

# FREE STANDING INTOWN LOFT OFFICE



OFFERING MEMORANDUM

1736 DEFOOR PL, ATLANTA, GA, 30318

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# Free Standing Intown Loft Office Building

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Presented by



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## CONFIDENTIALITY & DISCLAIMER

*THIS IS A CONFIDENTIAL MEMORANDUM* intended solely for your own limited use in considering whether to pursue negotiations to acquire real estate investment opportunity presented on the following pages and is not intended to be an offer or any part of a contract to sell the property.

This confidential memorandum which contains brief selected information pertaining to the business and affairs of the Property has been prepared by **Joel & Granot Real Estate, LLC** ("JGRE"). This confidential memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Owner nor JGRE nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The information provided has been gathered from sources that are deemed reliable but neither Owner nor JGRE warrants or represents that the information is true or correct. Prospective Purchasers are advised to verify information independently. The Owner reserves the right to change the price, or any information or withdraw the property from the market at any time without notice.

**By acknowledgement of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Owner and JGRE, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Owner. Photocopying or other duplication is strictly prohibited.** Prospective Purchaser agrees not to disclose to any persons other than Prospective Purchaser's employees, contractors or Buyers Broker, if any that the property may be available for sale or that discussions or negotiations are taking place concerning the property, nor any terms conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, any such possible purchase, including the status thereof.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

JGRE is representing the Seller, not the Prospective Purchaser, in this transaction and will be paid by the Owner, not the Prospective Purchaser. Any cooperating Buyers Broker shall have written exclusive authorization from Prospective Purchaser that said Broker is exclusively representing Prospective Purchaser in this transaction. Any commission to be paid to Purchasing Broker shall be paid by the Prospective Buyer and not the Owner, unless specifically agreed to in writing by JGRE and the Purchasing Broker.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return this confidential memorandum to JGRE.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

## DISCLOSURE

**Benjamin C. Pargman is a licensed Real Estate Associate Broker with the Georgia Real Estate Commission license #355944 and also an inactive member of the State Bar of Georgia and the Florida Bar. Mr. Pargman is not representing the Owner, Seller, or Purchaser or any other party related to the matter discussed in this memorandum as an attorney. No statement whether spoken, written or otherwise from Mr. Pargman is intended to be offered as legal advice nor should any such statement be deemed or received as legal advice. All parties should obtain independent legal advice regarding this transaction.**

**OFFERING SUMMARY**

ADDRESS	1736 Defoor PL Atlanta GA 30318
COUNTY	Fulton
MARKET	Atlanta
SUBMARKET	West Midtown
BUILDING SF	6,300 SF
LAND SF	16,548 SF
LAND SF	.38 Acres
YEAR BUILT	1961
YEAR RENOVATED	2011 & 2019
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	11,580	127,339	337,991
2020 Median HH Income	\$76,037	\$79,429	\$74,246
2020 Average HH Income	\$108,658	\$124,642	\$118,686



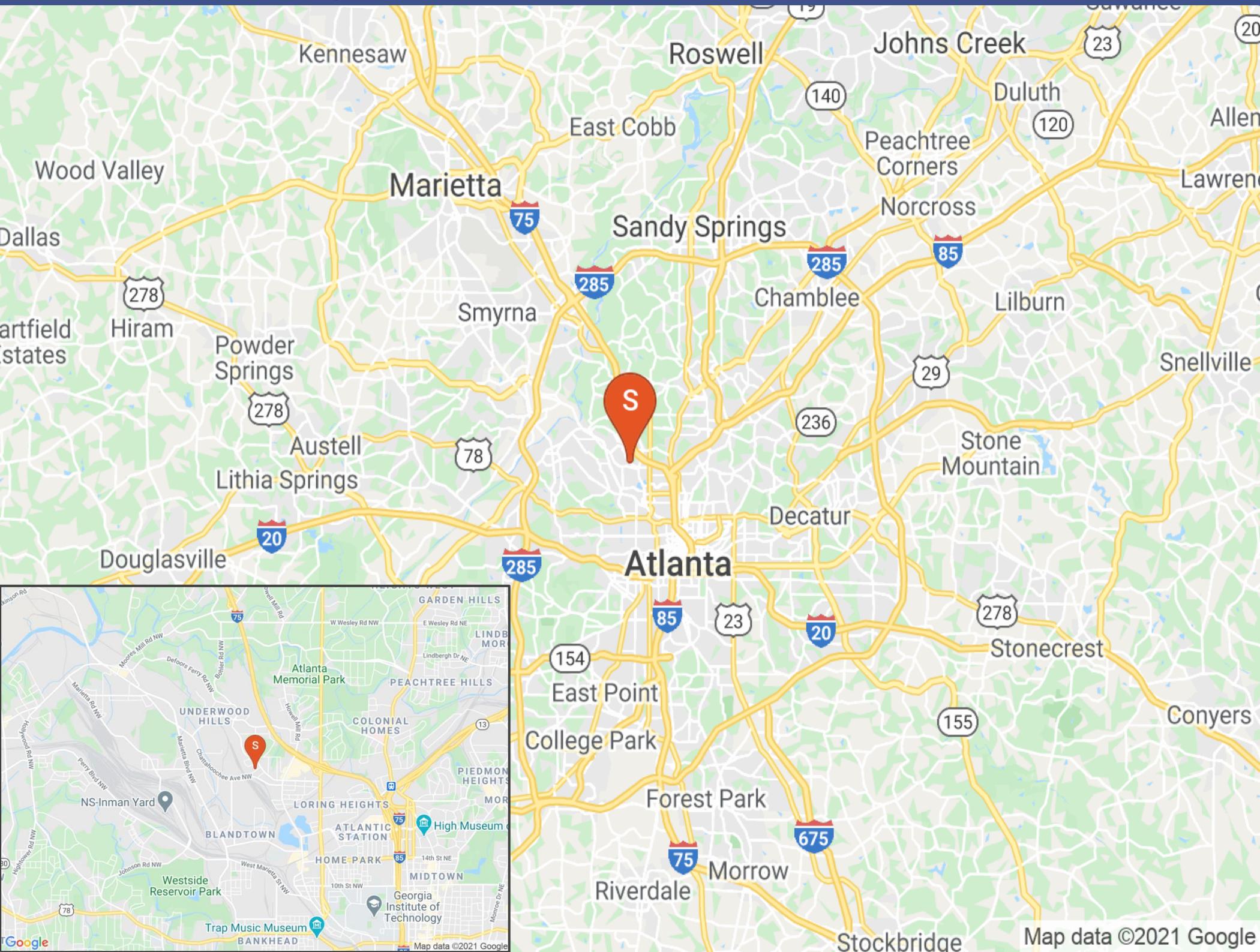
Neighbor: Fire Maker Brewing Company: 975 Chattahoochee Ave.



