

FOR LEASE



Commercial Office Opportunity

40 Franklin Street, Avondale Estates, GA 30002



Private Office
\$1,018/mo + utilities

PROPERTY OVERVIEW

40 Franklin Street comprises two office buildings located in the heart of Downtown Avondale Estates. The front building is leased to a law firm and the rear building has four suites. The rear building was recently completely renovated to include new electrical, HVAC, roof and façade. Each suite includes its own HVAC unit and its own double door entrance/exit to the parking area. All rear building suites share a common ADA restroom located in the rear of the front building.

LOCATION

Suites are easily walkable to great restaurants (My Parent's Basement, Banjo Coffee, Skip's Chicago Dogs, the forthcoming Food Hall at Olive + Pine, Vietvana, Avondale Pizza, O'Keefe Pub, Waffle House, Subway, Rising Son and Arepa Mia) and three breweries (Little Cottage, Lost Druid and Wild Heaven).



FOR MORE INFORMATION, PLEASE CONTACT: Brian Chambers | 404-371-4100 | bchambers@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

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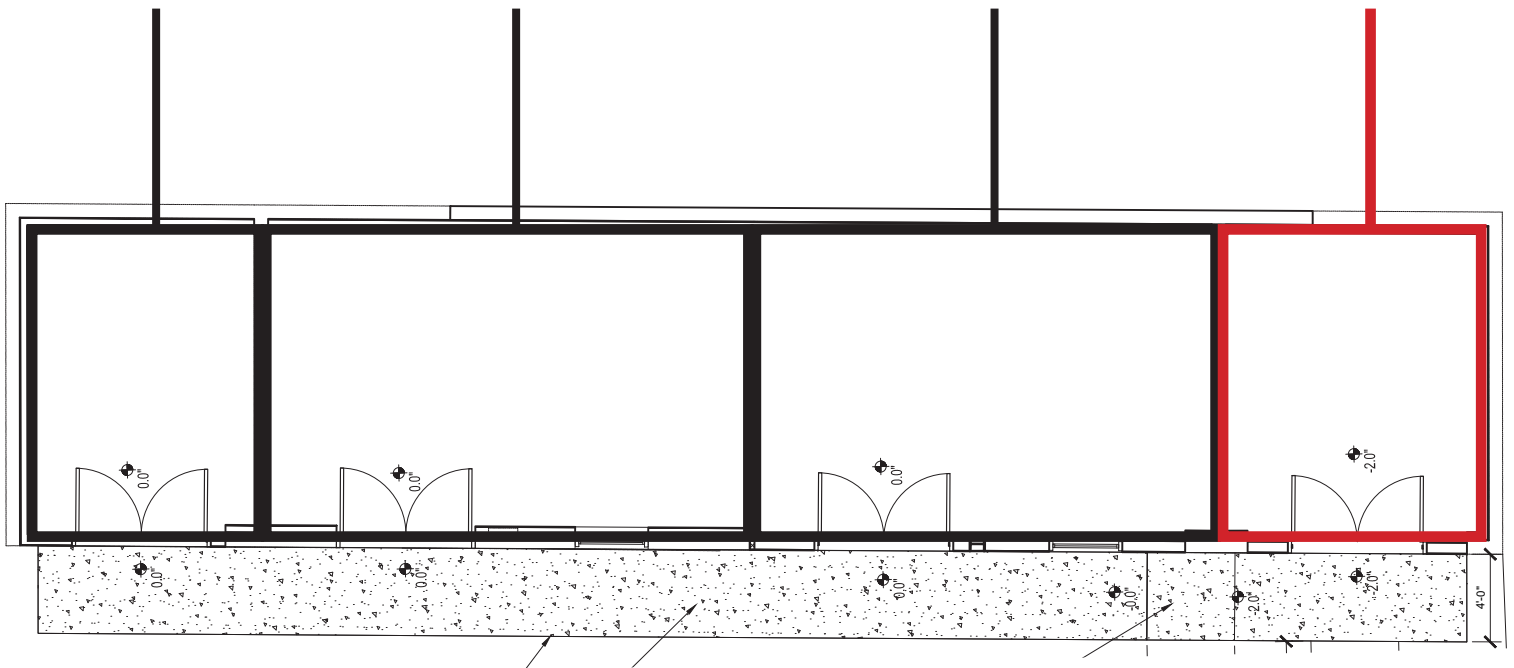
40 Franklin Street, Avondale Estates, GA 30002

