



## OFFERING MEMORANDUM

**LIVE-WORK OPPORTUNITY IN THE HEART OF WEST MIDTOWN**

**± 5,200 SF | SHOWROOM/ INDUSTRIAL/ LOFT-OFFICE**



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**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS

Exclusively listed by Bull Realty, Inc.

Live-Work Opportunity in Heart of West Midtown | ± 5,200 SF | Showroom/ Industrial/ Loft-Office |



# PROPERTY INFORMATION

**MIDTOWN**  
Atlanta



ATLANTA  
DOWNTOWN



Tech Pkwy NW  
Path Pkwy

Northside Drive NW

Marietta St NW

**935M**

WEST MIDTOWN | APARTMENTS



ASSET & OCCUPANCY SOLUTIONS

Live-Work Opportunity in Heart of West Midtown | ± 5,200 SF | Showroom / Industrial / Loft-Office | Page 3 of 18



## EXECUTIVE SUMMARY

### PROPERTY DESCRIPTION

Two of the last remaining 1920s-era buildings in the heart of West Midtown suitable for live-work, showroom, retail, loft-office, or some industrial-type uses. The buildings are currently conjoined and offered for sale together for \$1,395,000 or individually at \$745,000 for 903 Marietta and \$690,000 for 905 Marietta. The buildings are in an unbeatable location: 450' north of Northside Drive, directly (220') behind Georgia Tech's Tech Parkway trail leading from Georgia Tech to West Midtown, and less than half a mile south of 10th Street.

### NEARBY ATTRACTIONS



### KEY FIGURES



Two Buildings Available  
For Sale Together or Individually



Prime West Midtown  
Location



± 5,200 SF on  
± 0.12 Acres



Portfolio Available for Sale  
For \$1,395,000

## PROPERTY INFORMATION

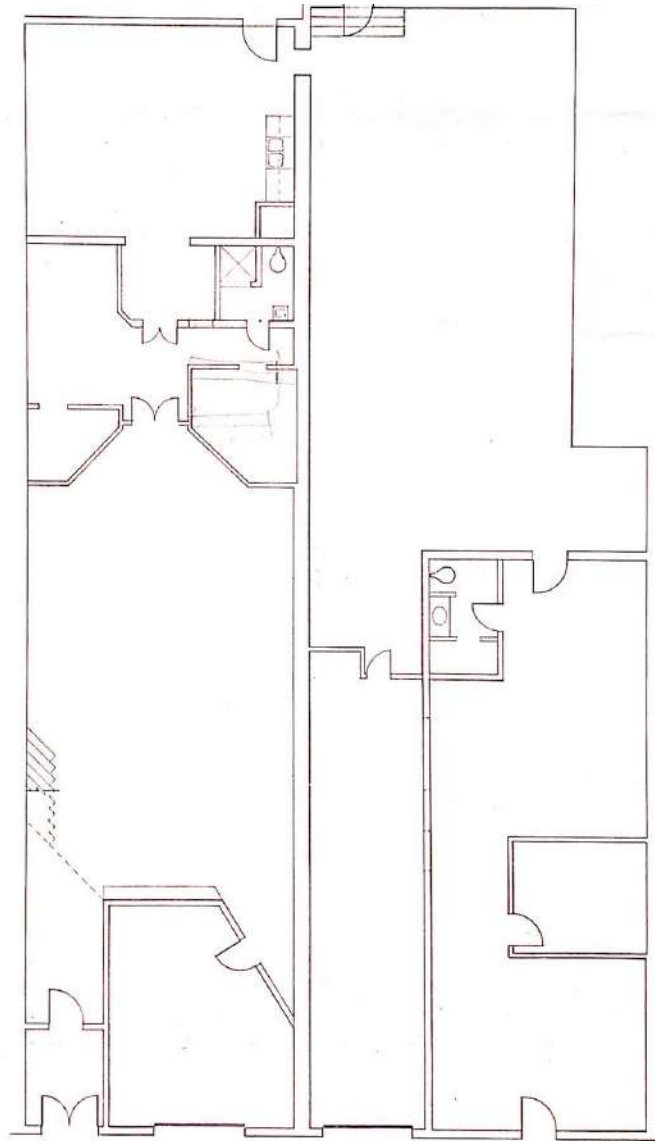


ADDRESS:	903 Marietta St NW, Atlanta, GA 30318
COUNTY:	Fulton
BUILDING SIZE:	± 2,700 SF
SITE SIZE:	± 0.0648 Acres
ZONING:	I-2 (Marietta Zoning Overlay)
YEAR BUILT:	1928
PARKING:	Garage or surrounding pay lots
OCCUPANCY:	Vacant
INDIVIDUAL SALE PRICE:	\$745,000
COMBINED SALE PRICE:	\$1,395,000



