

UPPER WESTSIDE LOFT OFFICE/LIVE/WORK FOR LEASE

1422 Woodmont Lane #3 | Atlanta, Georgia 30318



**ATLANTA LEASING
& INVESTMENT**



UPPER WESTSIDE AVAILABLE FOR LEASE

Two story brick loft retail/office condo.
Available for lease.

LEASE RATE *see lease economics*

ADDRESS 1422 Woodmont Lane #3
Atlanta, GA 30318

SQUARE FEET 2,800

ZONING I-2

EXECUTIVE SUMMARY

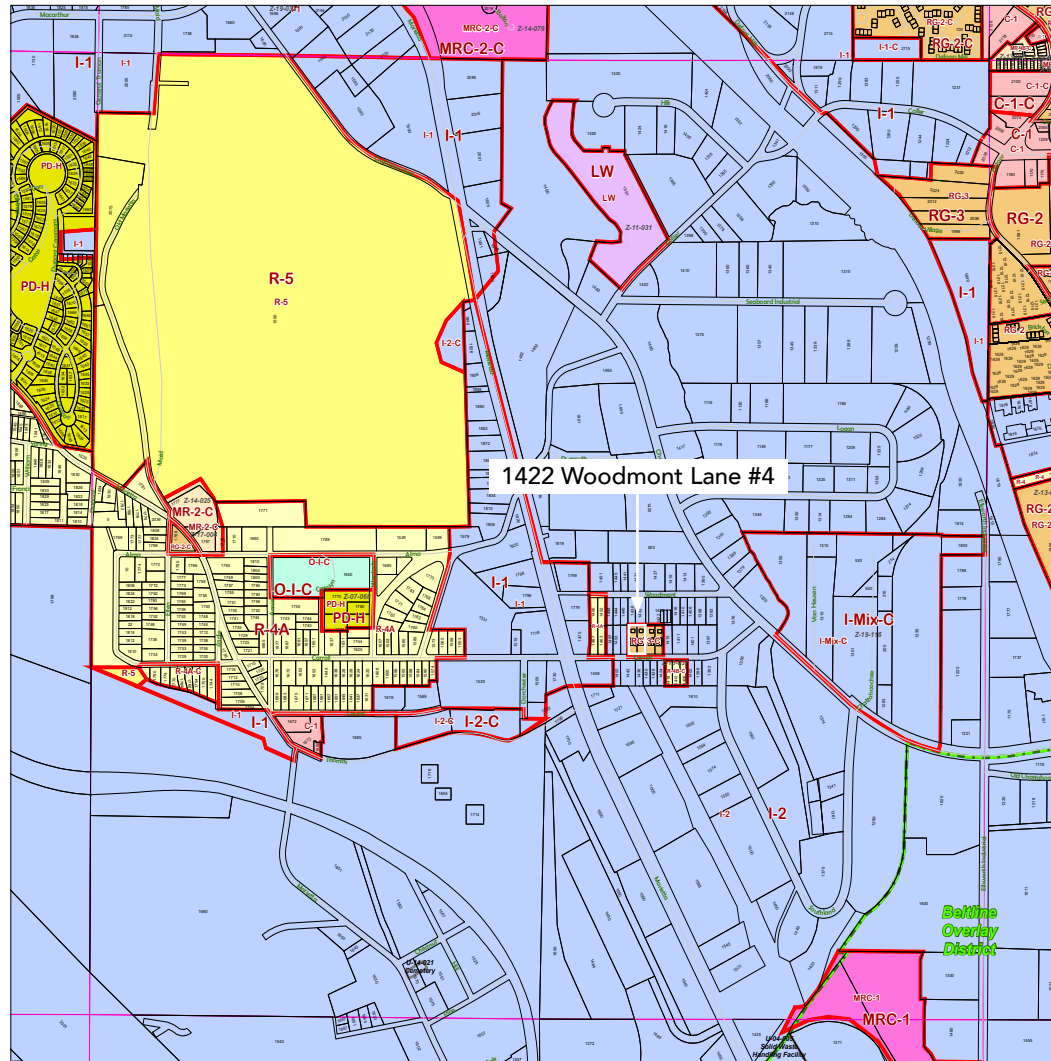
Atlanta Leasing Investment is pleased to offer 1422 Woodmont Lane #3 (the "Property") for lease. Per Fulton county records, 1422 Woodmont Lane #3 consists of a +/- 2,800 square foot building on a .83 acre lot (shared with condo development).

The building was originally constructed in 2001 and was owner occupied for many years until being leased to Tattoo Dojo.

IMPROVEMENT HIGHLIGHTS

Exterior composed of brick and glass. Interior features include 2,000 SF footprint, 20+ foot ceilings, polished concrete floors and 800 SF mezzanine level. Each level has its own bathroom with a full bath on the mezz level.

