



**FOR LEASE | PRIME RETAIL/OFFICE SPACE | DOWNTOWN ATLANTA
ADJACENT TO CENTENNIAL OLYMPIC PARK & THE GEORGIA AQUARIUM**



**1,585 RSF UP TO 6,379 RSF
POTENTIAL FOR CREATIVE LOFT OFFICE
275 BAKER STREET, SUITES A & B ATLANTA, GA 30313**



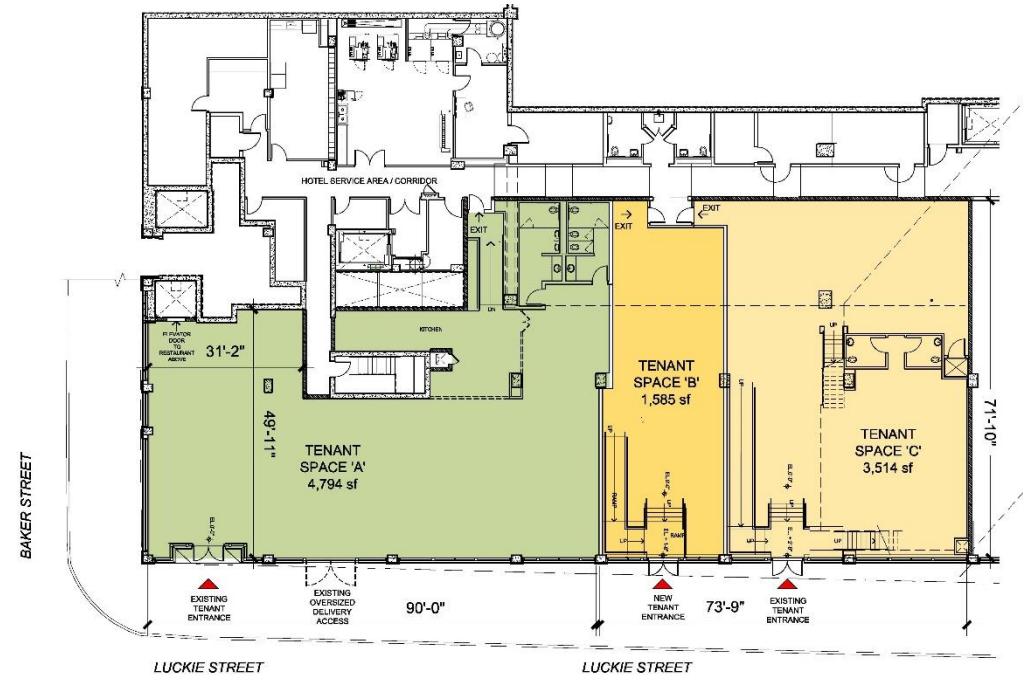
THE SPACE

Location	275 Baker Street, Atlanta, GA, 30313
COUNTY	Fulton
Cross Street	Luckie Street
Square Feet	6,379 SF Divisible to 4,794 SF & 1,585 SF
Rental Rate PSF	Varies by Size
Lease Type	NNN
CTI	\$10.59/SF

Notes Can be subdivided into 4,794 SF & 1,585 SF

HIGHLIGHTS

- **MORE THAN FOUR MILLION VISITORS** next door at the Georgia Aquarium and new World of Coca-Cola
- **MORE THAN FOUR MILLION VISITORS** a block away at CNN Center, Imagine It! Children’s Museum, and Centennial Olympic Park
- **MORE THAN TWO MILLION SPORTS FANS** around the corner at the Georgia Dome and Philips Arena for Falcons, Thrashers, Hawks and national and regional events
- **MORE THAN TWO MILLION CONCERT AND THEATERGOERS** at Philips Arena, The Tabernacle and Centennial Olympic Park
- **MORE THAN ONE MILLION CONVENTIONEERS** across the street at the Georgia World Congress Center



JOEL & GRANOT
COMMERCIAL REAL ESTATE

Dave Smith

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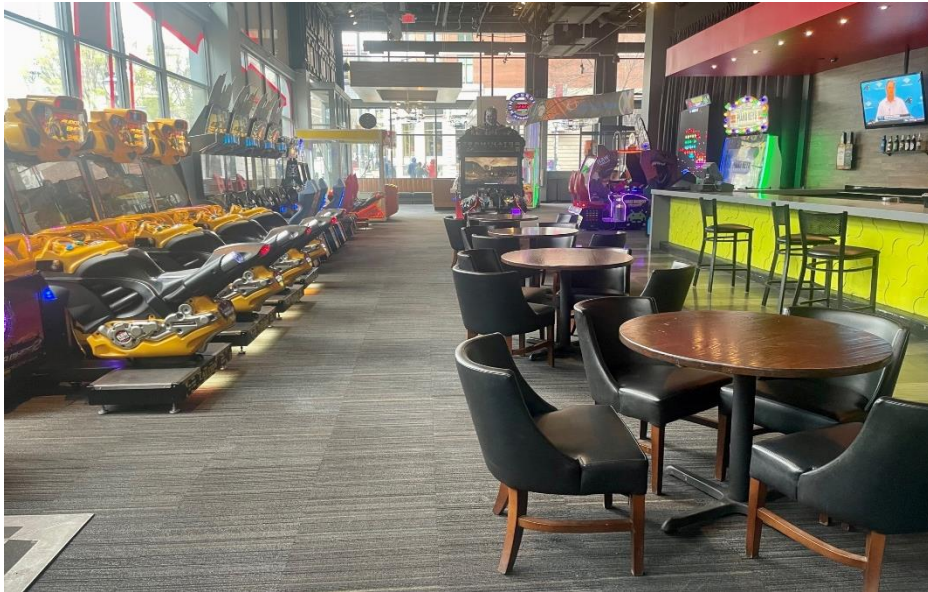
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PHOTOS



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DOWNTOWN AMENITIES MAP

