

# OFFICE & WAREHOUSE

1710 Defoor Avenue, Atlanta, GA 30318



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	10,637 SF
<b>LEASE RATE:</b>	\$16.50 SF/yr (MG)
<b>LOT SIZE:</b>	1.26 Acres
<b>BUILDING SIZE:</b>	10,637
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	Office
<b>MARKET:</b>	Atlanta
<b>SUBMARKET:</b>	Midtown West

## PROPERTY OVERVIEW

The office and industrial flex space is being leased as a modified gross lease with the Tenant paying rent plus janitorial. The total square footage is 10,637 with approximately 50% office and 50% heated and cooled warehouse space. This is a space for any kind of professional service company, tech firm or any other kind of company that needs normal business hours to operate. This is NOT suited for a restaurant, nightclub, lounge, or event center. There is an adjacent event center already next door.

## PROPERTY HIGHLIGHTS

- Office & Industrial lease
- Full service except janitorial
- \$16.50 per square feet
- Opportunity Zone
- Near MARTA Bus Line
- Purchase available

**KW COMMERCIAL**  
804 Town Blvd.,  
Ste. A2040  
Atlanta, GA 30319

**JOHN THOMPSON**  
National Managing Director  
O: 678.506.1006  
C: 678.508.8885  
johnthompson@kwcommercial.com  
GA #179993

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# OFFICE & WAREHOUSE

1710 Defoor Avenue, Atlanta, GA 30318



**KW COMMERCIAL**  
804 Town Blvd.,  
Ste. A2040  
Atlanta, GA 30319

**JOHN THOMPSON**  
National Managing Director  
O: 678.506.1006  
C: 678.508.8885  
johnthompson@kwcommercial.com  
GA #179993

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



OFFICE FOR LEASE

# OFFICE & WAREHOUSE

1710 Defoor Avenue, Atlanta, GA 30318



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

**KW COMMERCIAL**  
804 Town Blvd.,  
Ste. A2040  
Atlanta, GA 30319

**JOHN THOMPSON**  
National Managing Director  
O: 678.506.1006  
C: 678.508.8885  
johnthompson@kwcommercial.com  
GA #179993