Neighbor - Topgolf: 1600 Ellsworth Industrial Blvd NW

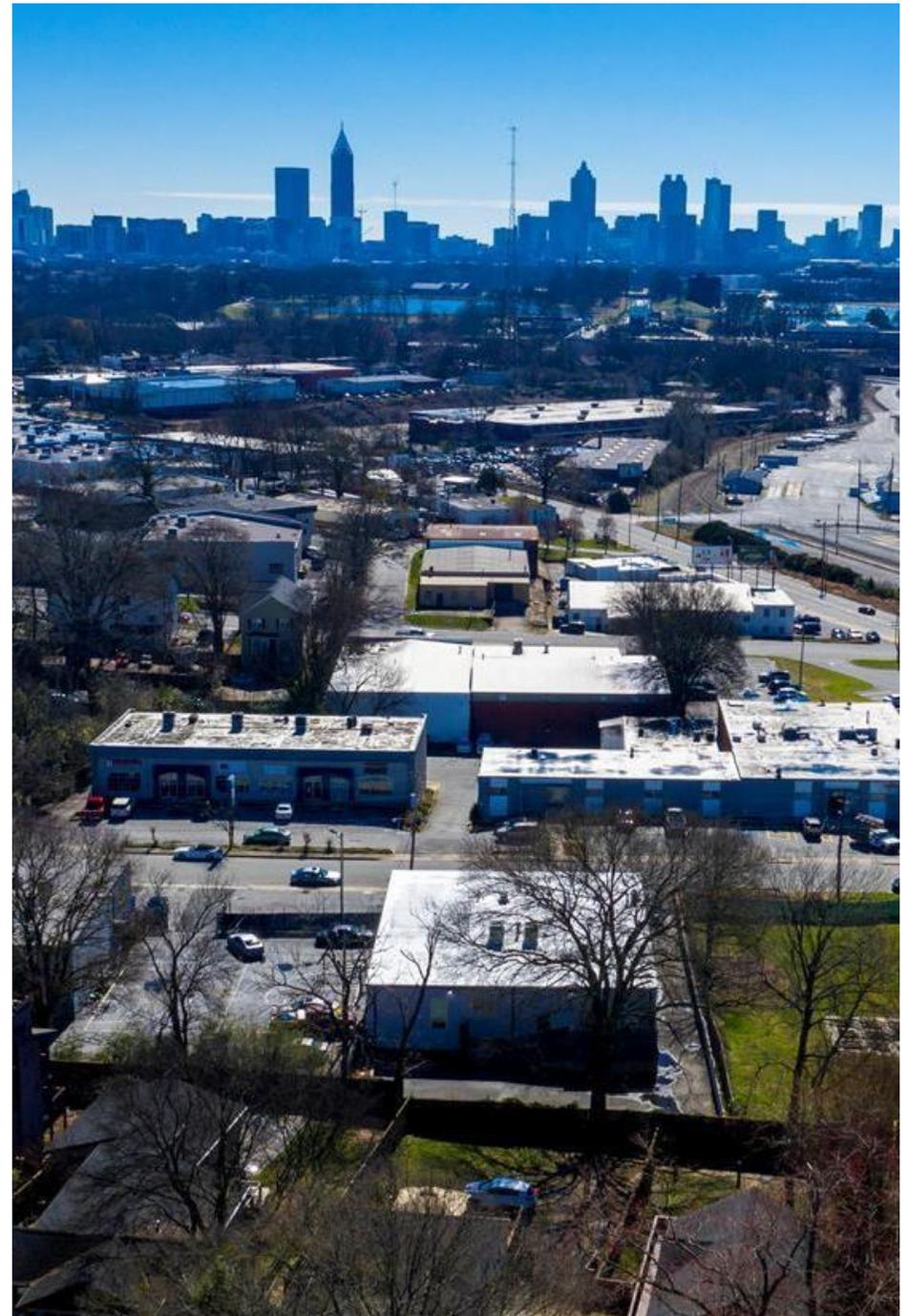


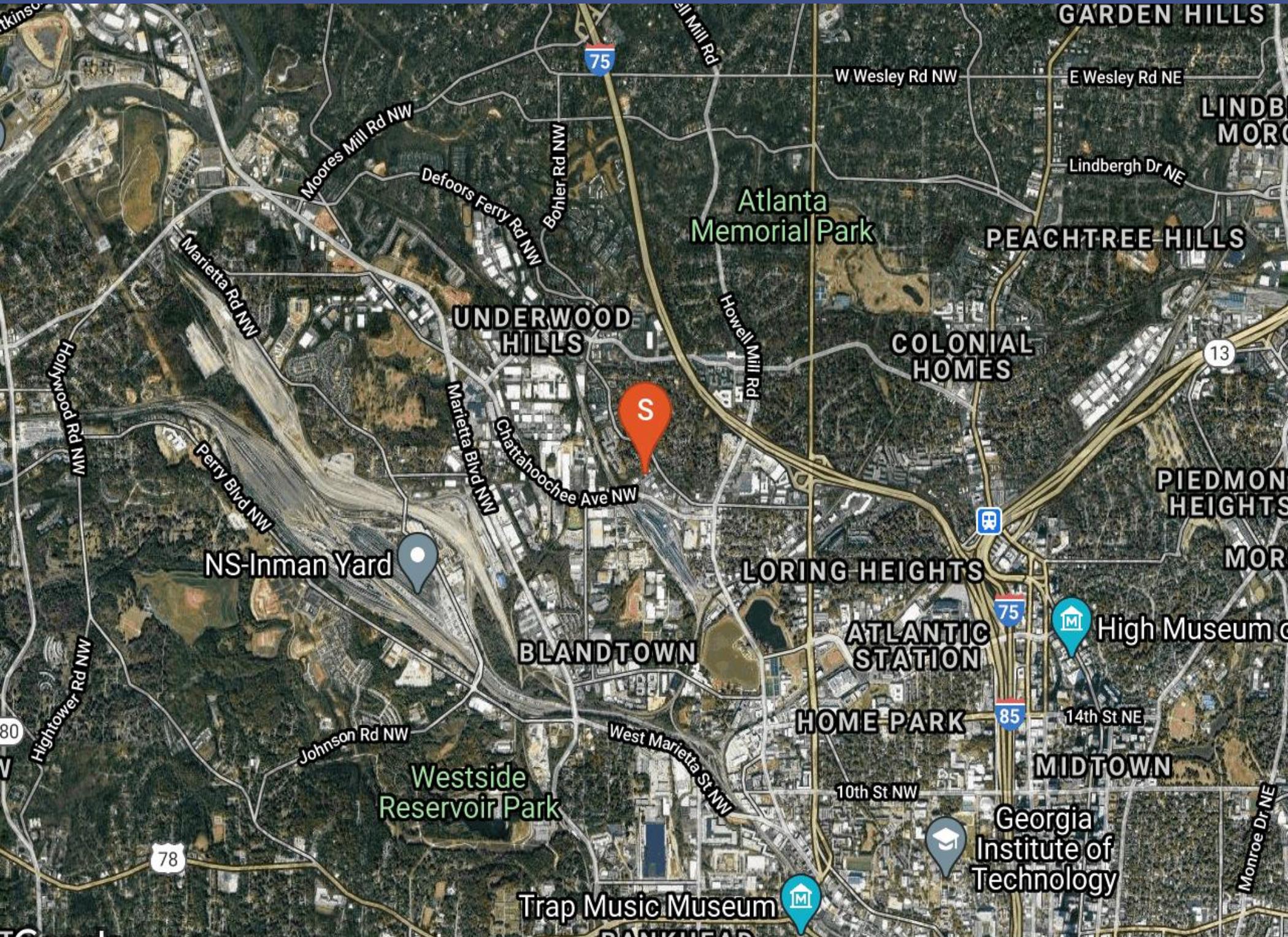
Neighbor - The Works: 1295 Chattahoochee Ave NW



**PROPERTY FEATURES**

NUMBER OF TENANTS	1
BUILDING SF	6,300
LAND SF	16,548
LAND ACRES	.38 Acres
YEAR BUILT	1961
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	I1
BUILDING CLASS	C
TOPOGRAPHY	FLAT
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	84 x 193.4 x 84 x 201.8
NUMBER OF PARKING SPACES	22
PARKING RATIO	3.5/1,000
STREET FRONTAGE	84'
ROOF	New roof installed in 2021
HVAC	New HVAC installed in 2021 2 units: 3- ton and 4-ton





S

UNDERWOOD HILLS

Atlanta Memorial Park

PEACHTREE HILLS

COLONIAL HOMES

NS-Inman Yard

LORING HEIGHTS

PIEDMONT HEIGHTS

BLANDTOWN

ATLANTIC STATION

High Museum of Art

Westside Reservoir Park

HOME PARK

MIDTOWN

Georgia Institute of Technology

Trap Music Museum



Deffoor Pl NW

Deffoor Ave NW

Chattahoochee Ave NW

**NUEVO LAREDO**  
CANTINA

**BOLD MONK**  
BREWING CO.

*the* **Flying Biscuit**  
cafe

**h** kitchen & bar  
**HOWELL'S**

**THE WORKS**  
UPPER WESTSIDE ATL

**SUBJECT PROPERTY**

**FIRE MAKER**  
BREWING ATL COMPANY

*Cultivate*  
FOOD & COFFEE

*proof of the pudding*

**TOPGOLF**

**WELLS FARGO**

**MONDAY NIGHT**  
BREWING

**WESTSIDE MARKET**

*STEADY HAND*  
BEER CO.

