

FREE STANDING OFFICE BUILDING

122 MAYSON AVENUE | ATLANTA, GEORGIA 30307

1950's supermarket impeccably renovated into gorgeous modern office with perfect blend of creative & private space.



**ATLANTA LEASING
& INVESTMENT**



FREE STANDING OFFICE BUILDING

OFFERING PRICE *Please inquire*

ADDRESS 122 Mayson Ave, Atlanta, GA 30307

SQUARE FEET 2,500

ACREAGE .1 acres (4,356 SF)

ZONING R-5 w/ special use permit
Located in Qualified Opportunity Zone

EXECUTIVE SUMMARY

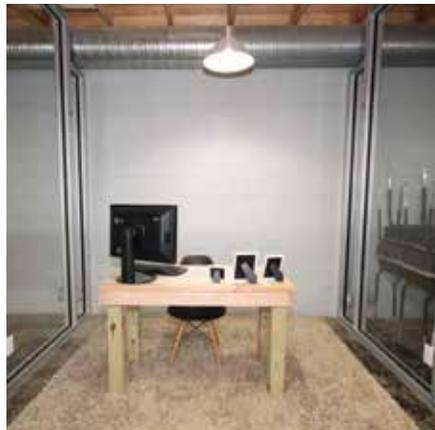
Atlanta Leasing Investment is pleased to offer 122 Mayson Avenue (the "Property") for purchase. Per DeKalb county records, 122 Mason Avenue consists of a +/- 2,500 square foot building on a .1 acre lot.

Currently operated by Share the Desk Co-working, the building was originally constructed as a 1950s supermarket. Nestled into the Edgewood neighborhood, this intentionally nondescript (from the outside) building reveals hidden treasure immediately upon entry.

IMPROVEMENT HIGHLIGHTS

- Exterior comprised of brick, glass and block
- All new windows and exterior doors
- All plumbing, electrical, HVAC and roof replaced during 2018 renovation
- Interior impeccably refinished with custom woodwork, polished concrete, glass walls and mural paintings

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



SURVEY



ZONING NOTES

(R-5 CITY OF ATLANTA)

1. MINIMUM STREET FRONTAGE 50 FEET
2. MINIMUM LOT AREA 7,500 SQ.FT.
3. MINIMUM SET BACK
- FRONT 30 FEET
- 1/2 FRONT 15 FEET
- SIDE 7 FEET
- REAR 7 FEET
4. MINIMUM PARKING SPACES RQ'D SEE SECTION 16-07.010
5. MAX. FLOOR AREA RATIO SEE SES. 16-07.007(5)
6. MAX. LOT COVERAGE 50%

