

AVAILABLE FOR SALE OR LEASE

Free-Standing Midtown West Office/Showroom



FRONT ELEVATION OF 1071 HOWELL MILL ROAD NW

SCALE: 1/4" = 1'-0"

1071 Howell Mill Road Atlanta, GA 30318

35,655 SF Free-Standing Building

Sale Price: \$2,600,000

Lease Rate: \$3.75/SF NNN As Is
\$10.00/SF with Pending Renovations per Plan

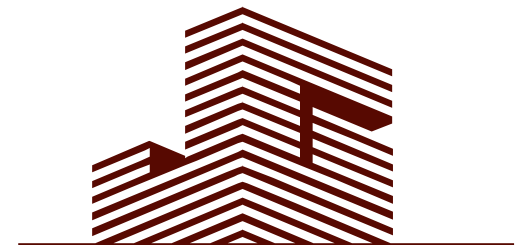
- Strong Potential for Re-Development with 9,642 SF of Office, 17,342 SF of Showroom and 33 Parking Spaces
- Excellent Exposure in Convenient West Midtown Location
- Quick Access to Interstates 75/85/400
- Traffic Count on Howell Mill Road from 10th Street to 14th Street - 20,315
- Zoned I-2



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For complete details, please visit: www.joelandgranot.com



JOEL & GRANOT

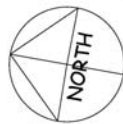
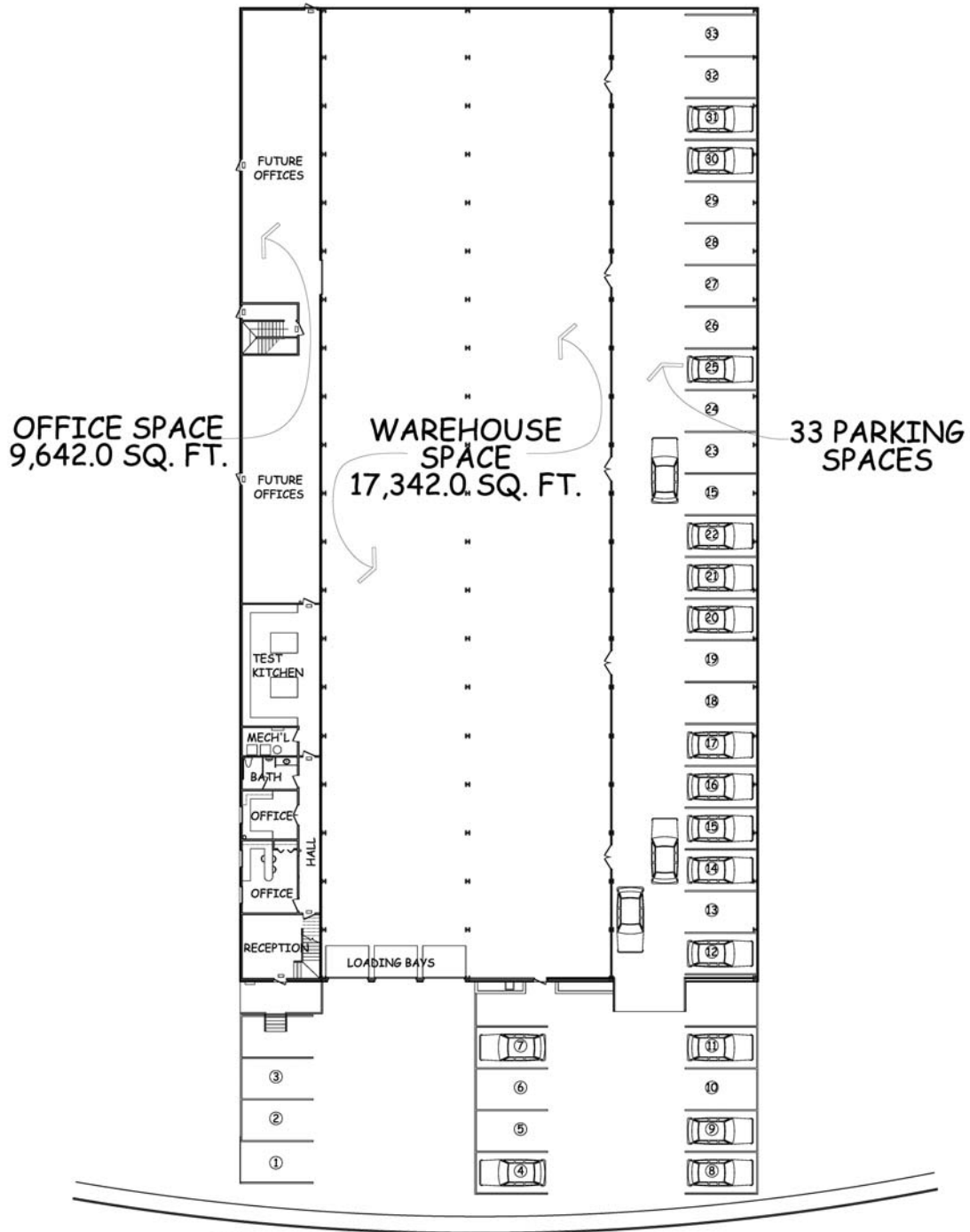
COMMERCIAL REAL ESTATE

