Reynoldstown Works

Commercial Condos

OAKHURST REALTY PARTNERS

1061 Memorial Dr SE, Atlanta, GA 30316

FOR LEASE



For more information, please contact:
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Property Overview

Reynoldstown Works is a thoughtfully designed collection of seven creative condominium units located along one of Atlanta's most dynamic urban corridors. Purpose-built for entrepreneurs, makers, designers, showrooms, studios, and small businesses, the project blends modern architecture with highly functional workspace environments that accommodate a wide range of professional and creative uses.

Designed to bridge the gap between traditional office, retail, and industrial space, each unit features soaring 22' 4" ceilings, expansive storefront-style glass, abundant natural light, polished concrete floors, dedicated loading access, and private mezzanine levels. The result is a flexible environment that supports everything from boutique retail and design studios to light production, maker space, e-commerce operations, and creative office users.

Situated minutes from Downtown Atlanta, the Atlanta Beltline, Reynoldstown, Grant Park, and major transportation corridors, 1061 Memorial Drive offers businesses the rare opportunity to own or occupy distinctive, architecturally designed space within one of the city's most sought-after urban neighborhoods.

Highlights

- Seven individually designed creative condominium units
- Unit sizes ranging from approximately 1,750 SF to 2,150 SF
- Private mezzanine levels included within each unit
- Soaring 22' 4"ceiling heights, 20' 1" clear ceiling heights, 10' 4" clear height above mezzanine, 9' 9.5"open space below mezzanine
- Full-height 12' x 15' glass overhead doors with dedicated loading access
- 100% climate-controlled environment
- HVAC Capacity: End Cap Units: 7.5 tons; Interior Units: 6 tons
- Electrical Service: 150 Amps; 208 Volt; 3-Phase Power
- 0.3 miles from Atlanta Beltline Eastside Trail
- Each unit comes with 2 dedicated spaces and there are 10 additional shared spaces on site

Within 3 Miles

177,891
Population

$149,162
Average Household Income

85,311
Total Households

9,169
Businesses

160,710
Employees

13,700
Cars Per Day

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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100
SPACE SHOP

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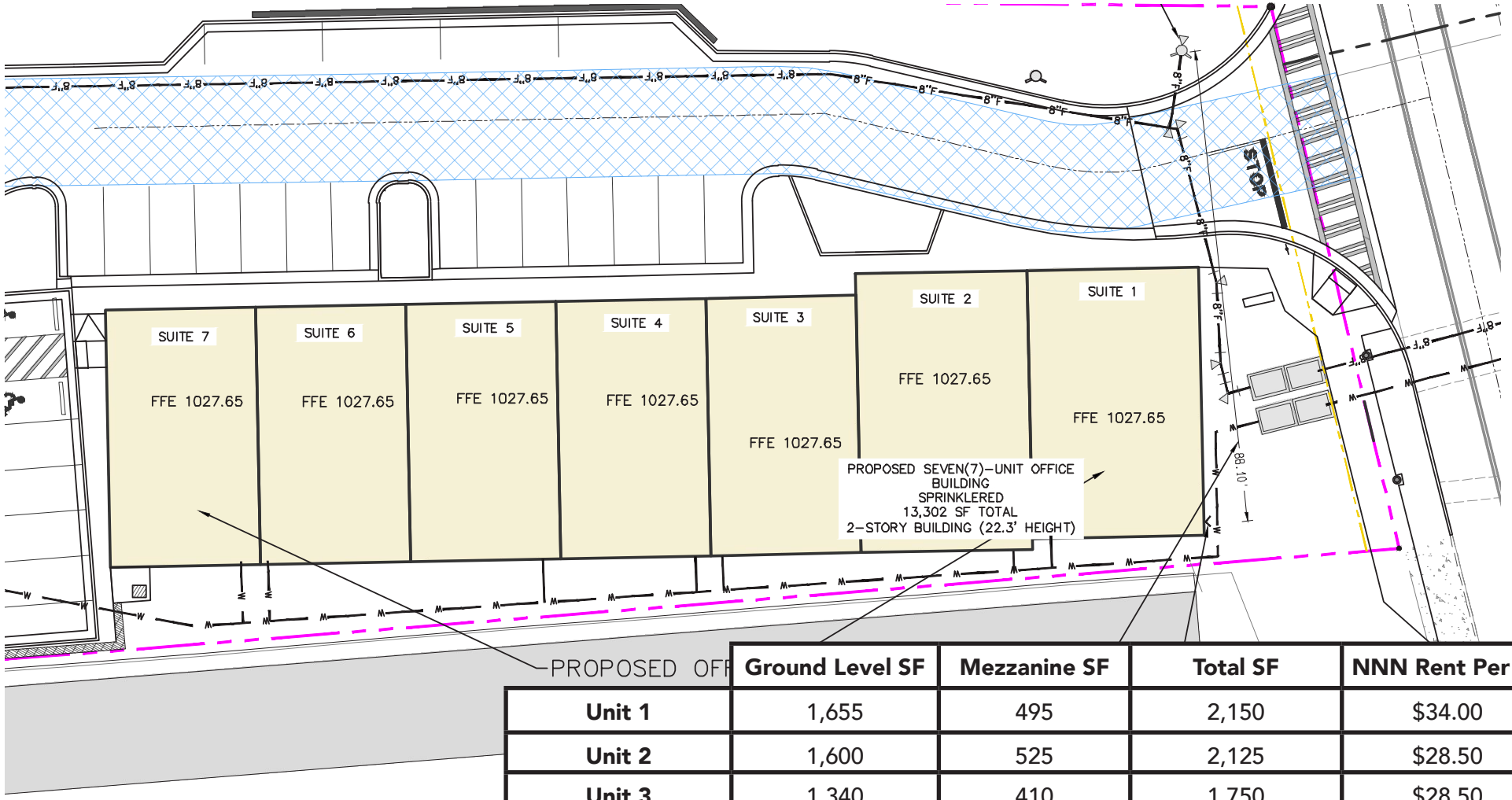