ZONING



LEGEND

- | | |
|-----------------------------|----------------------------------|
| Tax Parcels | SPI - Special Public Interest |
| Zoning District Outline | Industrial; |
| OVERLAY DISTRICTS | |
| Beltline | Historic & Cultural; |
| Buckhead Parking Overlay | Live-Work |
| Gulch Sign Overlay | QOL Multi-Family; |
| Arts and Entertainment Sign | QOL Mixed Use; |
| SPI Sign Overlay; | Commercial |
| Fort McPherson Sign Overlay | Neighborhood Commercial; |
| All Other; | Residential - Single Family |
| Human Service Facilities | Office Institutional |
| Special Use Permits | Planned Development |
| LBS/HBS | Residential - Duplex |
| | Residential - Multi-Family |
| | Residential - Limited Commercial |

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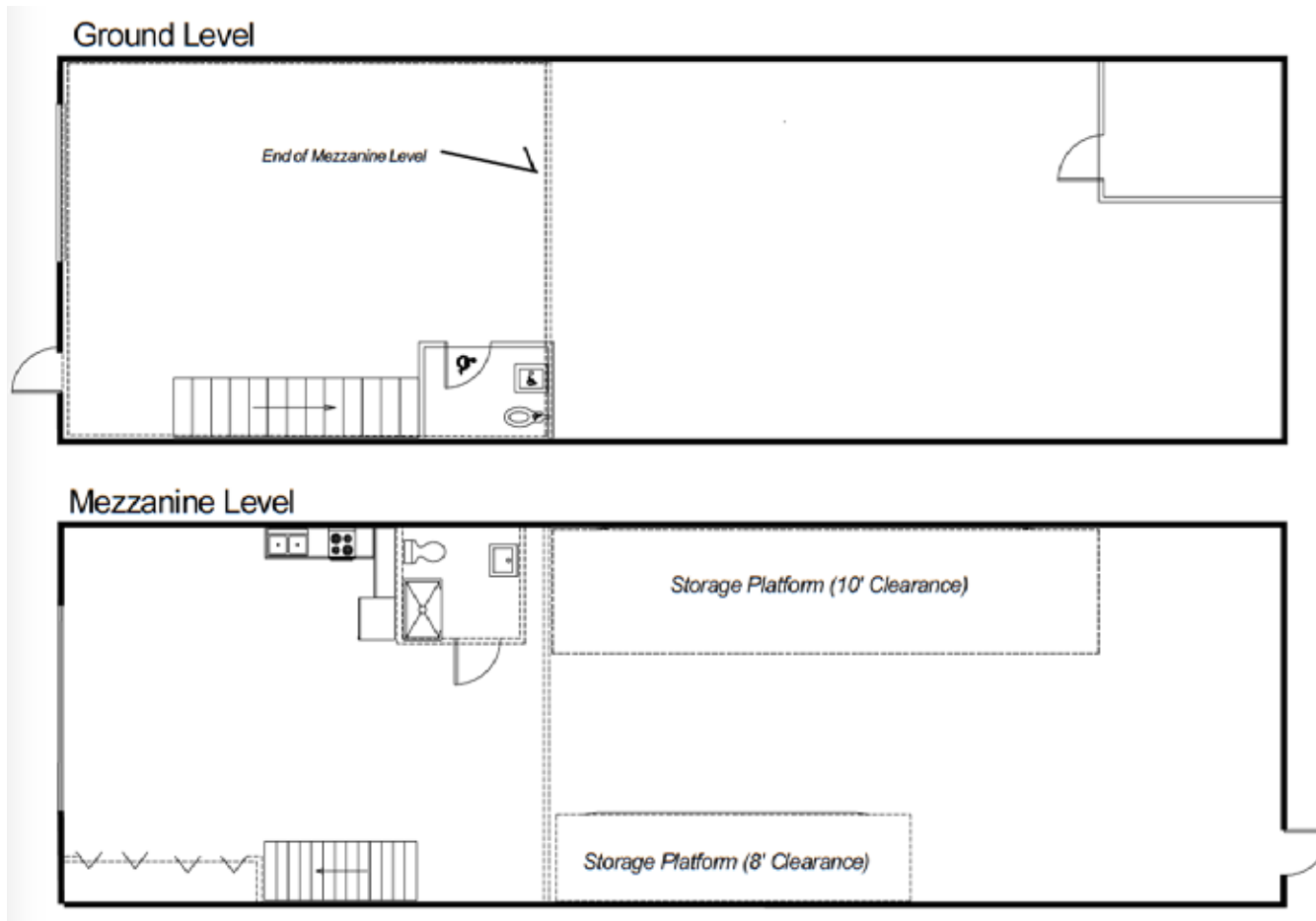
▶ AtlantaLeasing.com/1422woodmont

▶ ALI: 404.348.4448



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FLOOR PLANS



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LEASE ECONOMICS



Current Rental Rate: *\$26.00/SF*

Tenant Expenses: Utilities, condominium dues and all repairs other than roof and walls.

Landlord Expenses: Repairs of roof and walls, property taxes.



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