

LOFT/OFFICE/RETAIL FOR LEASE

1530 Dekalb Ave, Suite D & E | Atlanta, GA 30307



**ATLANTA LEASING
& INVESTMENT**

2,643 SF LOFT/OFFICE/RETAIL SPACE FOR LEASE IN CANDLER PARK



Total Project Size:	47,000 SF
1/1/2023 Available:	Suite D & E +/- 2,643 SF Contact broker for pricing
CAM, tax & insurance:	Estimated at \$3.61 /SF for 2023 (\$795.70 / month)
Other expenses:	Tenant is responsible for electricity, water, interior maintenance and pest control and gas plus other desired services such as phone, janitorial or internet.
Zoning:	City of Atlanta, Commercial Service District (C-2)
Parking Lot:	136 parking spaces shared on a first-come, first served basis

PROPERTY HIGHLIGHTS

Located adjacent to the Edgewood/Candler Park MARTA train station and 2.5 miles east of the I-75/I-85 Connector on Dekalb Ave & Mell Ave in the commercial heart of historic Candler Park. Originally constructed in the 1960's as warehouse buildings, Candler Park Connection has evolved into a boutique retail and office destination featuring an eclectic mix of retail and office uses.

THE SPACE

The available space consists of a +/- 2,643 square foot loft office/retail space facing Mell Avenue. Currently utilized by Tough Love Yoga as a yoga studio, the space has four entrances including two sets of stairs with double doors, a glass roll-up door with loading dock and a side ramp to a standard sized door. The space is air conditioned and has two bathrooms and a kitchenette.

CO-TENANTS

[The Phillip Rush Center](#)
[Lazy Betty](#)
[Georgia Equality](#)
[Encyclomedia](#)
[Wall Crawler Rock Club](#)
[Candler Park Chiropractic](#)
[CrossFit RX](#)
[Atlanta Leasing & Investment](#)

1530 DEKALB AVE, SUITE D&E ATLANTA GA, 30307

▶ 404.348.4448

▶ AtlantaLeasing.com/1530Dekalb

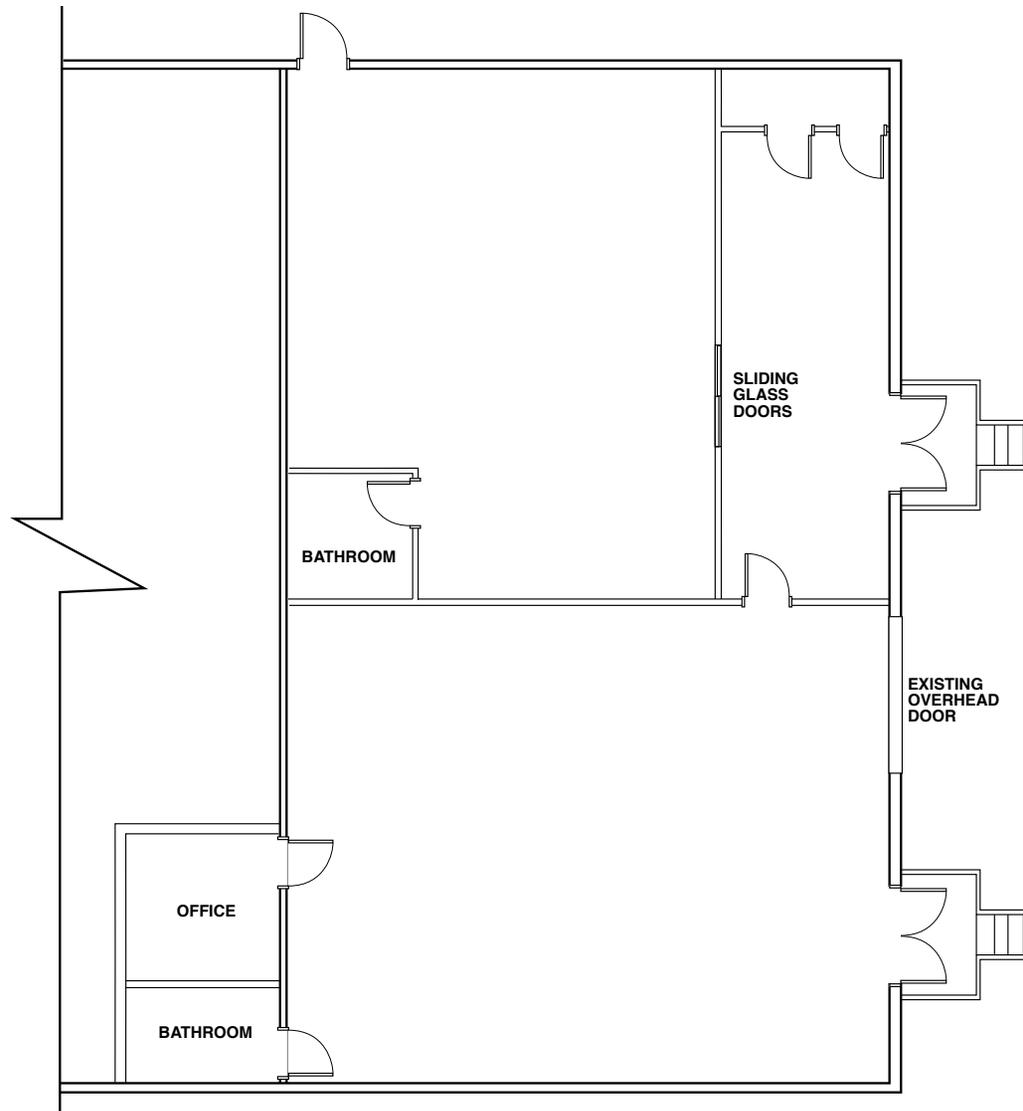
▶ David Aynes 678.665.3283



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FLOOR PLAN

2,643 SF



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SITE PLAN



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PHOTOS



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