ADDRESS:	905 Marietta St NW, Atlanta, GA 30318
COUNTY:	Fulton
BUILDING SIZE:	± 2,500 SF
SITE SIZE:	± 0.052 Acres
ZONING:	I-2 (Marietta Zoning Overlay)
YEAR BUILT:	1930
PARKING:	Garage or surrounding pay lots
OCCUPANCY:	Vacant
INDIVIDUAL SALE PRICE:	\$690,000
COMBINED SALE PRICE:	\$1,395,000

## FLOOR PLANS

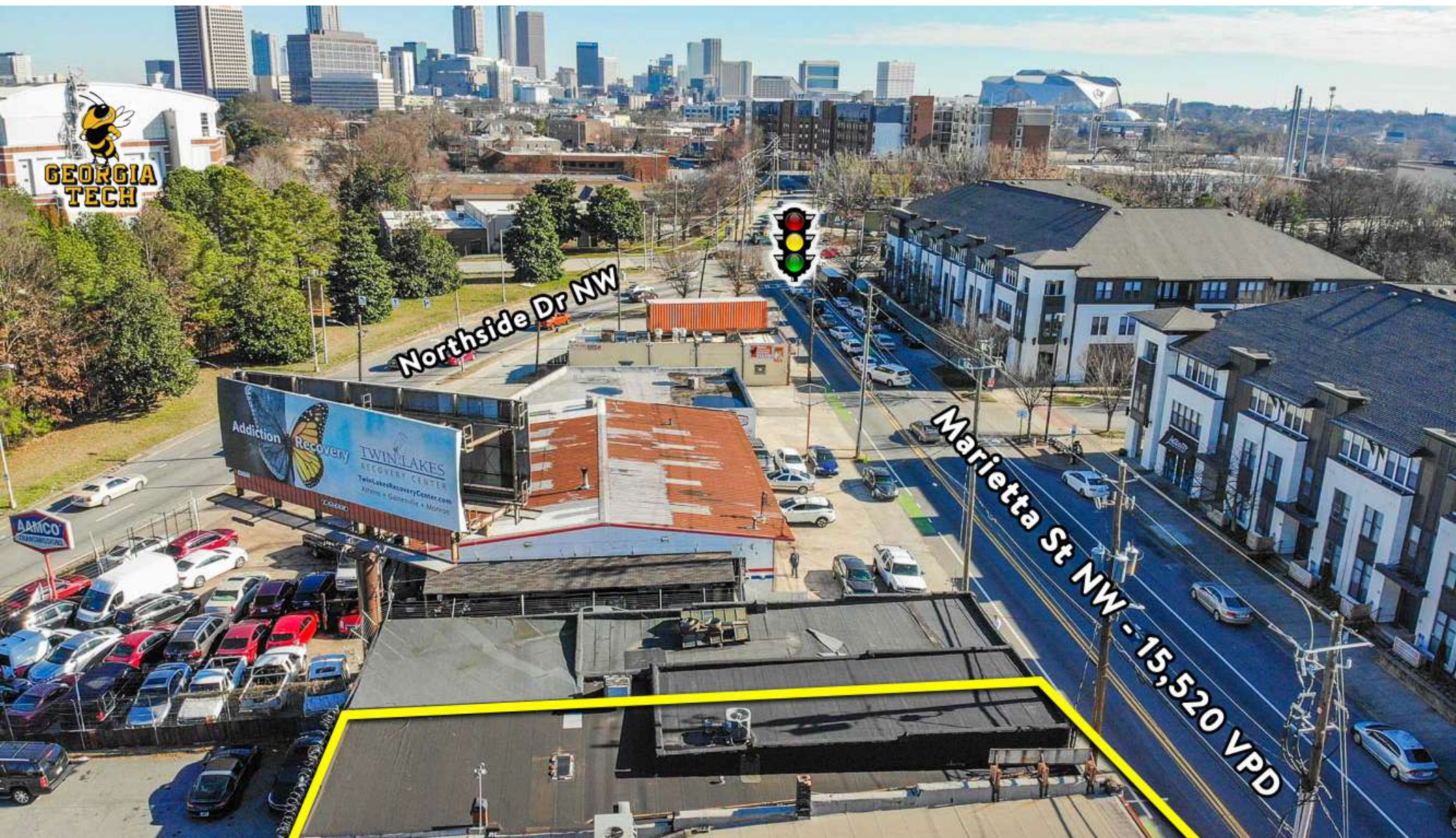


905 Marietta

903 Marietta



AERIAL



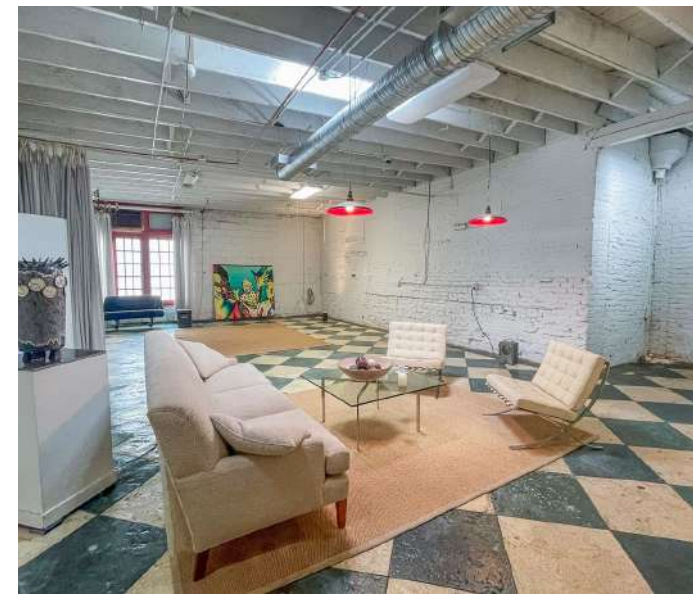
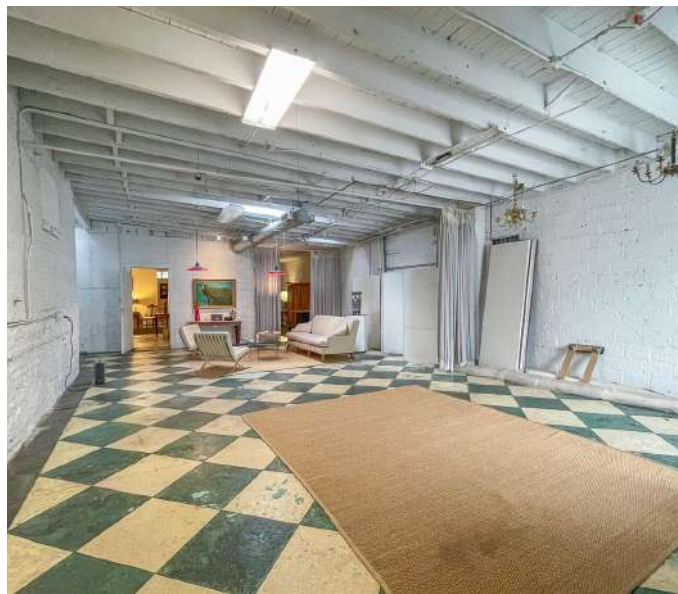


## EXTERIOR PHOTOS





## 903 MARIETTA STREET NW





## 905 MARIETTA STREET NW





# AREA OVERVIEW





## AREA DEVELOPMENT

### \$750M PROPOSED EXPANSION OF TECHNOLOGY ENTERPRISE PARK

Georgia Tech estimates its proposed 2.2 million square foot expansion at Technology Enterprise Park would cost a hefty \$750 million, but university officials say they are bullish on attracting investors to back what they say will be a state-of-the-art biosciences and health innovation district.

The development would also encourage revitalization and redevelopment in the city's emerging Westside and nurture start-up companies from Georgia Tech that would help retain businesses and jobs downtown, according to the university.

