

# 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	<i>Please inquire</i>
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.

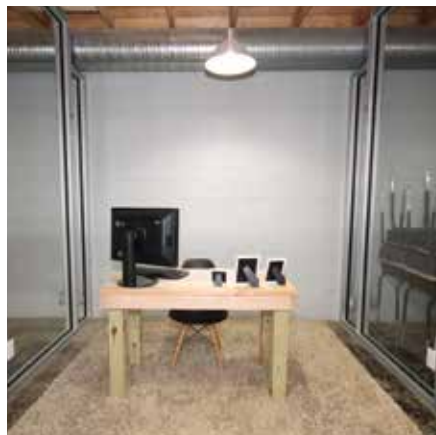
Currently operated by Share the Desk Co-working, the building was originally constructed as a 1950s supermarket. Nestled into the Edgewood neighborhood, this intentionally nondescript (from the outside) building reveals hidden treasure immediately upon entry.

### 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

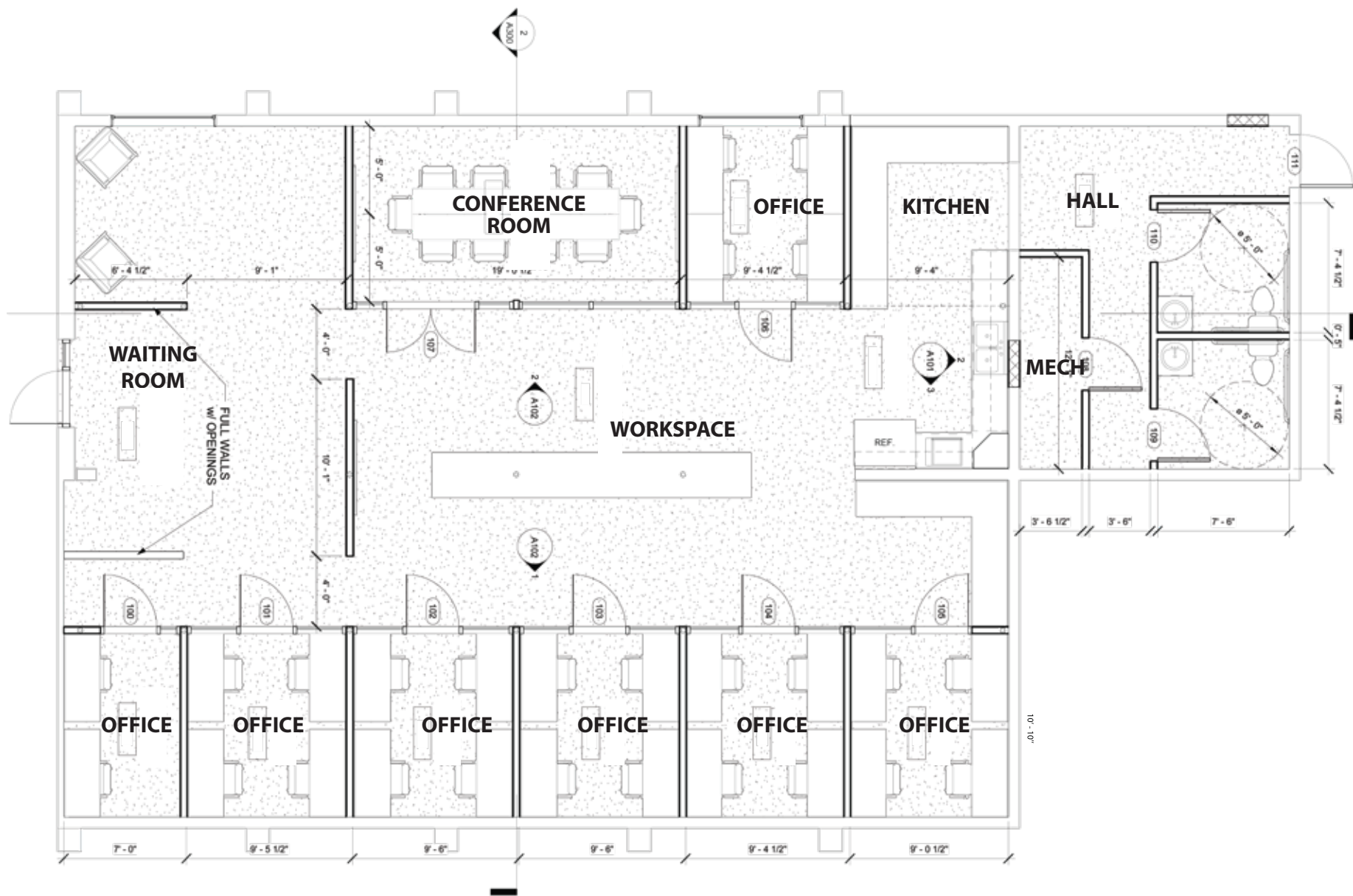




## PROPERTY PHOTOS



FLOORPLAN



# 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%

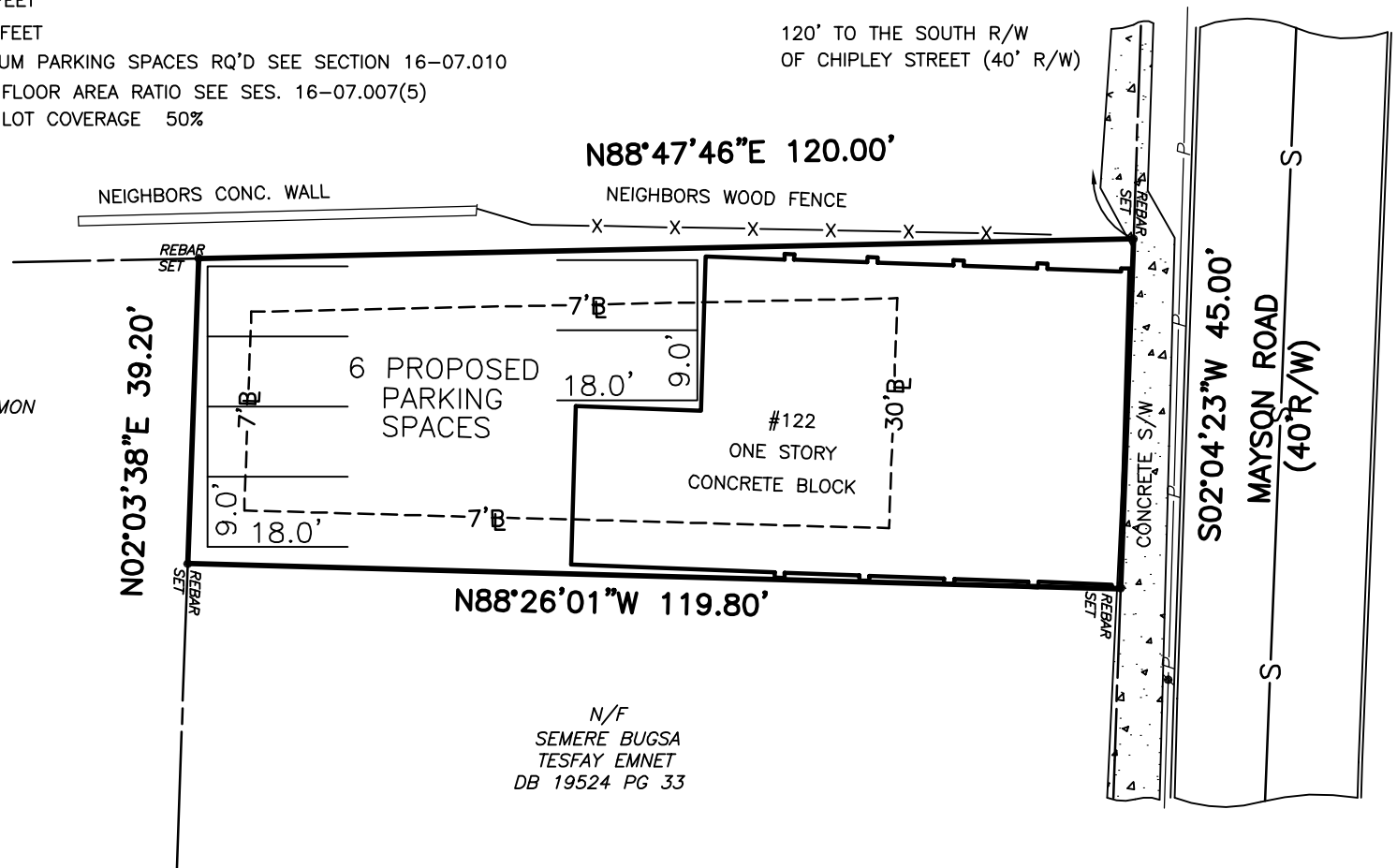
N/F  
MAYSON AVENUE COOPERATIVE, LLC  
DB 20590 PG 213