Suite 200
Rare Spirit,
LLC

Suite 300
A Small Place
Bookshop

Suite 400
Latechia Hogue
Counseling

Suite 500
226 SF
\$1,018/month
(plus utilities)



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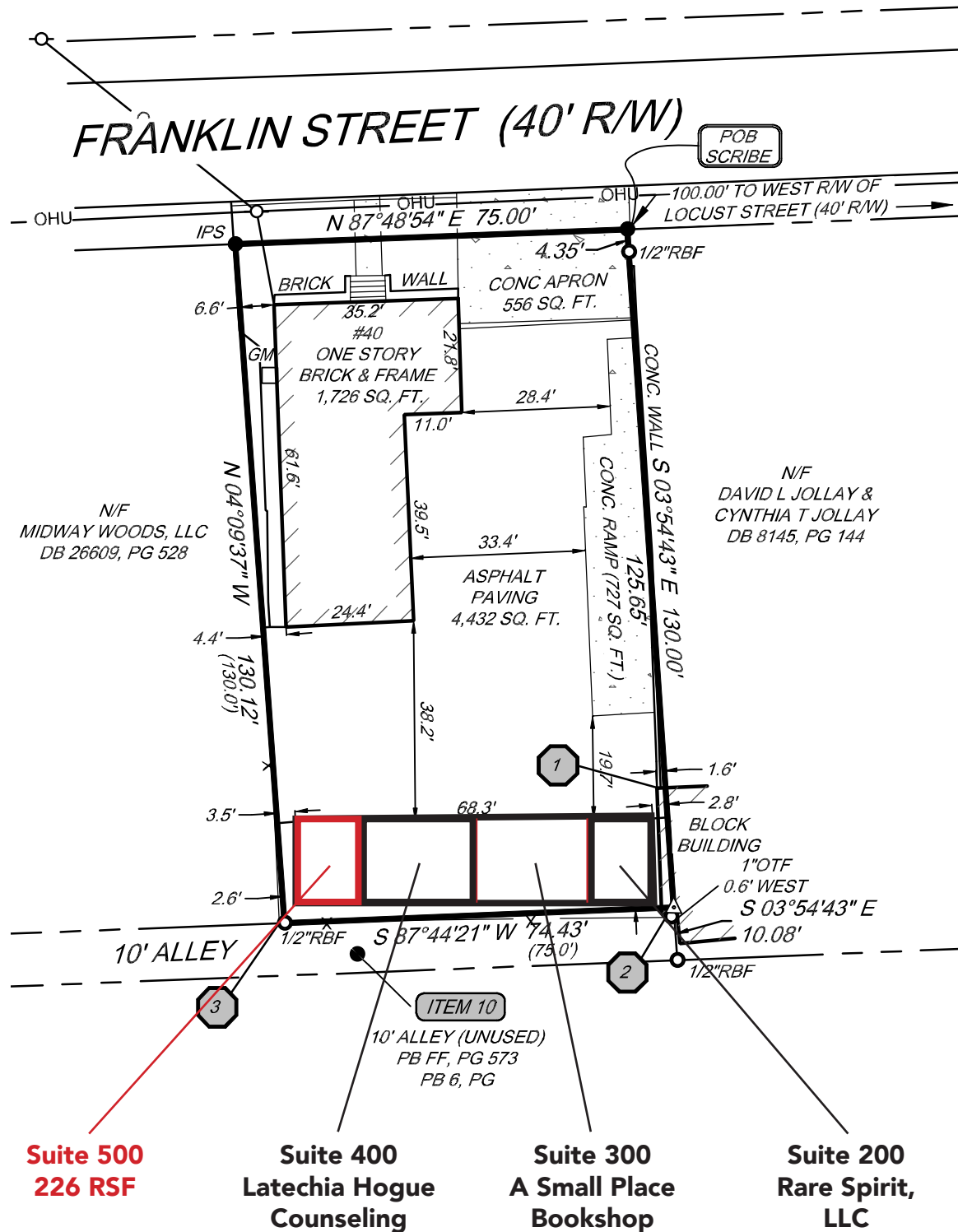
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