As part of the I-MIX zoning, Georgia Tech plans to build 610,000 square feet of lab and research, or industrial, space; 1 million square feet of office space; 100,000 square feet of commercial space; and about 315,000 square feet for 420 units of multi-family residential. TEP currently only has one building for research and labs.

\* Source: <https://bit.ly/2RVLWJe>

### THE MARKET

- Georgia Tech's beautiful 400-acre, tree-lined campus is located in the heart of Atlanta, Georgia.
- Georgia Tech is ranked in the nation's Top 5 public universities by U.S. News and World Report - 2018
- There are over 400 student organizations and 50 Greek organizations on campus
- The university also has campuses in Metz, France and Shenzhen, China





# ABOUT THE AREA

## WEST MIDTOWN | ATLANTA, GA

Midtown is marked by its cultural attractions, institutions of higher education, noteworthy architecture, and urban layout. 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.

## WESTSIDE BELTLINE CONNECTOR

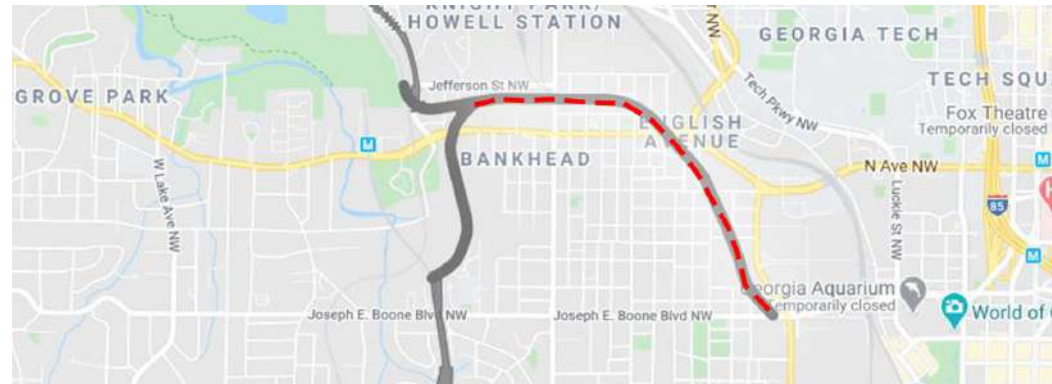
As part of the planned 33 miles of trail network, this latest trail will provide connectivity between the Atlanta BeltLine corridor and PATH Foundation trails leading into Downtown Atlanta. This future multi-use trail will become a critical link in the region's trail network with connections between job centers, other development activities on the westside of Atlanta, Maddox Park, the Bankhead MARTA station, and the future Westside Park at Bellwood Quarry. It will directly connect the Vine City and English Avenue neighborhoods to the Atlanta BeltLine.

## WESTSIDE RESERVOIR PARK

The park is the City of Atlanta's largest planned greenspace. Located in northwest Atlanta, it will double as a water reservoir and a 280-acre park when complete. Plans for the first section call for walking trails, an open lawn, a grand overlook, and city views.

