 20 years ago.

The joint venture also worked out an agreement with Atlanta Beltline Inc. to allow the multi-use trail to run through the site. That's potentially significant for the build-out of the Beltline on the northwest side of the city because it provides potential links to planned extensions of the Westside Trail and a new trail to downtown from the PATH Foundation.

Third & Urban and architect Perkins & Will have started work on initial concepts for the 275,000-square-foot mixed-use project, which will transform the buildings into spaces with high ceilings, masonry walls and natural light. The renovations

will also feature new construction that will increase the height of the buildings to about four stories, providing skyline views of the city.

Chris Faussemagne, partner with Third & Urban, said the adaptive-reuse development will target companies looking for creative office space in West Midtown. Faussemagne and FCP are known for projects including Stockyards, whose tenants include advertising firm Fitzgerald & Co. and co-working provider Industrious. The project is directly across from the King Plow Arts Center and adjacent to Puritan Mill, a project that Faussemagne worked on.

The redevelopment of the plant is also within walking distance of several new projects underway in West Midtown and close to the forthcoming Westside Park at Bellwood Quarry. Westside Park will one day be Atlanta's largest green space; the first phase is set to open in spring 2020.

Construction on the adaptive reuse of the plant is expected to begin the third quarter of 2020.

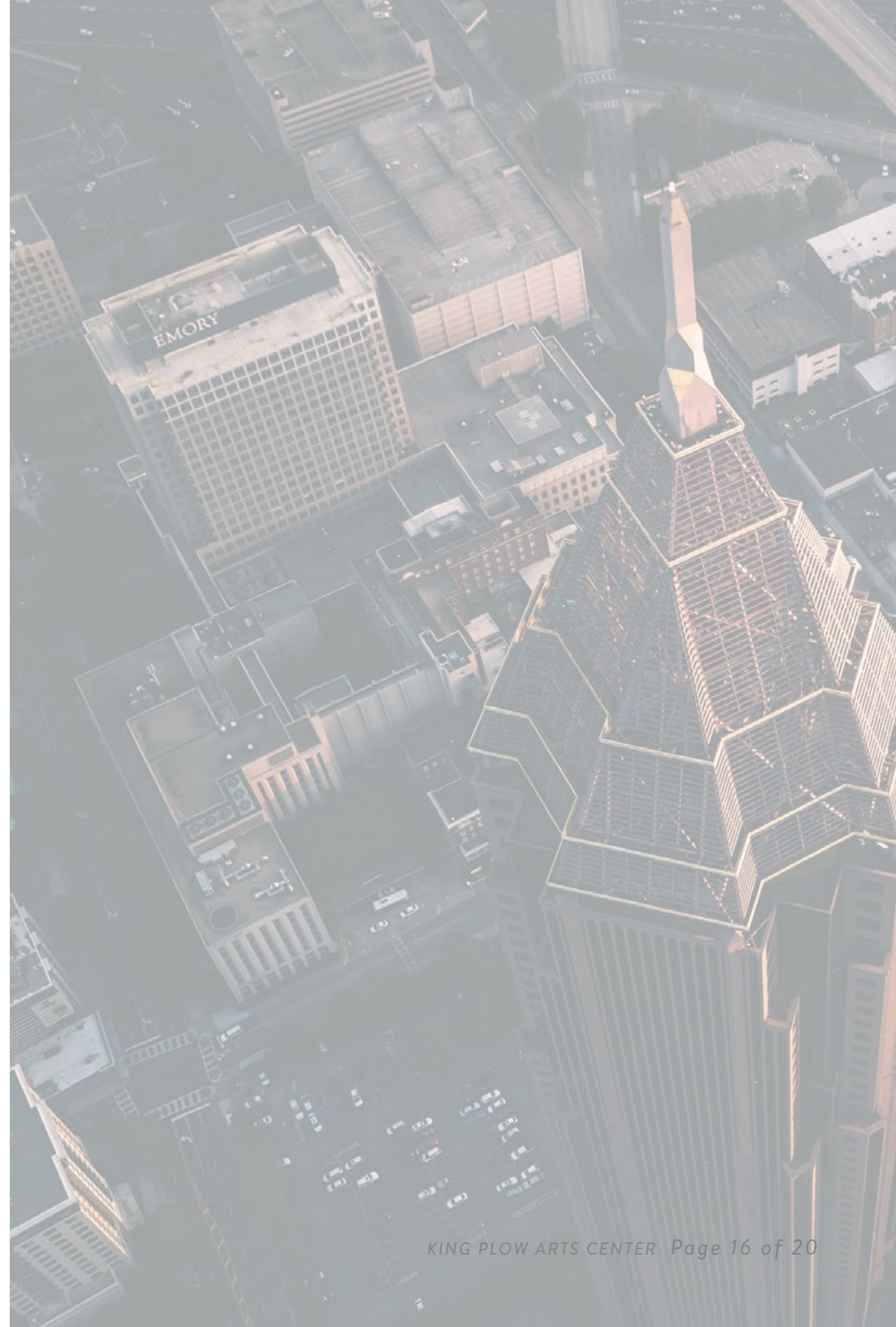
SOURCE: <http://bit.ly/2MpqrhL>

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, makes getting to Atlanta easy. With a variety of transportation options throughout the city, our guides, maps, shuttles, tours and Atlanta Ambassadors make getting around Atlanta easy as well.

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 Atlanta's economy, with the city serving as the regional, national or global headquarters for many corporations. Atlanta has 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, SunTrust Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control. Over 75% 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 due to 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.



ATLANTA

TOP EMPLOYERS



EDUCATION



DEMOGRAPHICS (2019 ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	18,756	177,875	336,344
HOUSEHOLDS	8,005	79,805	150,152
AVG. HH INCOME	\$63,090	\$79,628	\$85,965