**SIX FEET UNDER**

**ATLANTICSTATION**

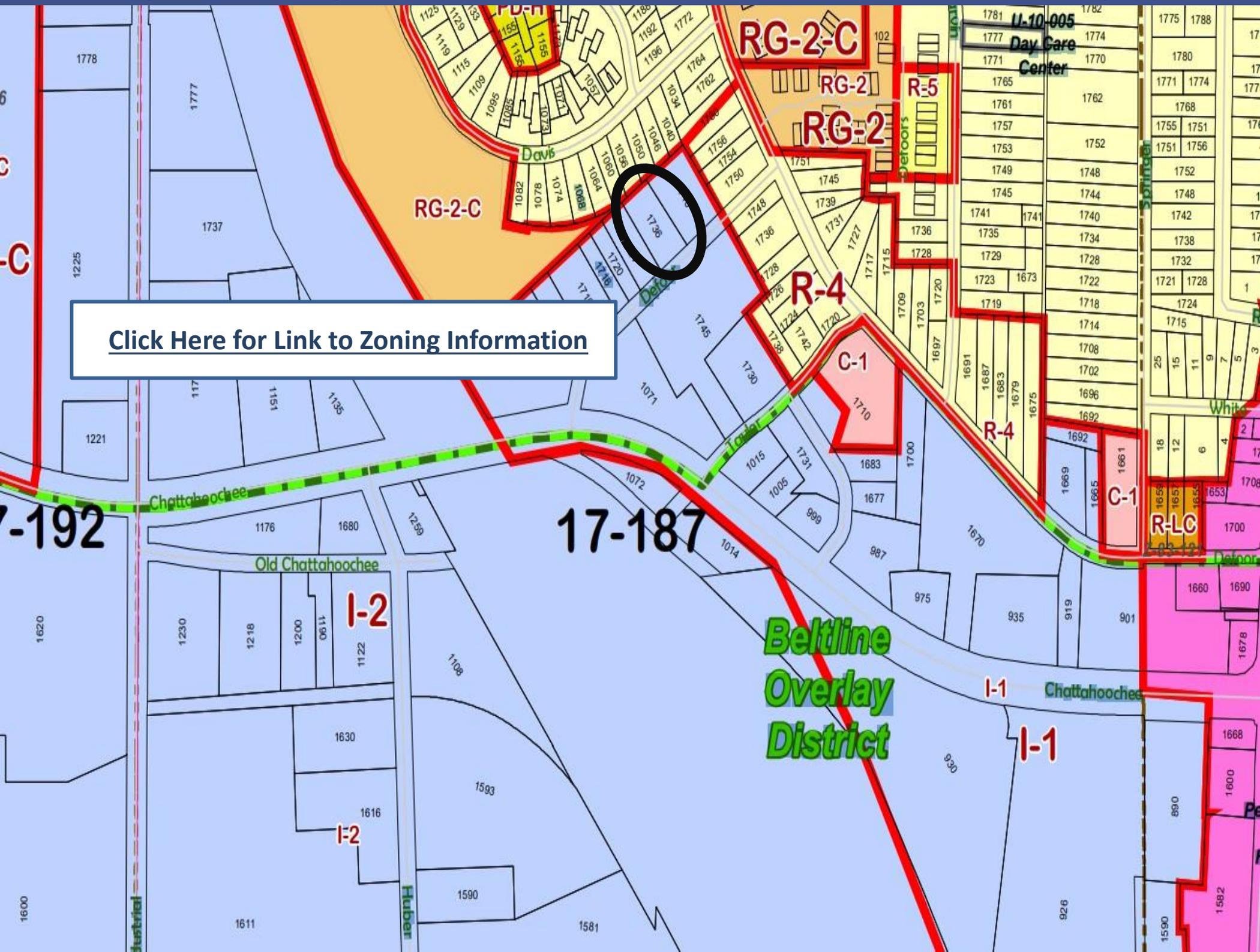
**ATL PARKS & REC** Westside Reservoir Park