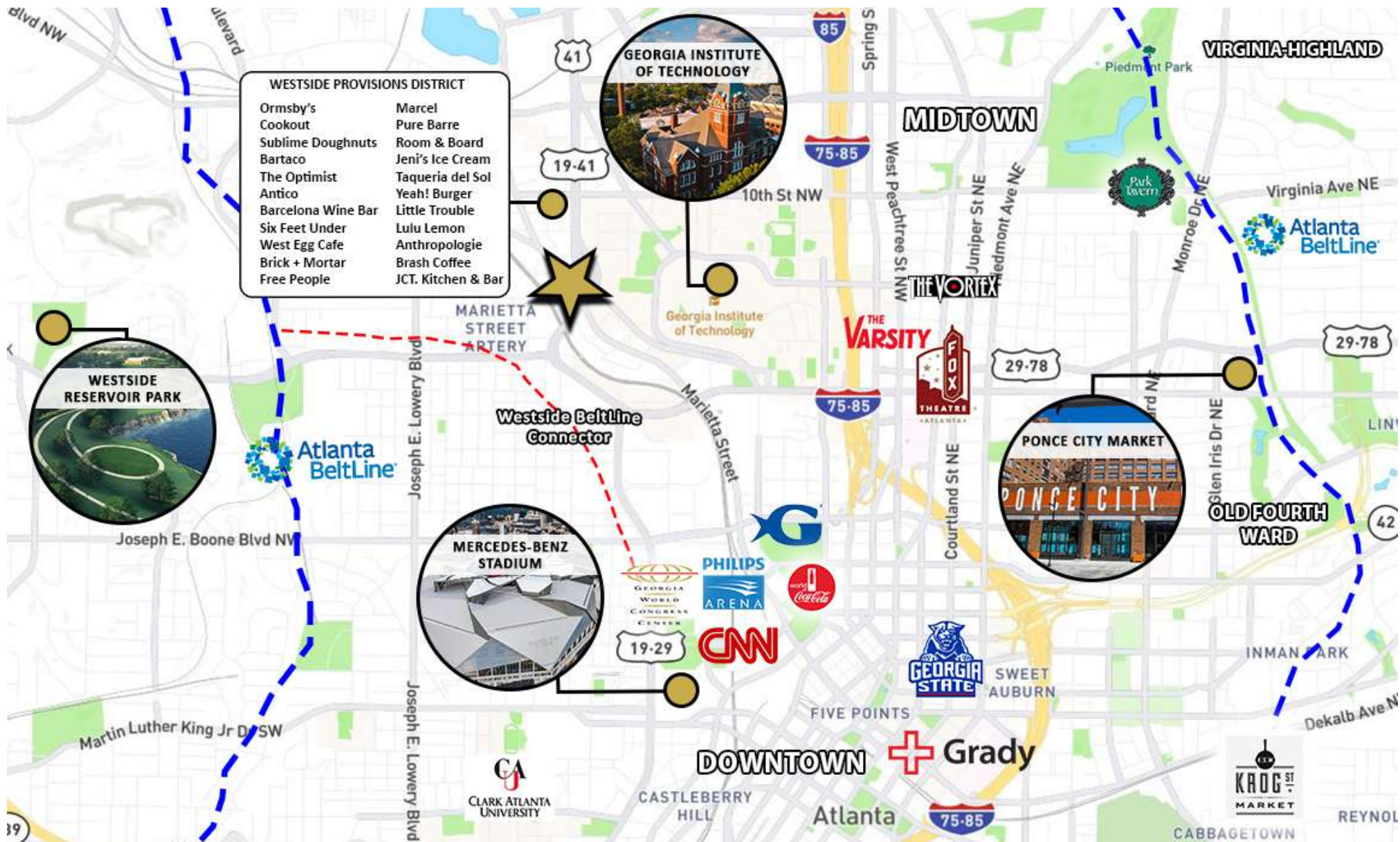
Westside Park will connect to the Atlanta BeltLine's Westside Trail Extension, the Westside BeltLine Connector, and Proctor Creek Greenway in the future. It is surrounded by the neighborhoods of West Highlands, Knight Park, Howell Station, Bankhead, Grove Park, Rockdale, Hills Park, and Blandtown.

