

Unit 4: Double Unit

UPPER WESTSIDE LOFT OFFICE/LIVE/WORK FOR LEASE

1422 Woodmont Lane #4 | Atlanta, GA 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 #4
Atlanta, GA 30318

SQUARE FEET 5,400 SF

ZONING [I-2](#)

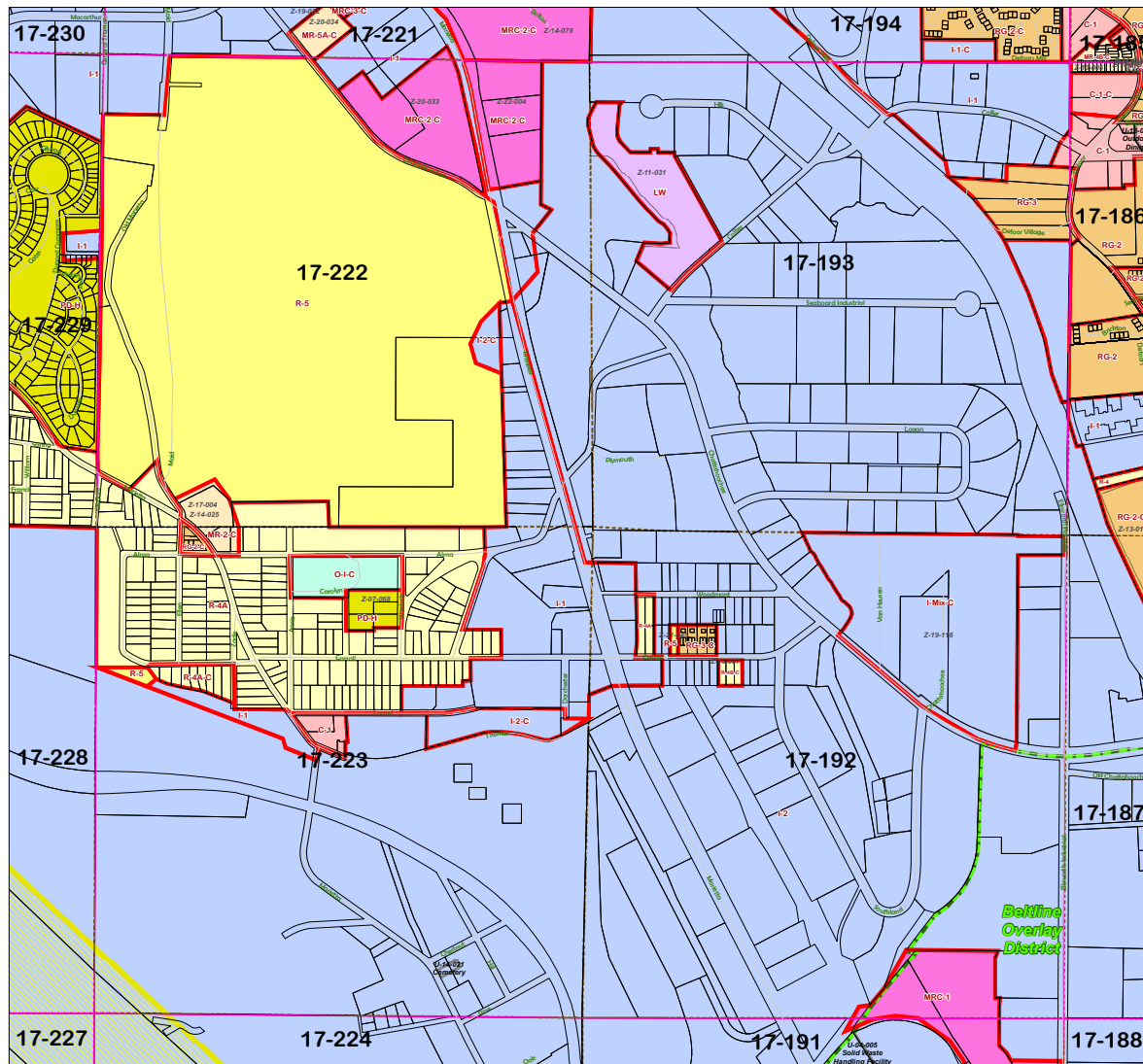
EXECUTIVE SUMMARY

Atlanta Leasing Investment is pleased to offer 1422 Woodmont Lane #4 (the "Property") for lease. Per Fulton county records, 1422 Woodmont Lane #4 consists of a +/- 5,400 square foot double unit on a .83 acre lot (shared with condo development). These units was originally constructed in 2001 and have been owner occupied for many years.