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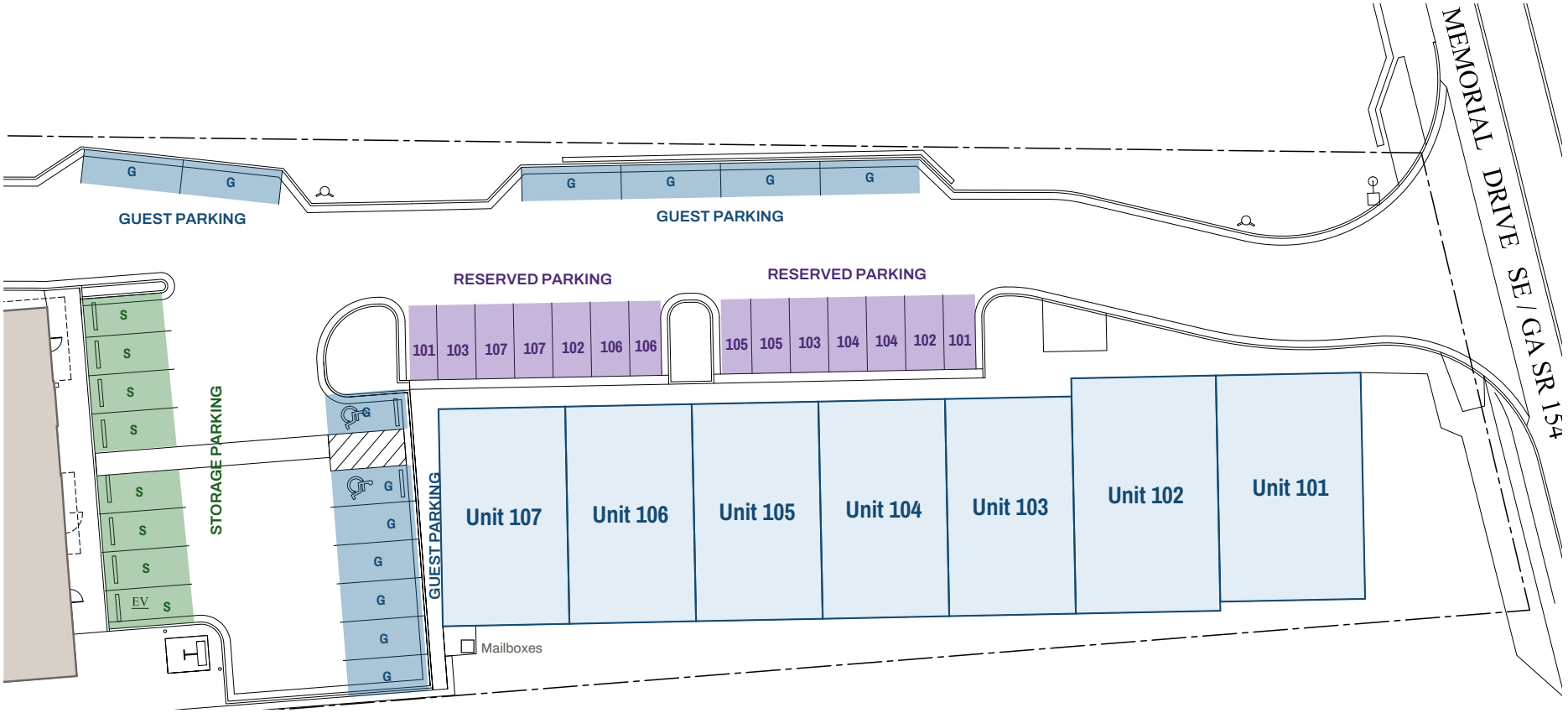
	Ground Level SF	Mezzanine SF	Total SF	NNN Rent Per SF
Unit 1	1,655	495	2,150	$34.00
Unit 2	1,600	525	2,125	$28.50
Unit 3	1,340	410	1,750	$28.50
Unit 4	1,340	425	1,765	$28.50
Unit 5	1,340	425	1,765	$28.50
Unit 6	1,340	425	1,756	$28.50
Unit 7	1,350	400	1,750	$32.00

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LEGEND

Reserved parking Assigned to the unit number shown in the space		14
Guest parking (G) Open to visitors; includes 2 accessible spaces		13
Storage parking (S) For self-storage customers; includes 1 EV charging space		12
Total parking		39

RESERVED SPACES BY UNIT

Unit 101	Unit 102	Unit 103	Unit 104	Unit 105	Unit 106	Unit 107
2	2	2	2	2	2	2

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Restaurants/Coffee Shops

1. Grindhouse
2. Chick-fil-A
3. Jeni's Splendid Ice Creams
4. Muchacho
5. Homegrown
6. Dunkin'
7. Wrecking Bar Brewpub
8. Fox Bros. Bar-B-Q
9. Bona Fide Deluxe

Mixed-Use/Retail

1. Krog Street Market
2. The Eastern
3. Madison Yards
4. AMC Theater
5. Publix
6. Kroger
7. Target
8. Best Buy
9. Lowe's

87

Reynoldstown has a walking score of 87 which is considered "very walkable" by walkscore.com

