

ATLANTA ICE HOUSE: RETAIL, POOL/FITNESS, CREATIVE OFFICE, RESTAURANT

2600 Prado Ln | Marietta, GA 30066



**ATLANTA LEASING
& INVESTMENT**

81,853 Total Bldg SQ on 6.18 acres



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OFFERING PRICE	\$10.26 - \$21/SQ
ADDRESS	2600 Prado Ln Marietta, GA 30066
PARCEL ID	16058300370
SQUARE FEET	±1,300 SF Snack Bar/Restaurant area ±5,104 SF Retail/Office Space ±14,157 SF Fitness Gym/Creative Office Space ±9,360 SF 5-Lane Indoor Pool Facility
ZONING	City of Marietta, General Commercial (GC)

LEASE HIGHLIGHTS

- Busy practice schedules ensuring high foot traffic
- Very close to intersection of I-575 & Ernest W Barrett Pkwy
- Near busy commercial corridor and adjacent to retail center (Ross, Publix and Barnes & Noble)

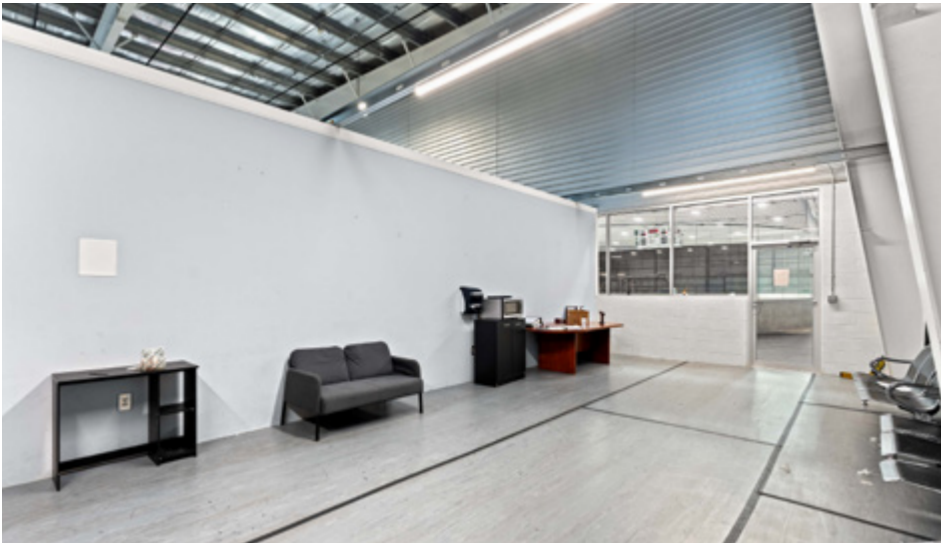
EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer 2600 Prado Ln (the "Property") for lease. 4 separate suites currently available:

- 1) Shell-Condition Space with separate entrances can be utilized as retail, office, or restaurant (5,104 SQ).
- 2) Snack Bar with proper equipment already in place also available (1,300 SQ) with possibility of a cafe or restaurant build out - sits directly adjacent to ice rink entrance (indoor) for maximum exposure.
- 3) 2nd floor Creative Office Space with high ceilings (14,157 SQ) available early summertime 2024 and open to a wide range of uses such as fitness gym, academy, etc.
- 4) Large Indoor Swimming Pool Facility (9,360 SQ).

Other tenants include a hockey equipment store, academic center, gym, and more. Updated facility at an excellent location! Take advantage of the busy practice schedules ensuring high foot traffic!