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

N/F  
GEBREMARIAM EDIN SOLOMON  
DB 19524 PG 33

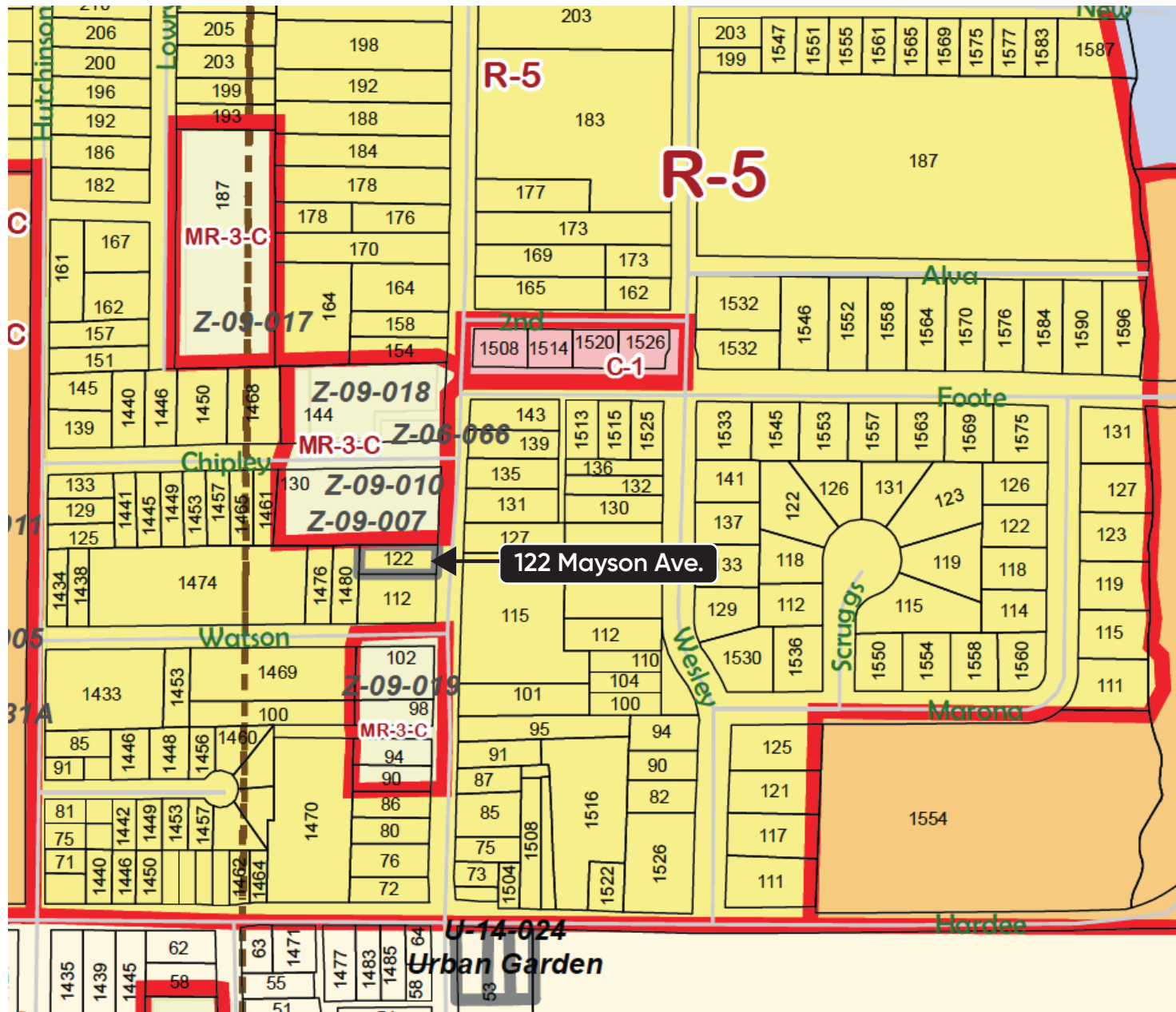
## LEGEND

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





# 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

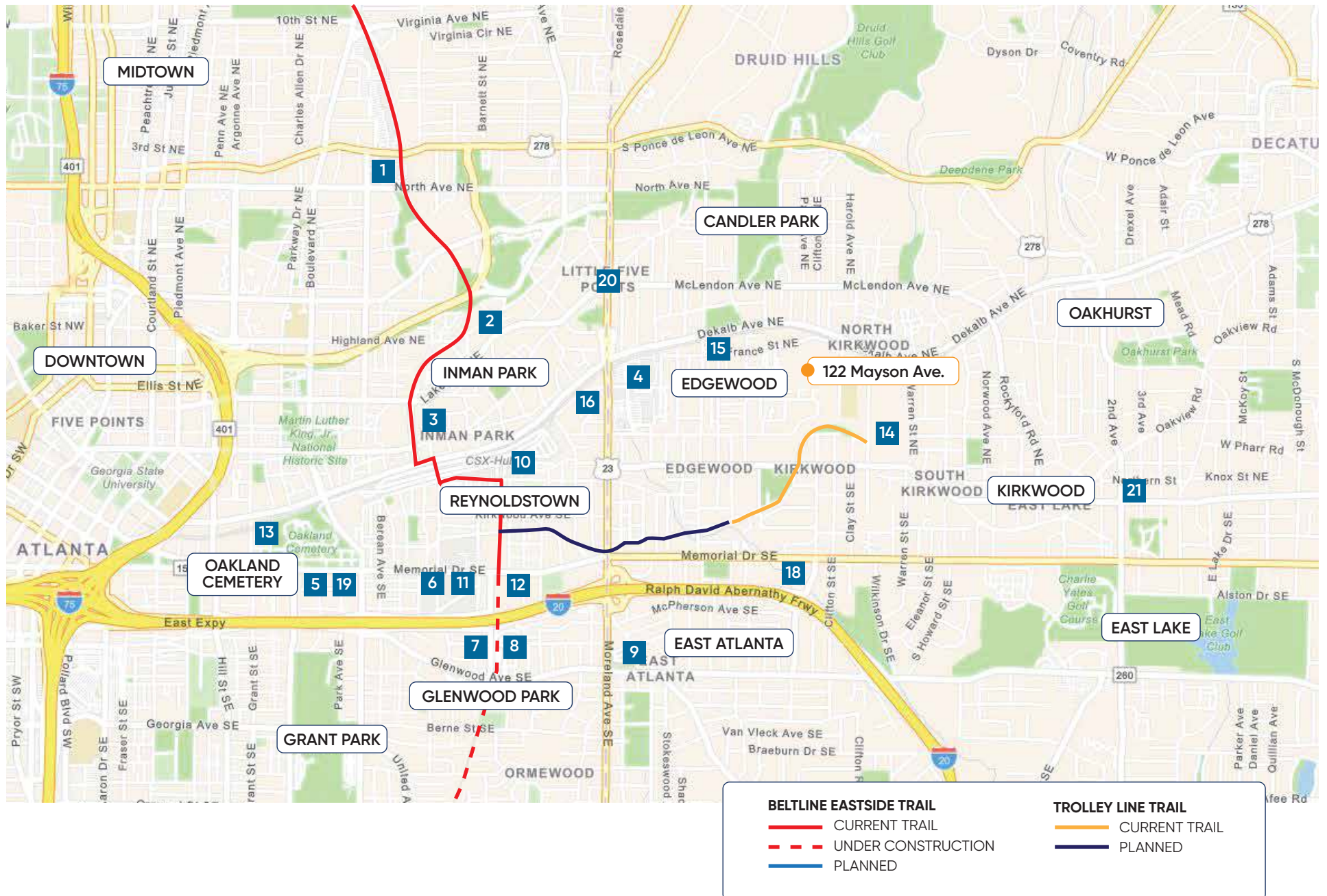
### 20. Little Five Points

- 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





122 Mayson Ave, Atlanta



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& INVESTMENT**

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