**STAR PROVISIONS**  
MARKET & CAFE

**THE PAINTED DUCK**





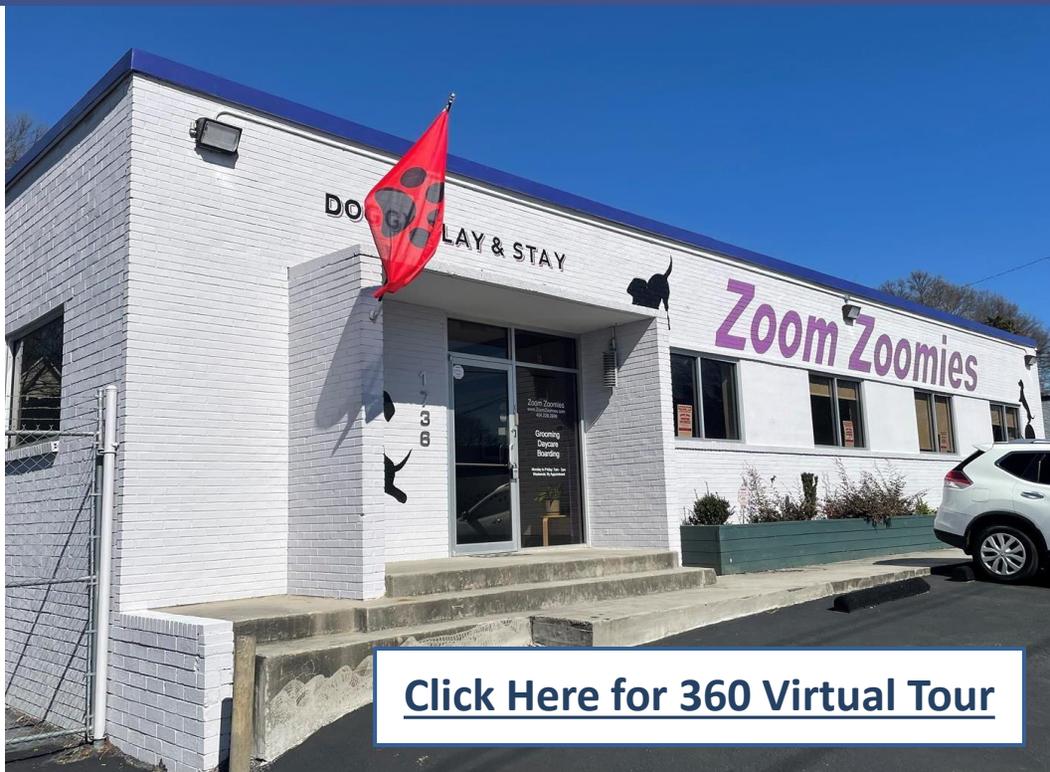


[Click Here for Link to Zoning Information](#)

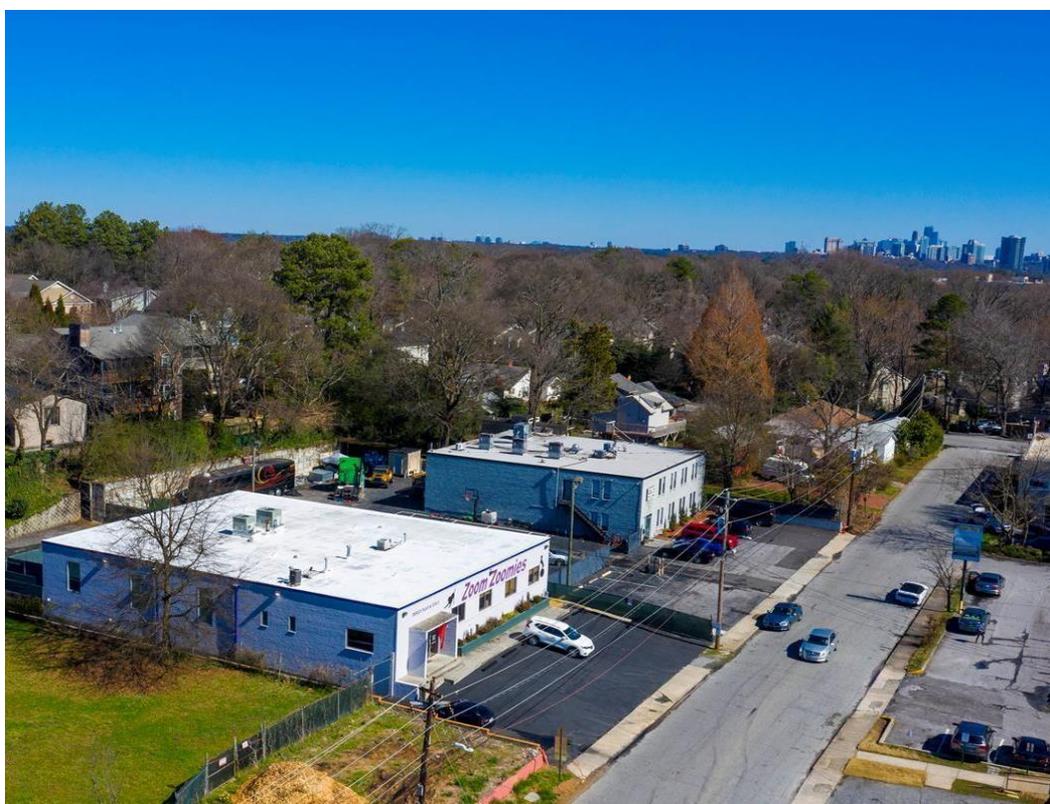
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**Beltline  
Overlay  
District**