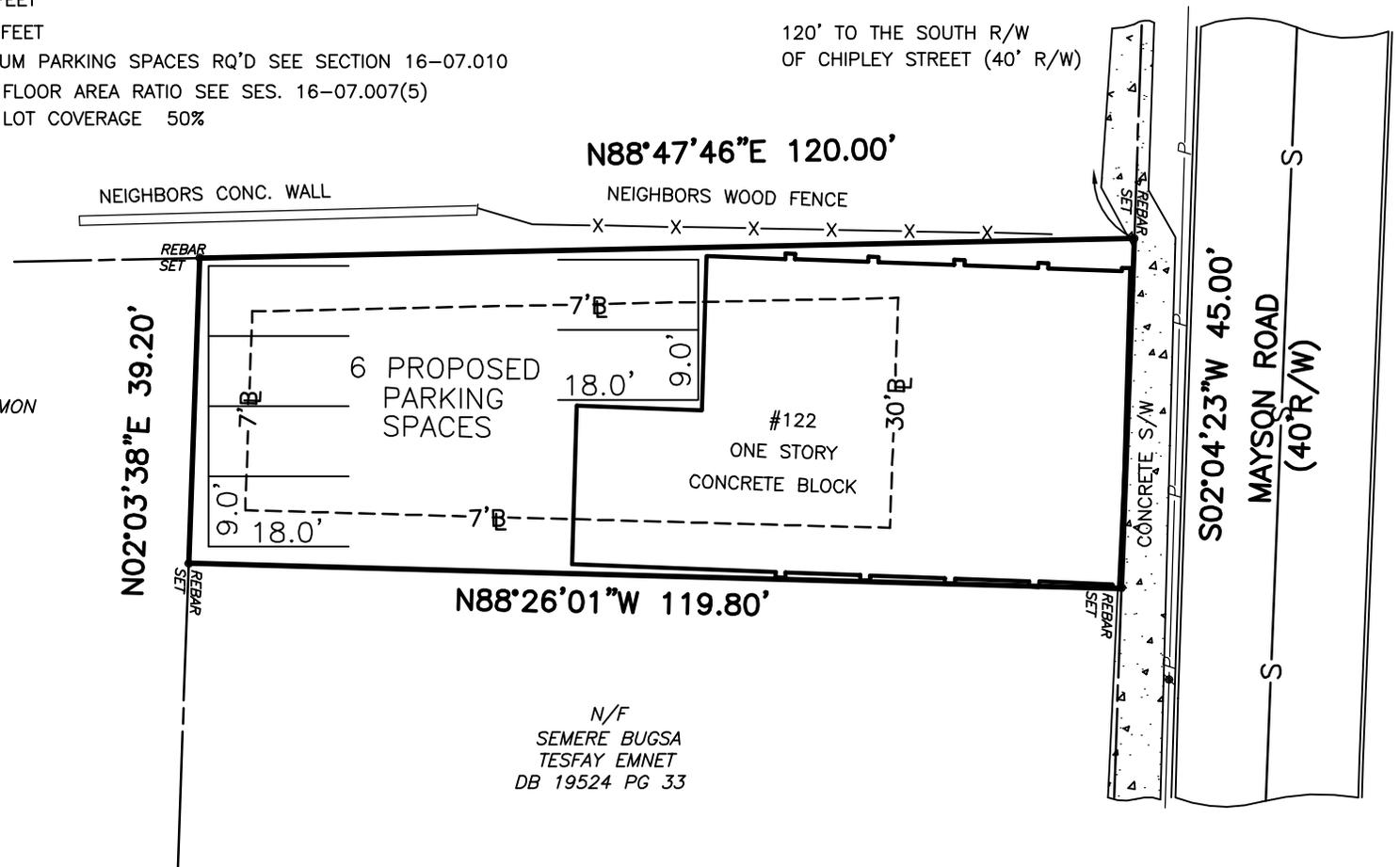
N/F
MAYSON AVENUE COOPERATIVE, LLC
DB 20590 PG 213

120' TO THE SOUTH R/W
OF CHIPLEY STREET (40' R/W)