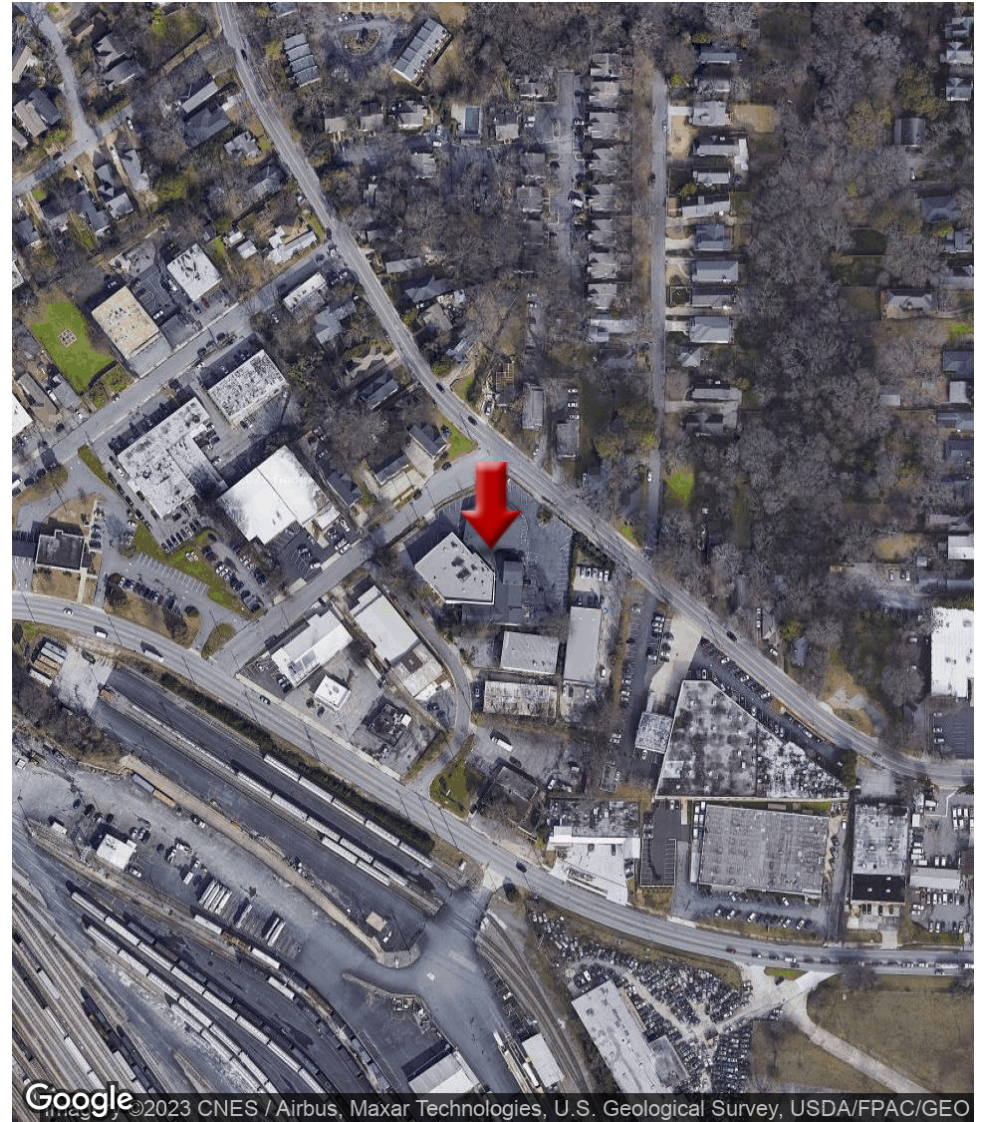
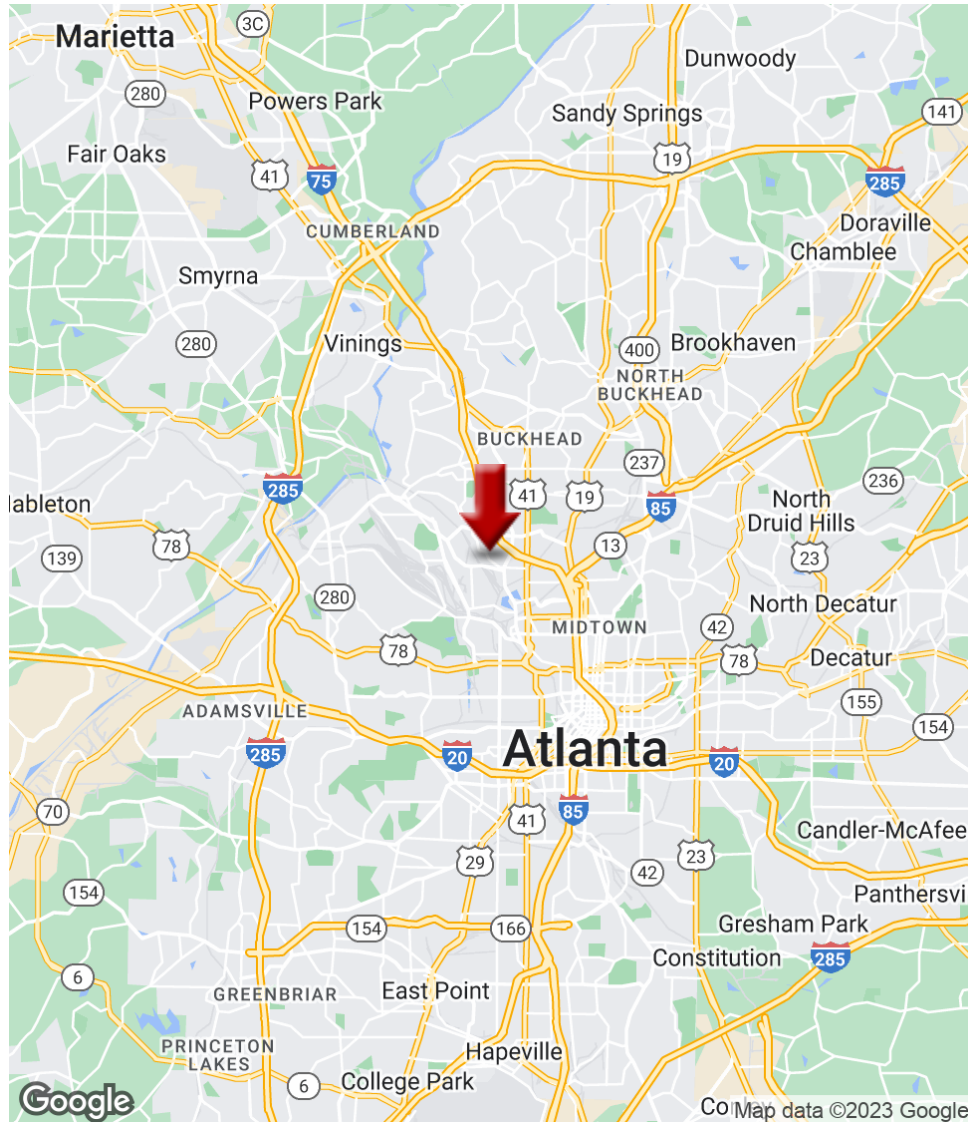
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE

# OFFICE & WAREHOUSE

1710 Defoor Avenue, Atlanta, GA 30318



**KW COMMERCIAL**  
804 Town Blvd.,  
Ste. A2040  
Atlanta, GA 30319

**JOHN THOMPSON**  
National Managing Director  
O: 678.506.1006  
C: 678.508.8885  
johnthompson@kwcommercial.com  
GA #179993

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.