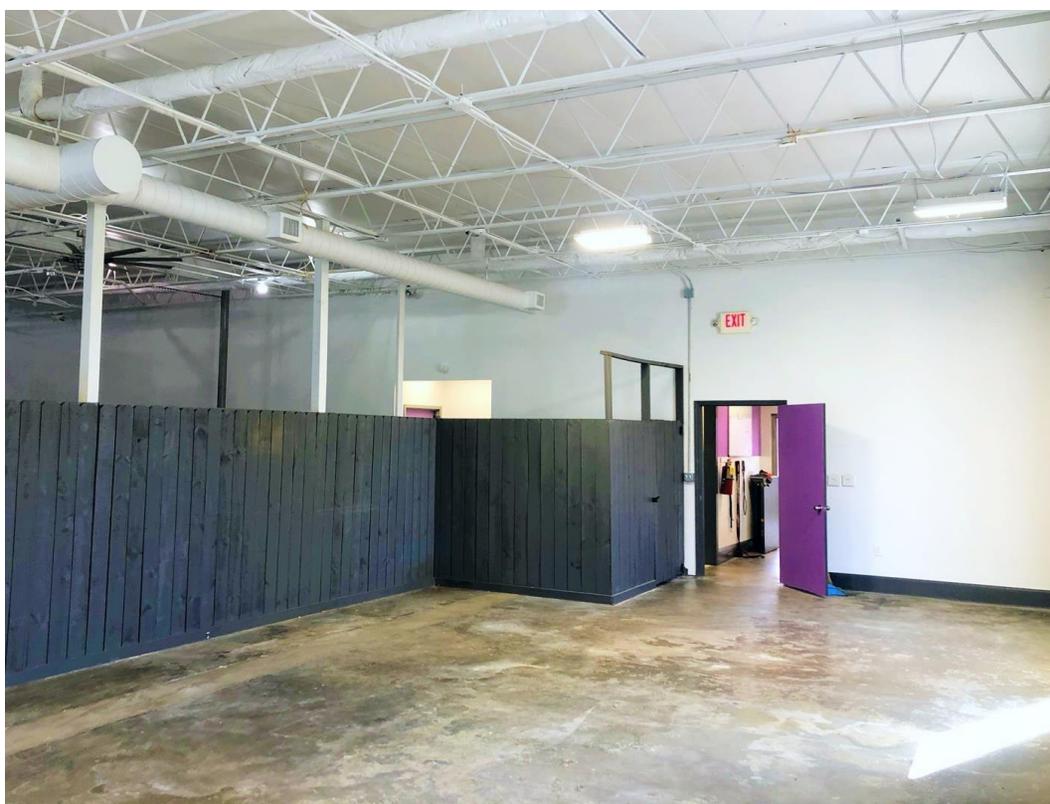
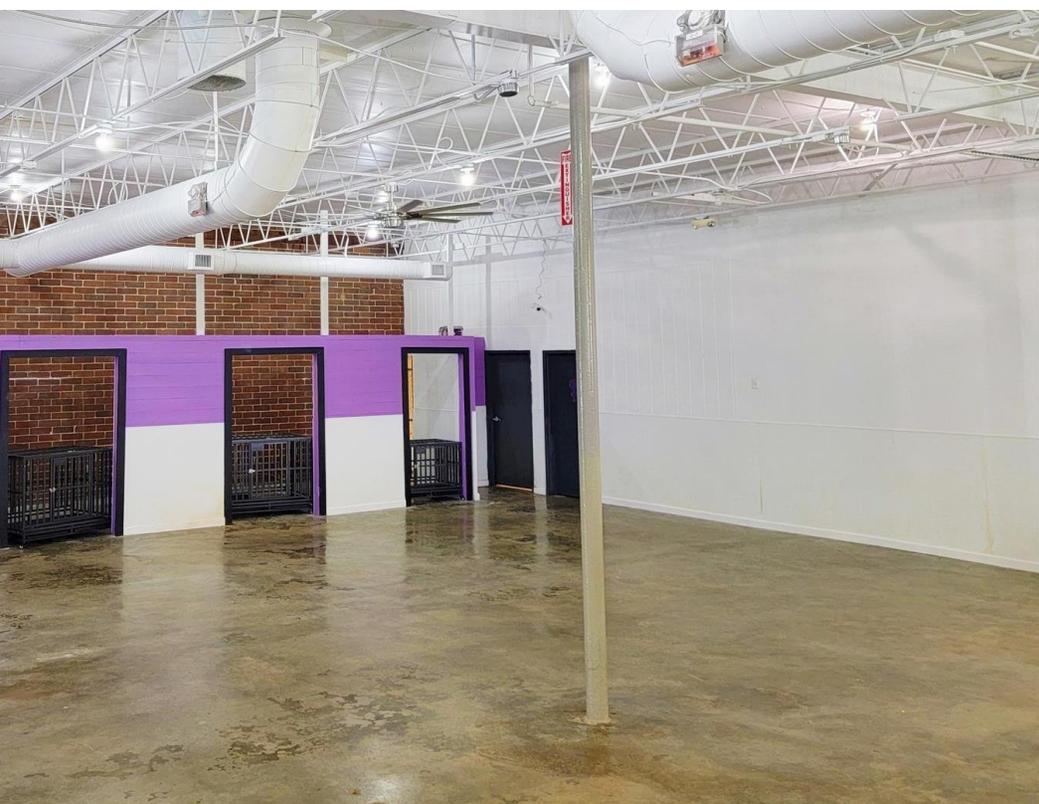