N/F
GEBREMARIAM EDIN SOLOMON
DB 19524 PG 33

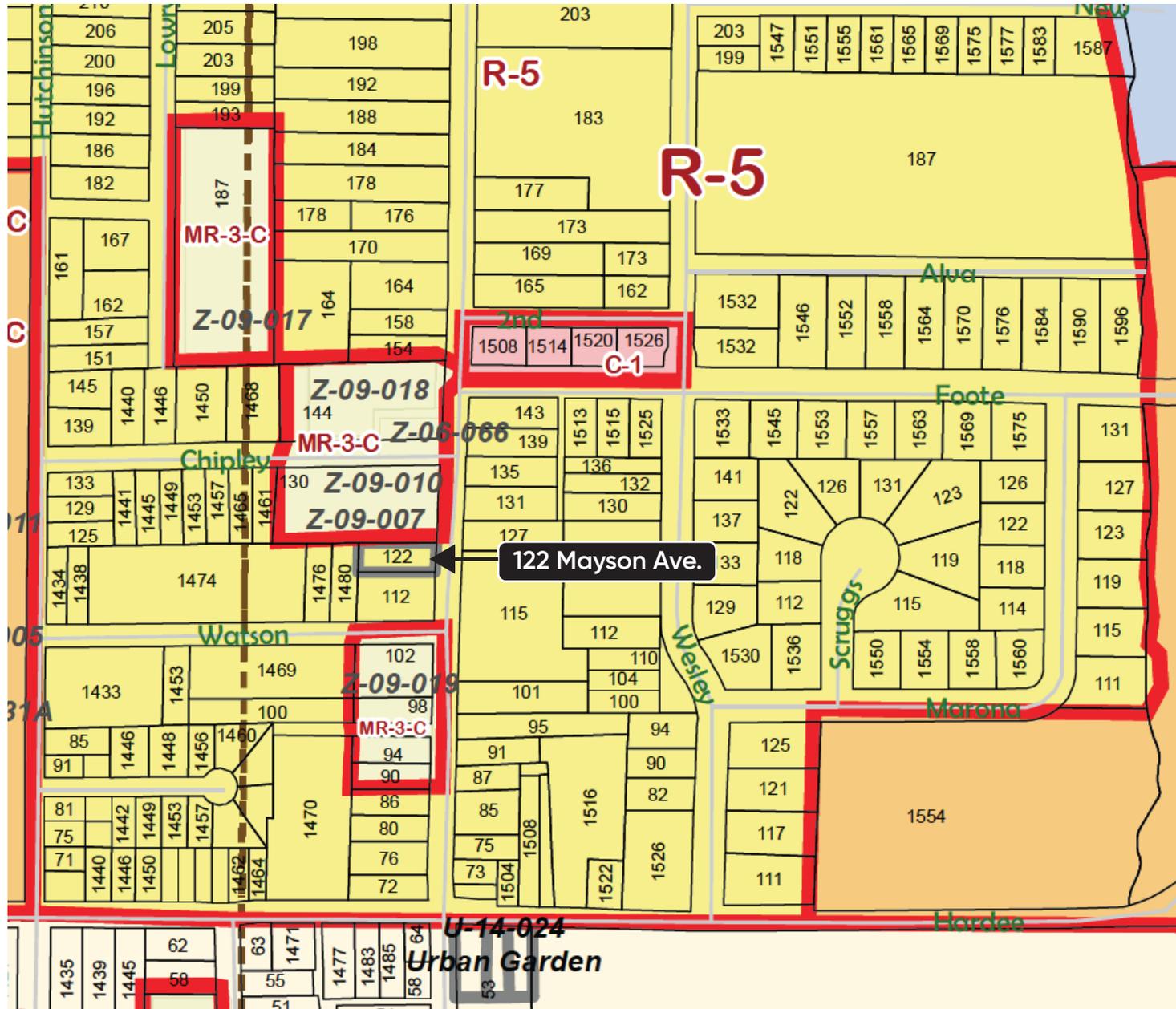
LEGEND

RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
⊙	POWER POLE
⊙	LIGHT POLE
⊙	POWER METER
⊙	POWER BOX
⊙	AIR CONDITION
⊙	TELEPHONE BOX
⊙	GAS METER
⊙	GAS VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	JUNCTION BOX
⊙	DROP INLET
⊙	SANITARY SEWER MANHOLE



N/F
SEMERE BUGSA
TESFAY EMNET
DB 19524 PG 33

ZONING



LEGEND

- Tax Parcels
- ### OVERLAYING DISTRICTS
- Beltline
 - Buckhead Parking Overlay
 - Gulch Sign Overlay
 - Arts and Entertainment Sign
 - SPI Sign Overlay;
 - Fort McPherson Sign Overlay
 - All Other
 - Zoning District Outline
 - Human Service Facilities
 - Special Use Permits
 - LBS/HBS
- ### BASE ZONING
- SPI - Special Public Interest
 - Industrial
 - Historic & Cultural;
 - Live-Work
 - QOL Multi-Family;
 - QOL Mixed Use;
 - Commercial
 - Neighborhood Commercial;
 - Residential - Single Family
 - Office Institutional
 - Planned Development
 - Residential - Duplex **R-5**
 - Residential - Multi-Family
 - Residential - Limited Commercial
- Denotes subject of property classification