\* Source: <https://MidtownAtl.com>, <https://beltline.org>



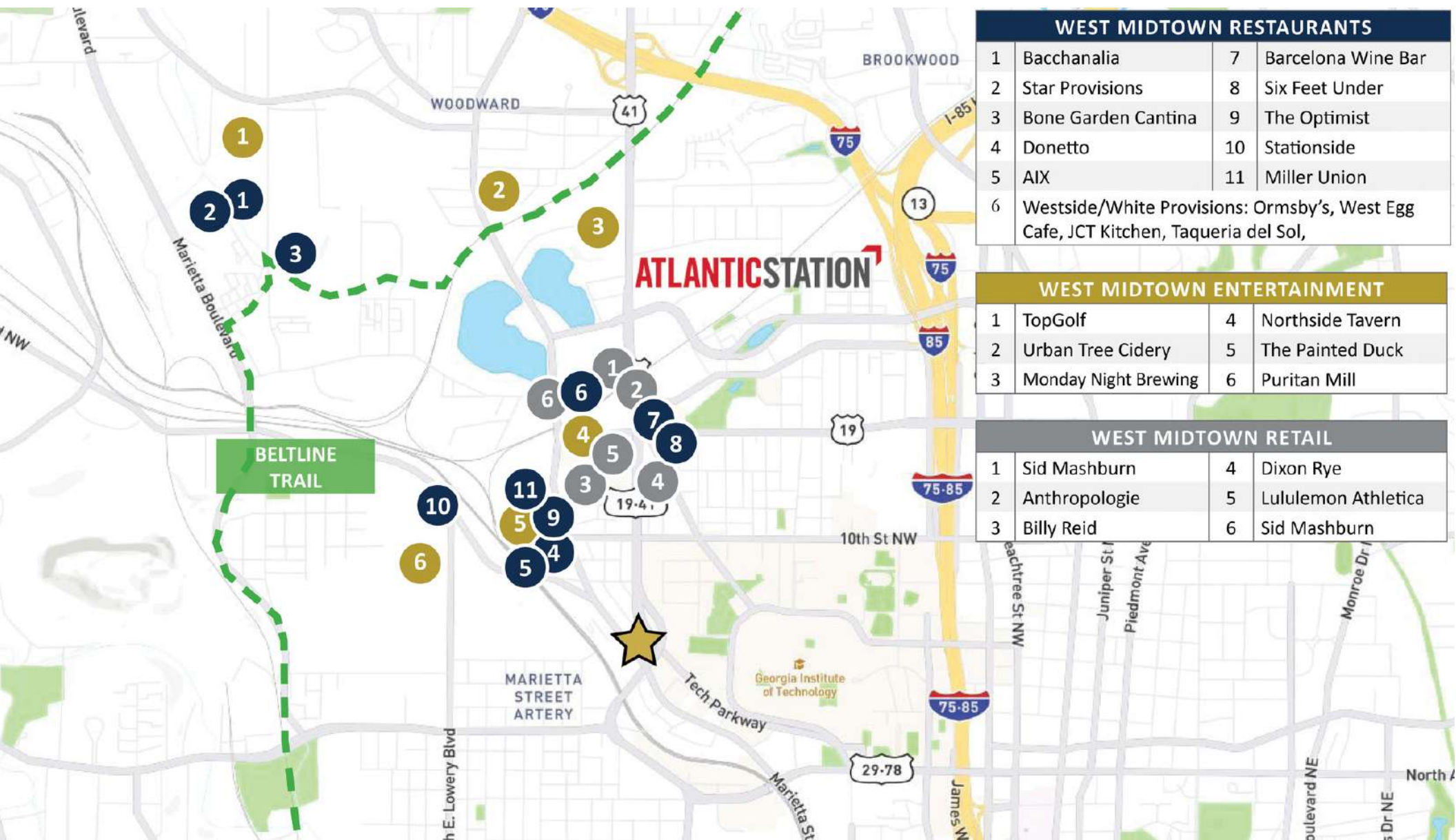


# AREA MAPS





## AREA MAPS





## IN THE AREA



### GEORGIA TECH

Georgia Tech provides a technologically-focused education to more than 25,000 undergraduate and graduate students in fields ranging from engineering, computing, and sciences, to business, design, and liberal arts. Georgia Tech has six colleges and 28 schools focusing on Business, Computing, Design, Engineering, Liberal Arts, and Sciences.



### MERCEDES-BENZ STADIUM

Mercedes-Benz Stadium serves as the home of the Atlanta Falcons (NFL) and Atlanta United (MLS). Along with concerts previously held at the Georgia Dome, new marquee events are hosted at the stadium including concerts, conventions and other sporting events including Super Bowl LIII. Mercedes-Benz Stadium has a capacity of 71,000 seats and the total cost is estimated at \$1.4 billion.



