

1430 WEST PEACHTREE STREET NW ~ level 5

Atlanta, GA 30309



EXCLUSIVELY PRESENTED BY:

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EXECUTIVE SUMMARY

Level 5 of 1430 West Peachtree represents an unique opportunity to acquire a 100% condominium ownership interest in the 5th floor of a Class 'B' office condominium building, located in Midtown Atlanta, one of the most highly sought-after urban submarkets in the Southeastern United States.

Level 5 (Unit 500) consists of one parcel totaling approximately 10,920 square feet of condominium office space, and part of 1430 West Peachtree Street which is a seven story, 74,000 total square feet condominium office building located on 0.38 Acres (16,376 square feet) of land in The City of Atlanta, built in 1955 and renovated in 2007.

PROPERTY FEATURES

- Premier location steps from all that Midtown has to offer
- Blank canvas full floor shell office suite in strong office market
- Surrounded by new density and high-end residential and hotel development
- Excellent natural light
- Build office space out to any required specification
- Excellent connections to I75/I85
- Ideal opportunity from investor or owner-user
- **Price:** contact for details



FOR SALE

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PROPERTY DESCRIPTION

- **Property Address:** 1430 West Peachtree Street NW, Atlanta, GA 30309
- **County:** Fulton County
- **Building Access:** West Peachtree Street NW
- **Parking Access:** Access to the parking deck is via 18th St NW
- **Offered for Sale:** Level 5 condominium office space: 10,920 SF
- **Parking:** 17 Spaces included in adjacent parking garage (Additional space available monthly)
- **Occupancy:** Vacant full floor office condominium shell ready to be built out. Plumbing in place for 4 individual bathrooms.

BUSINESS EXPENSES

	2019 Estimated	PSF
Taxes	\$27,000	\$2.51
Electric	\$31,500	\$2.88
Condo Dues	\$33,660	\$3.08
Trash/Recycling	\$1,200	\$0.11
A/C	\$4,000	\$0.37
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Total	\$97,808	\$8.96





FOR SALE

TIM HOLDROYD

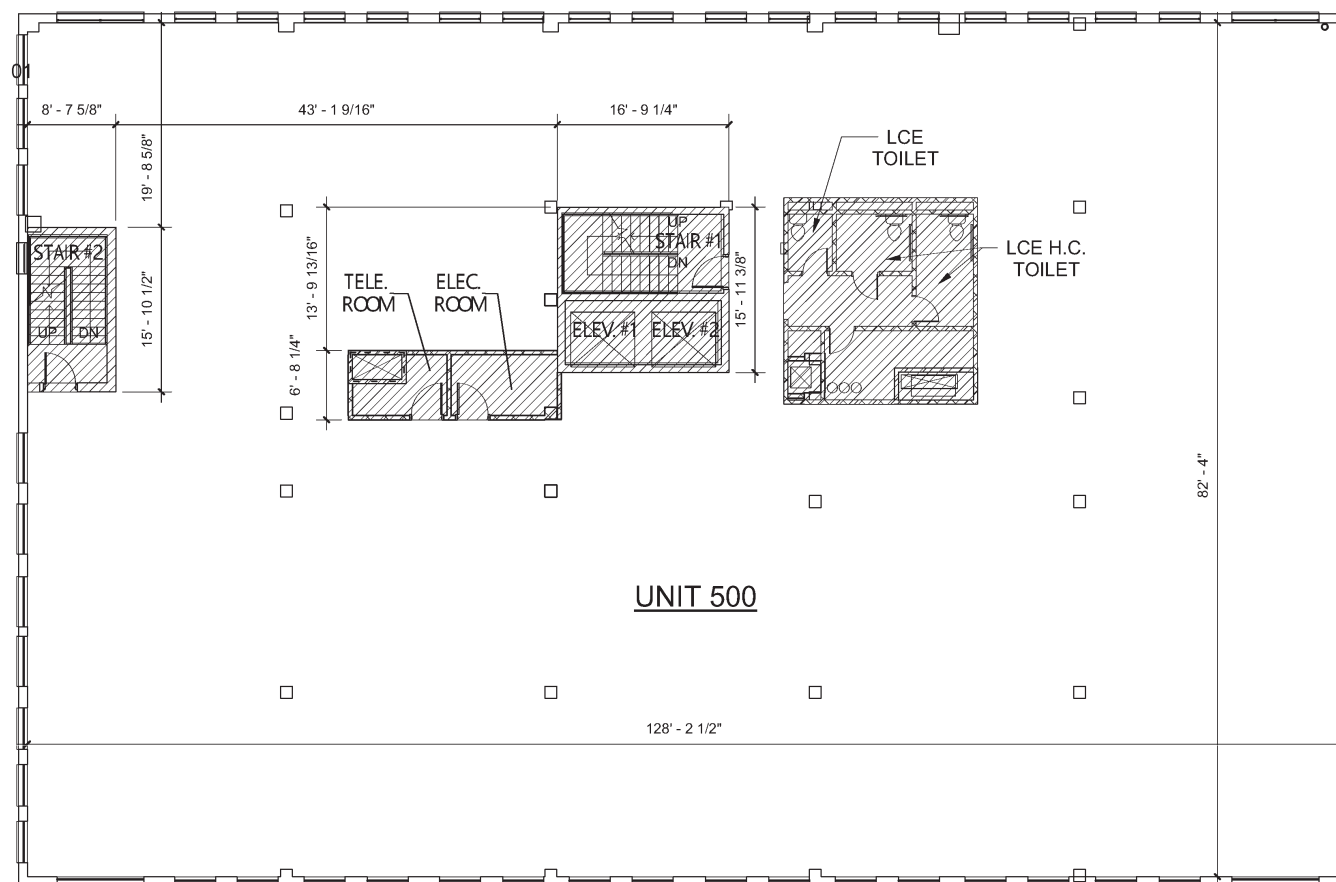
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LEGEND



INDICATES COMMON ELEMENTS EXCEPT AS
OTHERWISE NOTED HEREIN AS LIMITED
COMMON ELEMENT (LCE)



CITY REALTY
ADVISORS LLC