AREA POINTS/DEVELOPMENTS OF INTEREST

1. Ponce City Market

- 2M SF adaptive reuse project
- Historic Sears & Roebuck building re-developed into mixed use with retail, office, and residential
- In 2014, Travel + Leisure ranked Ponce City Market as one of the “The World’s Coolest New Tourist Attractions”

2. Inman Quarter

- \$45M mixed-use project
- 39K SF retail
- Includes Ford Fry, Bartaco, MF Sushi

3. Krog Street Market

- Redeveloped warehouse from 1920’s
- 30K SF
- Specialty market (retail/restaurants)

4. Edgewood Retail

- 550K SF
- Target, Home Depot, Best Buy, Kroger, Bed, Bath & Beyond, Ross, Barnes & Noble, and Office Depot

5. Memorial Dr. Restaurant Cluster

- Six Feet Under, Tin Lizzy’s, Octane,
- Doc Chey’s



Ponce City Market



Atlanta Dairies Redevelopment

6. Atlanta Dairies Redevelopment

- \$125M redevelopment
- 125K SF mixed use
- 300 multifamily units
- Specialty retail/restaurants including Thrive Farmers Coffee

7. Glenwood Place

- 175K SF retail
- Anchored by 118K SF Kroger
- Starbucks, Chipotle, and Chick-fil-A

8. Glenwood Park

- 28-acre site
- Over 194 households
- Over 17 unique businesses retail/office
- The Shed, Gunshow, Vickery’s Restaurants

9. East Atlanta Village

- Cluster of bars and restaurants

10. MODA R-Town

- Multifamily project under construction
- 46 townhomes
- 20 flats

11. 841 Memorial

- \$11M multifamily
- 75 luxury units

12. Leggett and Platt Site

- 17.5-acre site
- \$300M development
- CineBistro movie theater
- Sprouts Organic Grocer

13. King Memorial MARTA Station & TOD at King MARTA Station

- \$60M proposed development
- 400 multifamily units

14. Pratt + Pullman District

- 27 acre, \$200 million adaptive reuse redevelopment of the Pullman Yard site
- Once complete, the site will feature sound stages for film production, as well as offices, residences, a boutique hotel, a food hall, and green space

15. The Spoke

- \$40M multifamily under construction
- 425 multifamily units
- Will include retail, restaurants, and a performing arts center



Pratt + Pullman District



Little Five Points

16. Station R Atlanta

- 285 multifamily units
- Delivered late 2016

18. Atlantic Shopping Center

- Proposed adaptive reuse of 110K SF retail by Paces Properties

19. Larkin On Memorial

- \$18M mixed use redevelopment
- 63K SF retail
- Restaurants include Taqueria del Sol & Ramen Station