IMPROVEMENT HIGHLIGHTS

Exterior composed of brick and glass. Interior features include 4,000 SF footprint, 20+ foot ceilings, polished concrete floors and 1,400 SF mezzanine level. Each level has its own bathroom with a full bath on the mezz level.

ZONING



SHEET NO. 17-192 ZONING ORDINANCE CITY OF ATLANTA, GEORGIA OFFICIAL ZONING MAP

SHEET 111 OF 136 SHEETS

ORDINANCE Z-78-5

LAND LOTS _____
DISTRICT _____
COUNTY _____

CERTIFICATION
111 136

THIS SHEET OF SHEETS, IS HEREBY CERTIFIED AS INCLUDED IN THE OFFICIAL ZONING MAPS, ON FILE IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, BUREAU OF PLANNING, AND FORMING A PART OF THE CITY OF ATLANTA ZONING ORDINANCE ADOPTED BY CITY COUNCIL ON DECEMBER 15, 1980 AND APPROVED BY THE MAYOR ON DECEMBER 19, 1980, AS AMENDED

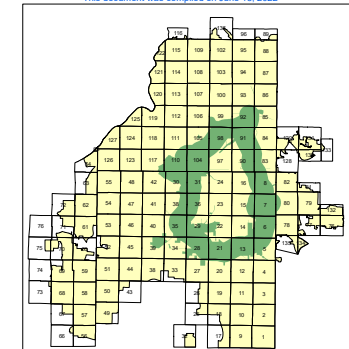
DIRECTOR, BUREAU OF PLANNING
CITY OF ATLANTA, GEORGIA

MUNICIPAL CLERK, CMC
CITY OF ATLANTA, GA

Legend

Quads	Human Service Facilities
Tax Parcels	Special Use Permits
Zoning District Outline	LBS/HBS
OVERLAY DISTRICTS	Base Zoning
All Others	SPI - Special Public Interest;
Beltline	Industrial
Moreland SOM Sign Overlay	Historic & Cultural;
In-town South Commercial Corridor	Live-Work
Marietta Street Overlay	QOL Multi-Family;
Buckhead Parking Overlay	QOL Mixed Use;
Gulch Sign Overlay;	Commercial
Westside IZ Overlay	Neighborhood Commercial;
Westside Park Affordable WH	Residential - Single Family
Arts and Entertainment Sign	Office Institutional
SPI Sign Overlay;	Planned Development
Fort McPherson Sign Overlay	Residential - Duplex
All Other;	Residential - Multi-Family
	Residential - Limited Commercial

This document was compiled on June 15, 2022



1422 WOODMONT LANE #4, ATLANTA, GEORGIA 30318

▶ 678.665.3283

▶ [AtlantaLeasing.com/1422Woodmont](https://atlantaleasing.com/1422Woodmont)