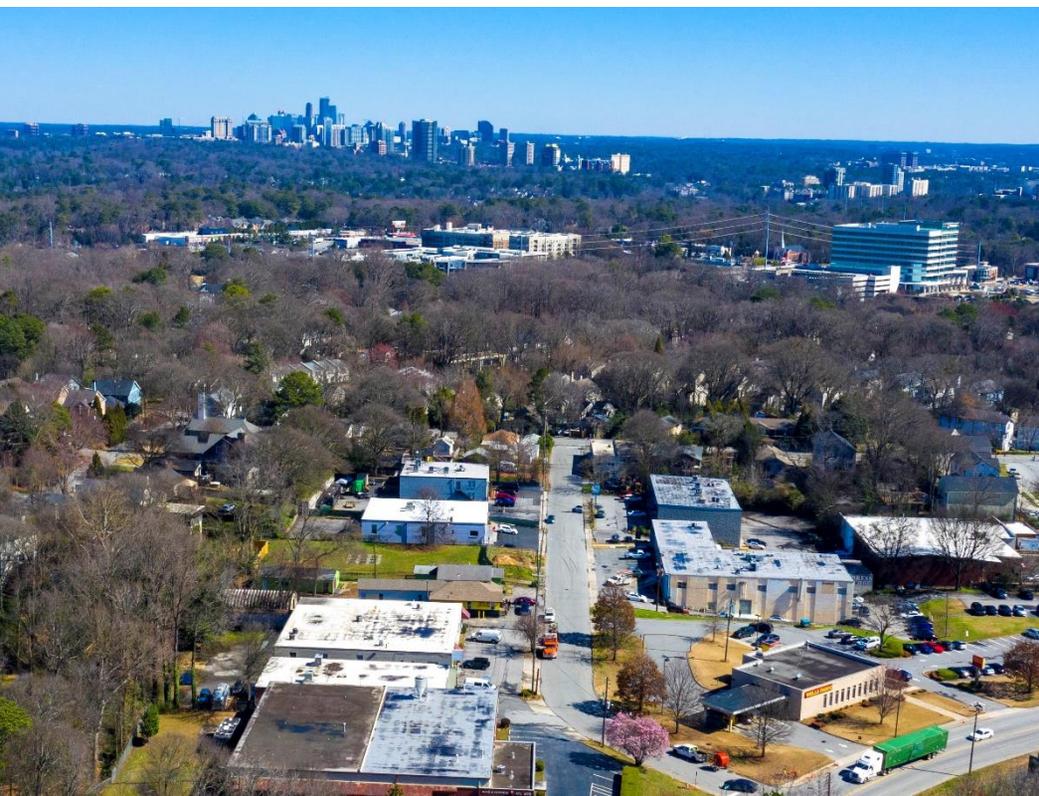
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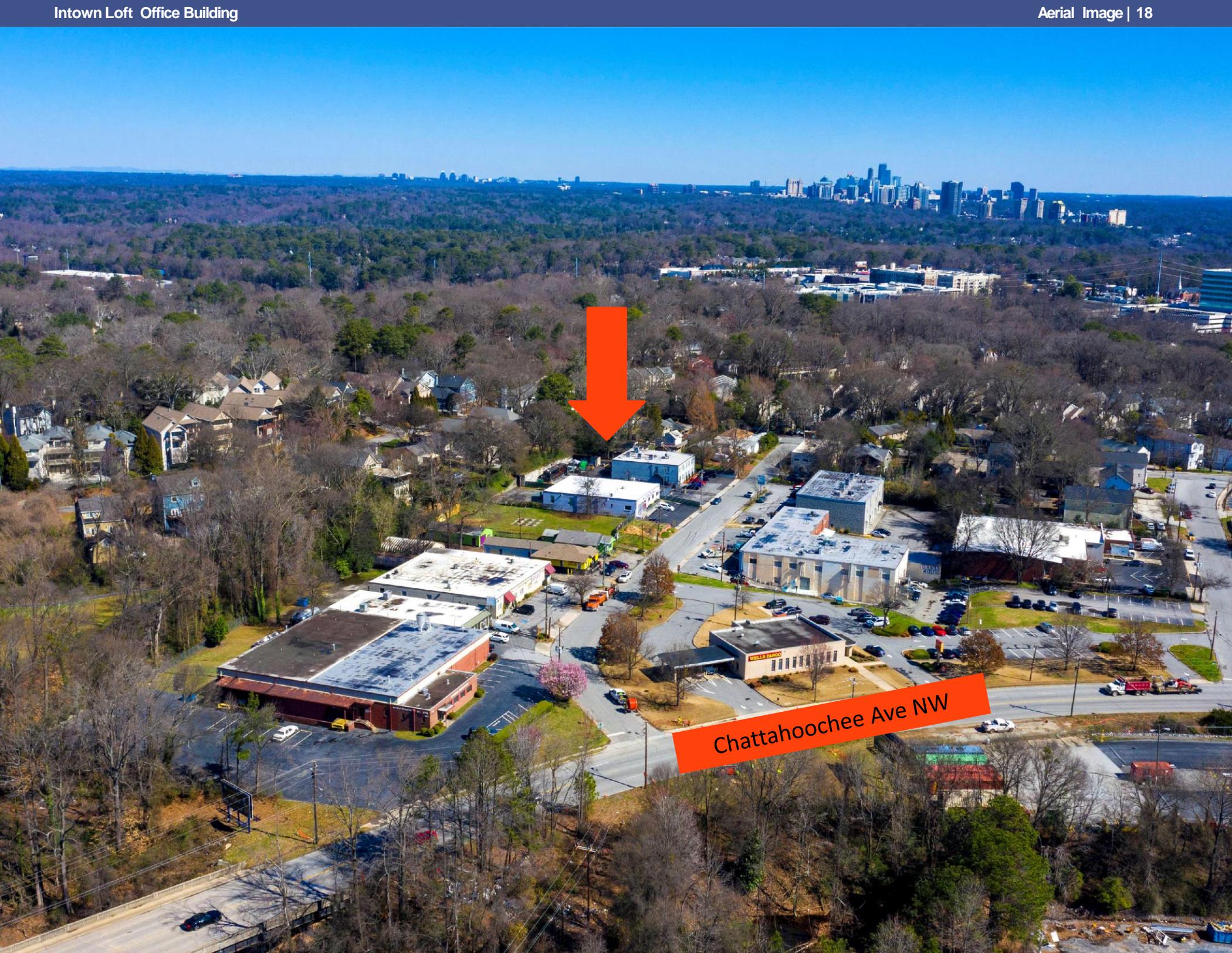


### VACANT SPACE LEASING

AVAILABLE SPACE	RSF	LEASE START	LEASE TERM (Years)	FREE RENT (Months)	TENANT IMPROVEMENTS	START RATE PSF (Annual)
1 VACANT	6,300					

\* Currently occupied by a doggy daycare, will vacate upon sale.