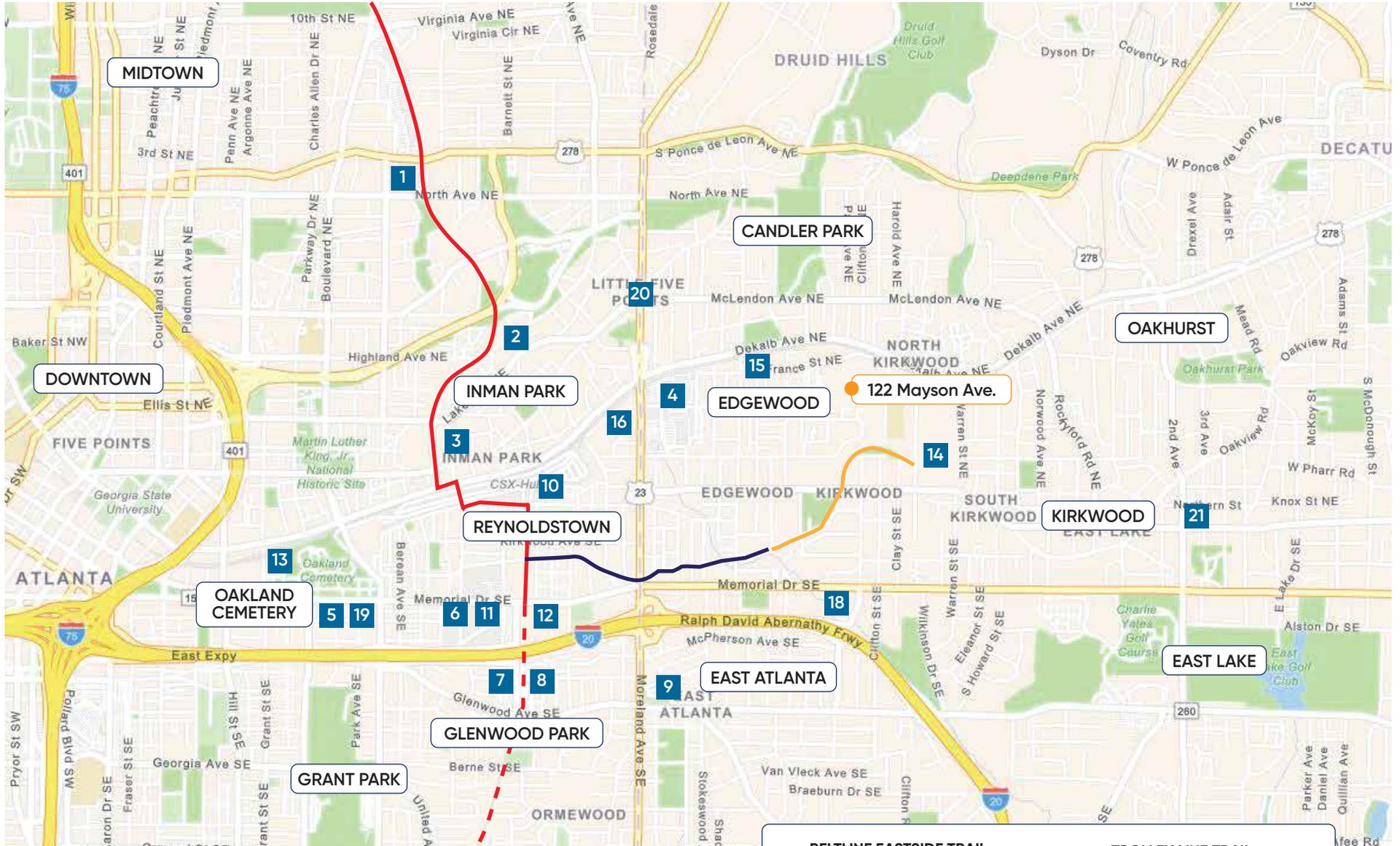
20. Little Five Points

- Shopping/restaurant district
- Ranked #16 of America’s Best Hipster Neighborhoods by Forbes Magazine
- Vortex Burgers, The Porter Beer Bar, Savage Pizza, Tijuana Garage Taqueria & Cantina

21. Hosea + 2nd Development

- Transformation of the intersection of Atlanta’s East Lake, Oakhurst, and Kirkwood neighborhoods into a destination for local, independent restaurants and other unique offerings.
- Hosea + 2nd is the realization of a shared vision to restore one of Atlanta’s original street car suburbs into a thriving, walkable, diverse community.

AREA POINTS/DEVELOPMENTS OF INTEREST



BELTLINE EASTSIDE TRAIL		TROLLEY LINE TRAIL	
	CURRENT TRAIL		CURRENT TRAIL
	UNDER CONSTRUCTION		PLANNED
	PLANNED		

122 Mayson Ave, Atlanta



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& INVESTMENT**

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