962 Howell Mill Road, Atlanta, GA 30318
(ph) 404.869.2600 | (fax) 404.869.2601

The information was obtained from sources we assume are reliable. We do not doubt its accuracy, however we do not guarantee it. No liability is assumed for errors and omissions. Information is subject to changes and withdrawal without notice.

1071 Howell Mill Road

Foot Print with Proposed Renovations



HOWELL MILL ROAD

FLOOR PLAN OF 1071 HOWELL MILL ROAD

SCALE: 1/4" = 1'-0"



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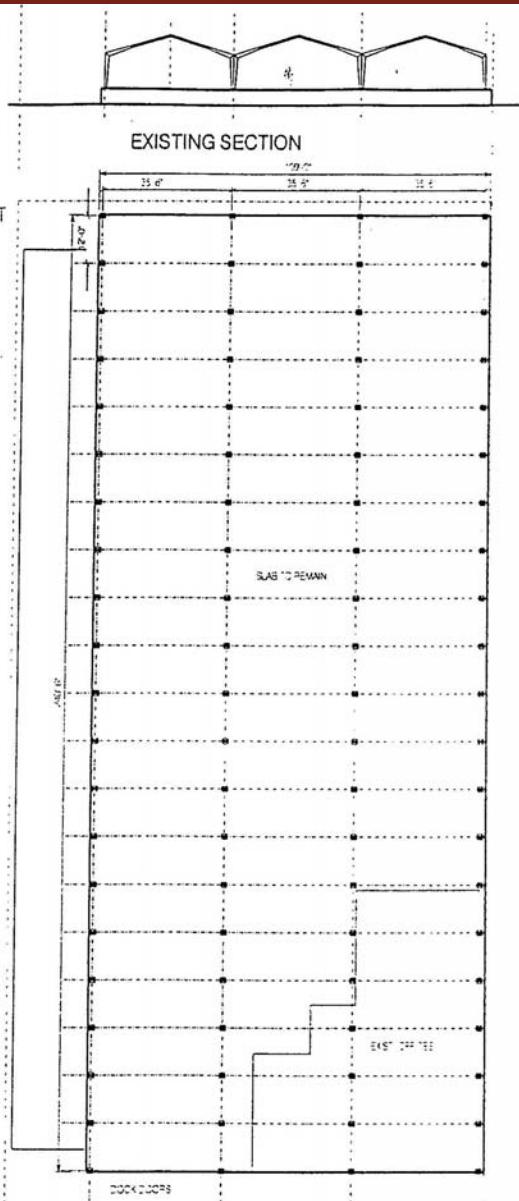
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1071 Howell Mill Road Foot Print "As Is"

GENERAL NOTES

EXISTING STEEL FRAME WAREHOUSE WITH BRICK FRONT
STEEL FRAMES CONSIST OF PREFABRICATED FRAMES

NOMINAL BLD FOOTPRINT
240'-6" X 109' = 26,214 SF



EXISTING
PRE-SCHEMATIC DESIGN 08.26.03

FOR PRELIMINARY BUDGET ONLY
BUILDING DIMENSIONS & SURVEY NOT VERIFIED
INOX DESIGN INC.

HOWELL MILL RD.

SK-1



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