ATLANTA LEASING
& INVESTMENT

FLOOR PLAN - GROUND FLOOR



1422 WOODMONT LANE #4, ATLANTA, GEORGIA 30318

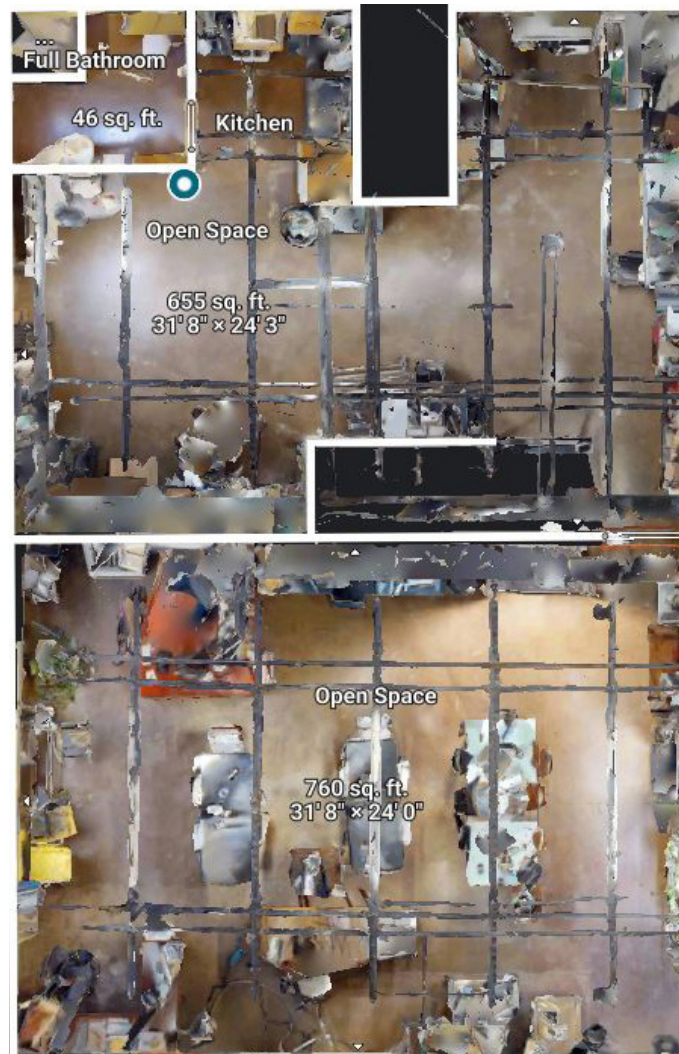
► 678.665.3283

► AtlantaLeasing.com/1422Woodmont



ATLANTA LEASING
& INVESTMENT

FLOOR PLAN - SECOND FLOOR



1422 WOODMONT LANE #4, ATLANTA, GEORGIA 30318

► 678.665.3283

► AtlantaLeasing.com/1422Woodmont



ATLANTA LEASING
& INVESTMENT

AREA RETAIL MAP

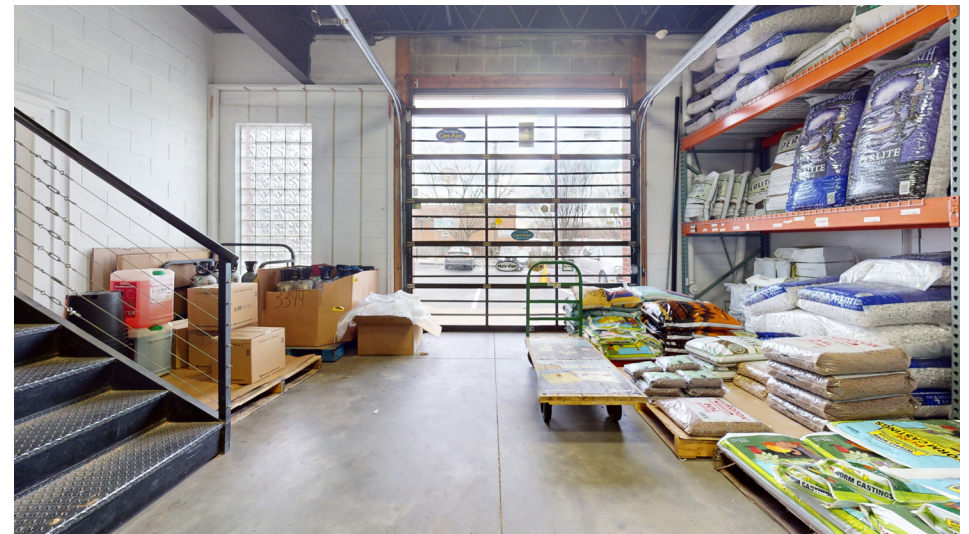


**ATLANTA LEASING
& INVESTMENT**

DAVID AYNES
Managing Broker
678-665-3283
Dave@AtlantaLeasing.com

DREW McDUFFIE
Associate Broker