ANNUAL POP. GROWTH (2019-2024)	1.99%	1.81%	1.56%

MAJOR ATTRACTIONS



BROKER PROFILE



ANDY LUNDSBERG

Partner, Bull Realty
ALundsberg@BullRealty.com
404-876-1640 x 107

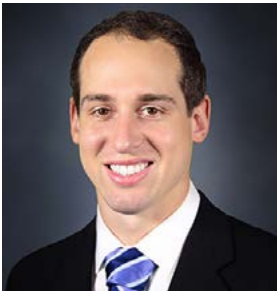
Andy Lundsberg has over 20 years of sales, marketing and commercial real estate experience. He specializes in the acquisition and disposition of multifamily and boutique retail/office type properties throughout metro-Atlanta. Andy Lundsberg is recognized as the top producer at Bull Realty for the last 6 years in a row with gross sales close to \$200 million over the last three years, and has consistently achieved the Atlanta Commercial Board of Realtors Million Dollar Club designation year after year.

Prior to his career in commercial real estate, Andy worked for a national diagnostic imaging company as director of sales and marketing, Coca Cola as a business development manager and was head of on-site sales and marketing for a condominium project with a large residential real estate firm in Atlanta. With his expertise in the real estate industry and successful sales record, he can help you determine the right investment for you; whether you are looking to buy, lease or sell commercial real estate.

Andy graduated with honors from The Kelley School of Business at Indiana University where he received degrees in Marketing, Management and International Studies. He also studied and lived in Seville, Spain and is conversational in Spanish.

Organizations:

National Association of Realtors-Georgia
Atlanta Commercial Board of Realtors
Young Council of Realtors (YCR)
Million Dollar Club (2008 - Present)



MICHAEL WESS, CCIM

Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150

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, he has recorded seven 'highest price ever' record sales.

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).

When not enjoying his career, Michael continues pursuing his passions for athletics and international travel and loves a weekend camping and hiking in the north Georgia mountains. 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.

TEAM PROFILE



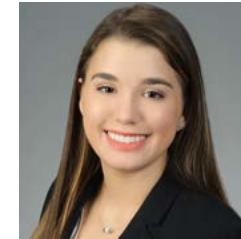
ANDY LUNDSBERG
Partner, Bull Realty
ALundsberg@BullRealty.com
404-876-1640 x 107



MICHAEL WESS, CCIM
Partner, Bull Realty
MWess@BullRealty.com
404-876-1640 x 150



Aubri Lienemann
Marketing



Randee Comstock
Marketing



Scott Jackson
Analyst

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

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.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.