INTERIOR 1



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INTERIOR 2



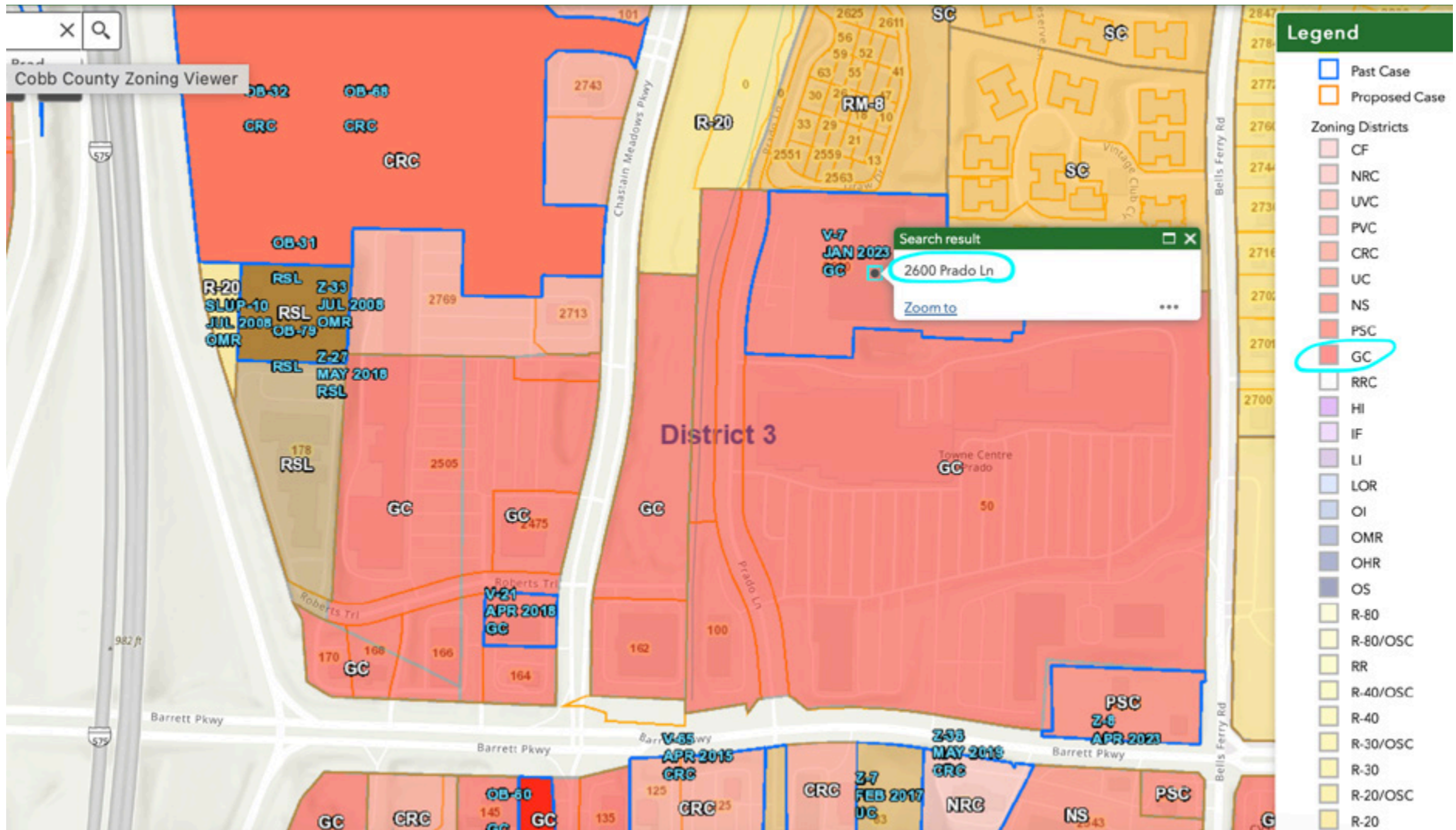
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ZONING