678-378-5876
Drew@AtlantaLeasing.com

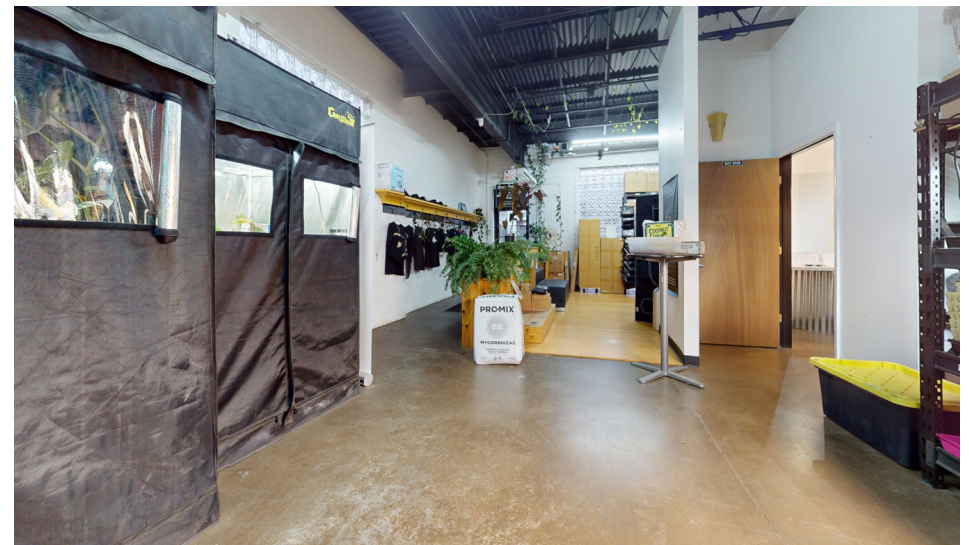
LEASE ECONOMICS



Current Rental Rate: *see agent for details*

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

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



1422 WOODMONT LANE #4, ATLANTA, GEORGIA 30318

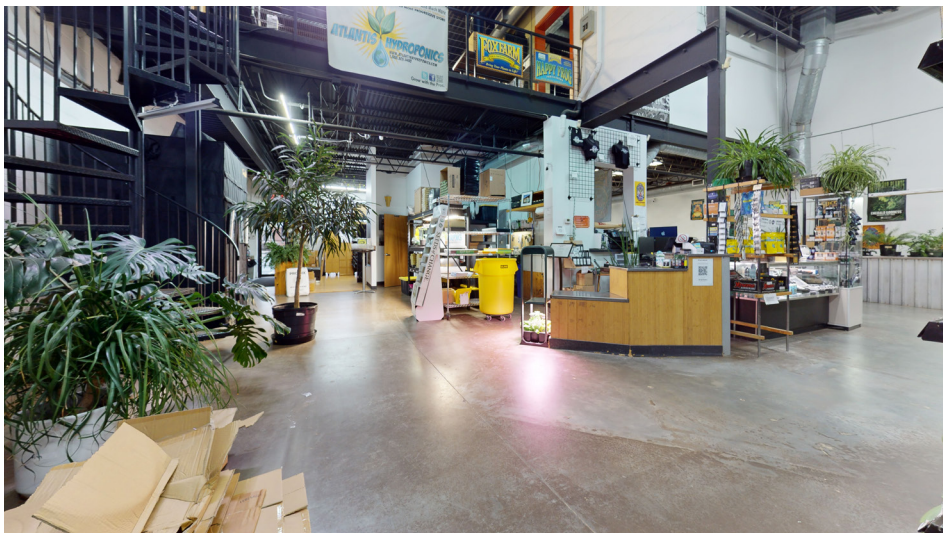
► 678.665.3283

► AtlantaLeasing.com/1422Woodmont



**ATLANTA LEASING
& INVESTMENT**

PHOTOS



1422 WOODMONT LANE #4, ATLANTA, GEORGIA 30318

► 678.665.3283

► AtlantaLeasing.com/1422Woodmont



**ATLANTA LEASING
& INVESTMENT**