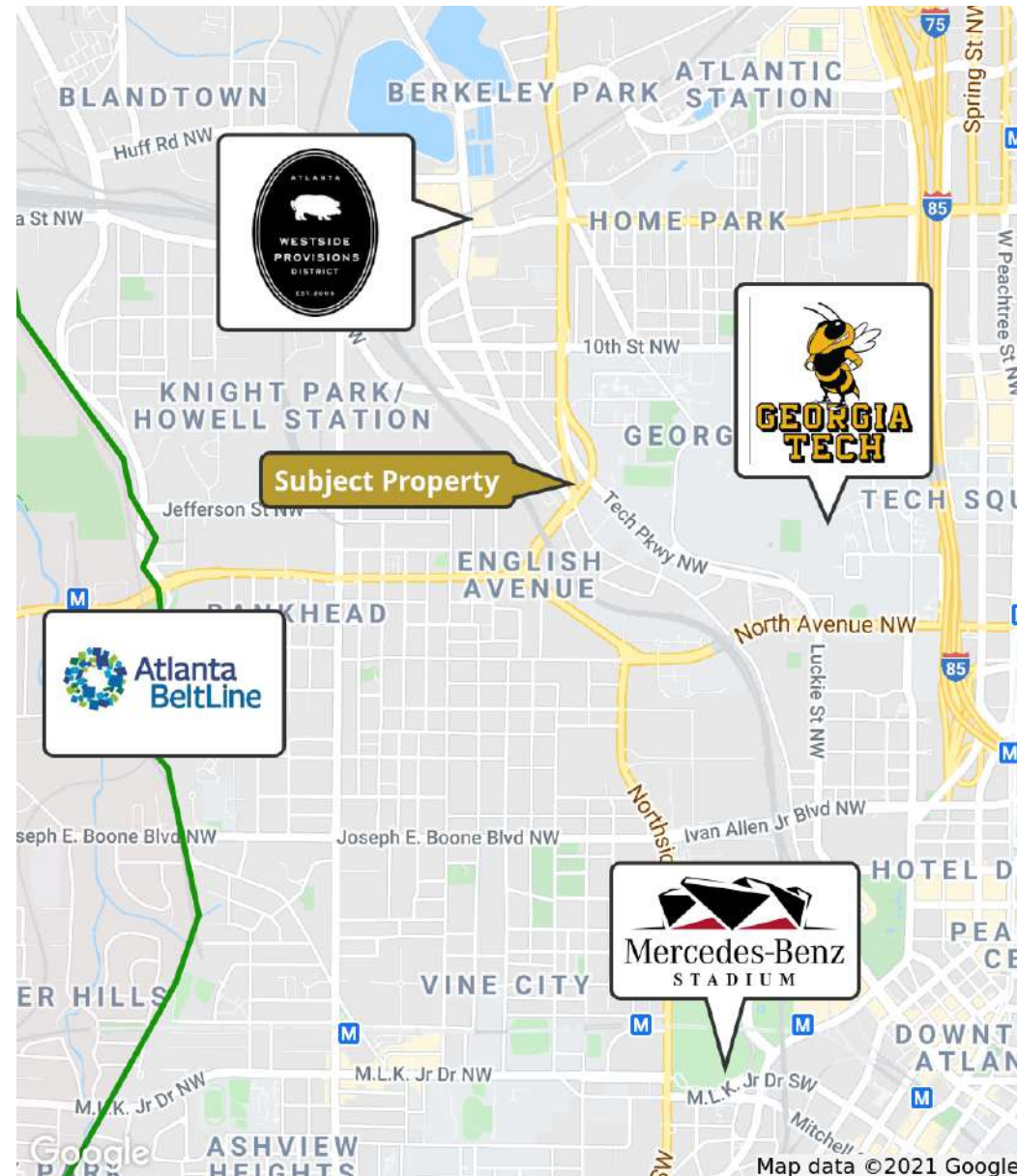
### ATLANTA BELT-LINE CONNECTOR

The Atlanta BeltLine is a sustainable redevelopment project that provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.



### WESTSIDE PROVISIONS DISTRICT

Westside Provisions District evolved from a marketing partnership between two adjacent developments; Westside Urban Market and White Provision. Together, these developments offer great retail and restaurant to the neighborhood and also offered sustainable residential living at its finest.





# CONTACT INFORMATION

**935M**

WEST MIDTOWN | APARTMENTS

Hampton St NW

Northside Dr NW



Marietta St NW - 15,520 VPD

Mixed-Use



## BROKER PROFILES



**MICHAEL WESS, CCIM**  
Partner, Bull Realty  
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MWess@BullRealty.com

### 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.



**ANDY LUNDSBERG**  
Partner, Bull Realty  
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### PROFESSIONAL BACKGROUND

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 7 years in a row with gross sales over \$250 million over the last four 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)