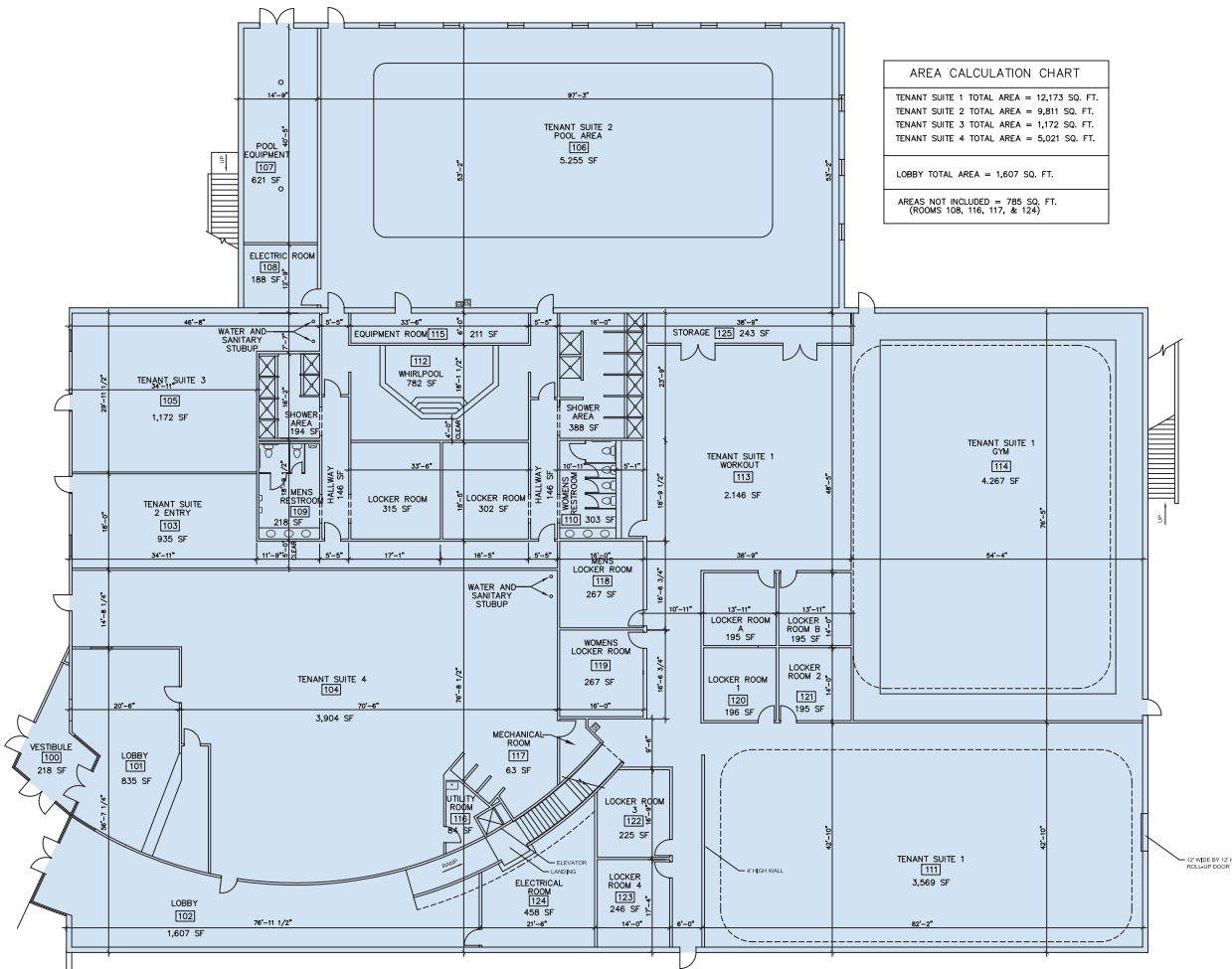
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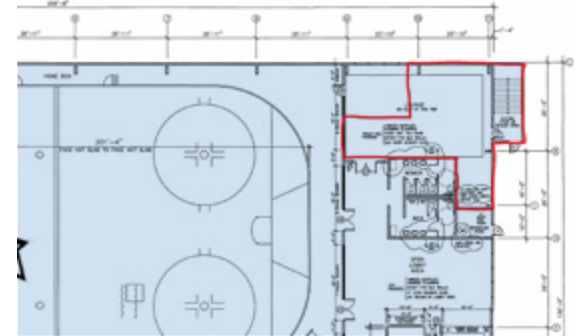


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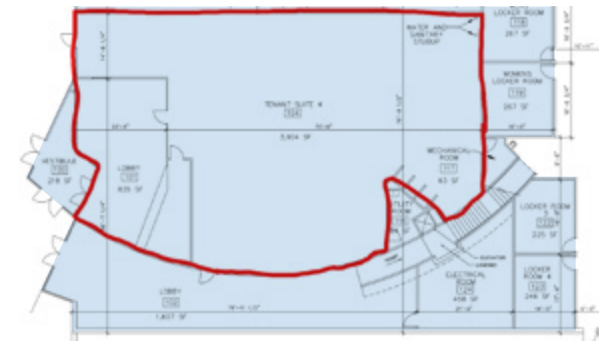
FLOOR PLAN



