

# OFFICE CONDO FOR LEASE

513 Edgewood Ave. SE | Atlanta, GA 30312



**ATLANTA LEASING  
& INVESTMENT**

## DETAILS & ECONOMICS

### Currently Available:

**1st Level** - ± 2,270 SF, \$28/SF/Yr

- Located in the heart of Sweet Auburn. This rare, creative office opportunity sits in a prime location in one of Atlanta's hottest neighborhoods.
- Walking distance to local award winning restaurants and one block from The Martin Luther King Jr. National Historic Park. The property was constructed from brick and glass in 2005 and recently renovated with granite countertops, tile and carpet floors, HVAC, Nest thermostat, etc.
- The rental rate includes taxes, insurance, HOA fees, two garage parking spaces and two gated parking spaces.
- Walk Score® 94 (Walker's Paradise)
- Transit Score® 68 (Good Transit)
- Unique, well-constructed space with flexible layout, ample reception area, private offices, conference room, kitchenette.
- SUBAREA 4 - Auburn and Edgewood Avenues commercial district.
- Martin Luther King Jr. Landmark District

*All information contained herein is believed to be accurate but is not warranted.*



**513 EDGEWOOD AVE SE, ATLANTA GA, 30312**

▶ 404.348.4448

▶ [AtlantaLeasing.com/513Edgewood](https://AtlantaLeasing.com/513Edgewood)



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COMING SOON

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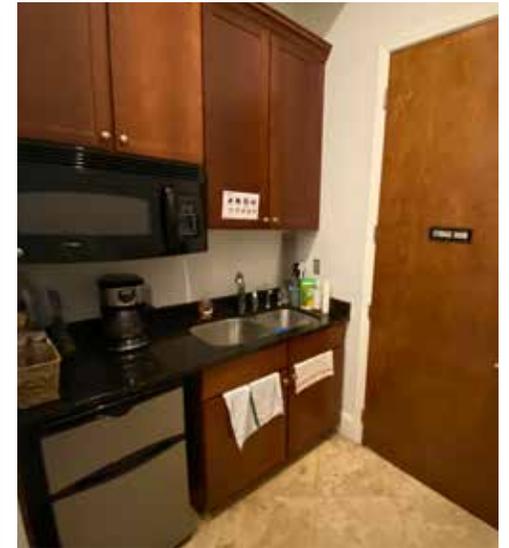
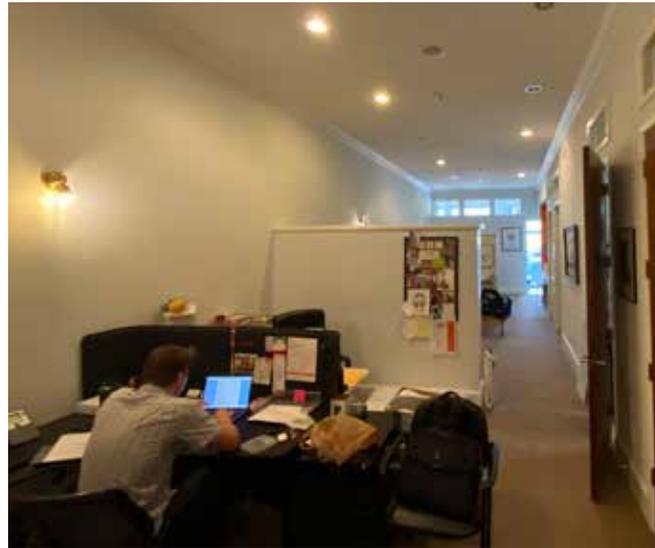
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## PHOTOS



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