AREA CALCULATION CHART	
TENANT SUITE 1 TOTAL AREA =	12,173 SQ. FT.
TENANT SUITE 2 TOTAL AREA =	9,811 SQ. FT.
TENANT SUITE 3 TOTAL AREA =	1,172 SQ. FT.
TENANT SUITE 4 TOTAL AREA =	5,021 SQ. FT.
LOBBY TOTAL AREA = 1,607 SQ. FT.	
AREAS NOT INCLUDED = 785 SQ. FT. (ROOMS 108, 116, 117, & 124)	



SNACK BAR



SHELL SPACE

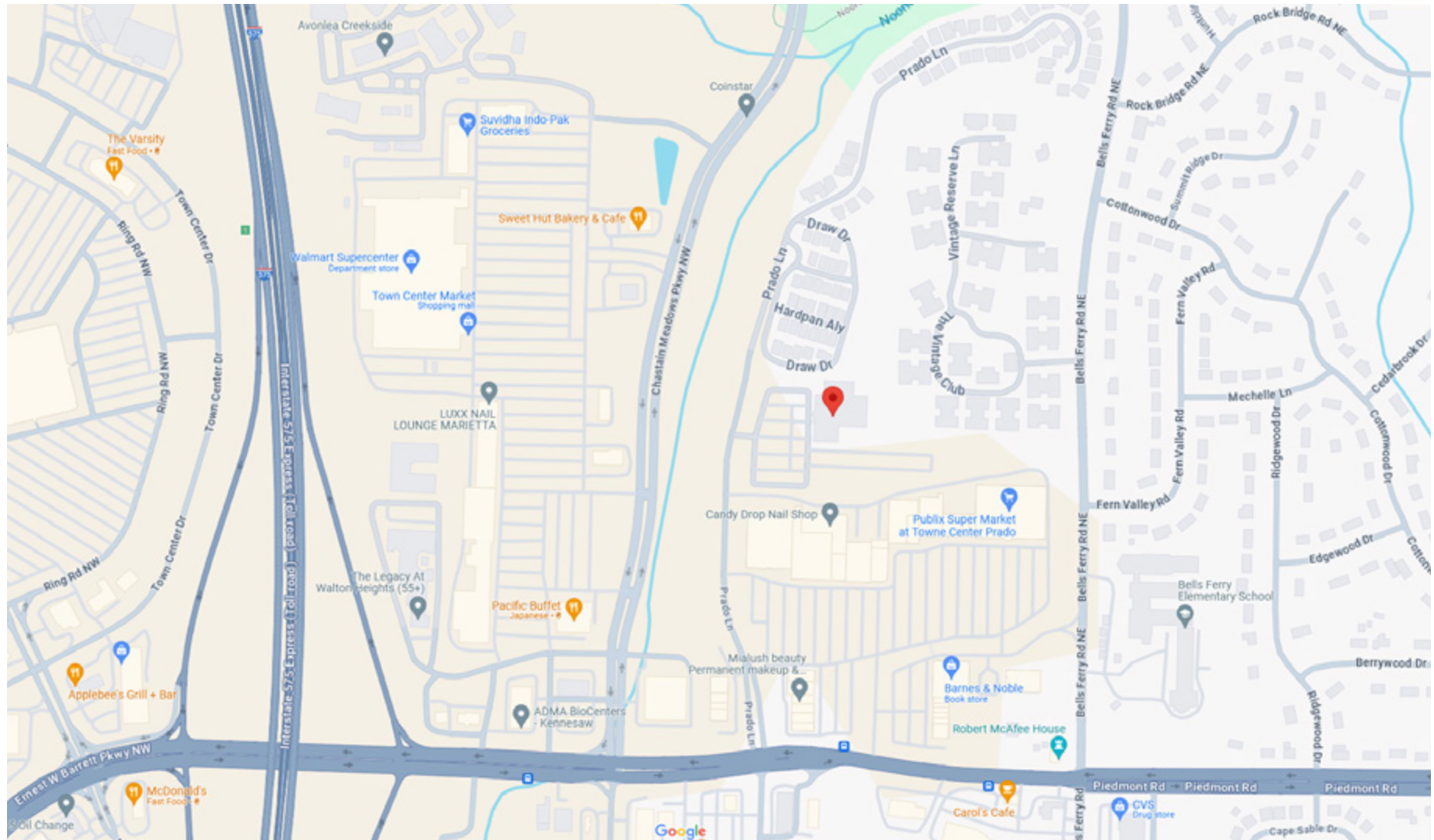
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AREA RETAIL MAP



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