Chattahoochee Ave NW

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,156	91,437	259,778
2010 Population	7,648	100,469	274,778
2020 Population	11,580	127,339	337,991
2025 Population	13,334	145,699	373,736
2020 African American	2,284	38,630	130,047
2020 American Indian	21	187	692
2020 Asian	1,270	13,877	24,559
2020 Hispanic	877	6,508	20,117
2020 Other Race	414	2,571	8,645
2020 White	7,203	68,506	164,820
2020 Multiracial	380	3,530	9,132
2020-2025: Population: Growth Rate	14.30 %	13.65 %	10.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	403	5,638	17,416
\$15,000-\$24,999	299	3,648	11,138
\$25,000-\$34,999	262	3,630	10,538
\$35,000-\$49,999	628	5,402	15,159
\$50,000-\$74,999	1,431	10,382	27,886
\$75,000-\$99,999	795	7,149	18,561
\$100,000-\$149,999	1,064	9,119	23,421
\$150,000-\$199,999	634	5,413	13,179
\$200,000 or greater	617	10,168	25,778
Median HH Income	\$76,037	\$79,429	\$74,246
Average HH Income	\$108,658	\$124,642	\$118,686

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,487	43,560	127,696
2010 Total Households	4,103	45,583	129,388
2020 Total Households	6,133	60,550	163,080
2025 Total Households	7,014	69,995	181,781
2020 Average Household Size	1.89	1.86	1.90
2000 Owner Occupied Housing	1,445	16,483	46,010
2000 Renter Occupied Housing	1,879	21,981	68,518
2020 Owner Occupied Housing	2,222	23,733	63,606
2020 Renter Occupied Housing	3,911	36,817	99,474
2020 Vacant Housing	526	11,885	27,348
2020 Total Housing	6,659	72,435	190,428
2025 Owner Occupied Housing	2,475	25,073	66,605
2025 Renter Occupied Housing	4,538	44,922	115,176
2025 Vacant Housing	574	12,227	28,033
2025 Total Housing	7,588	82,222	209,814
2020-2025: Households: Growth Rate	13.60 %	14.70 %	10.95 %



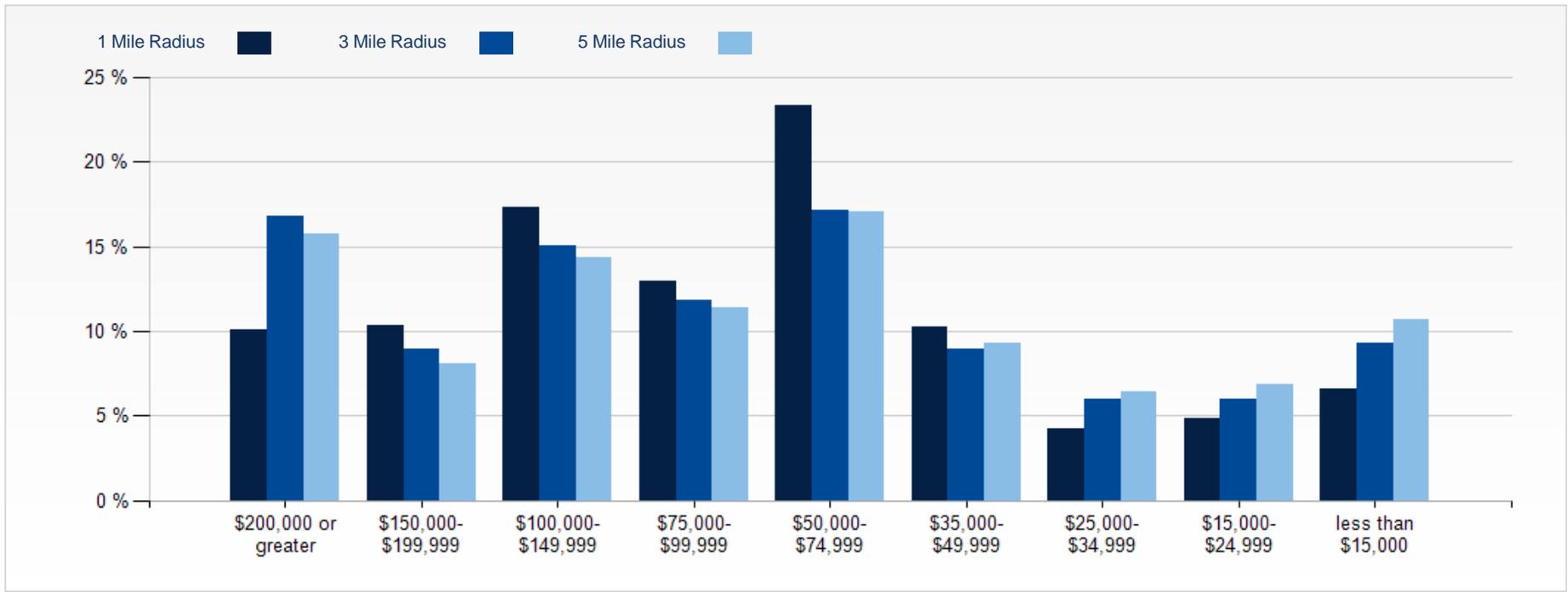
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,873	13,771	35,564
2020 Population Age 35-39	1,271	10,319	28,274
2020 Population Age 40-44	892	7,997	21,822
2020 Population Age 45-49	714	7,255	20,203
2020 Population Age 50-54	577	6,745	19,154
2020 Population Age 55-59	462	6,083	17,846
2020 Population Age 60-64	400	5,255	15,509
2020 Population Age 65-69	298	4,276	12,760
2020 Population Age 70-74	206	3,482	10,077
2020 Population Age 75-79	134	2,379	6,619
2020 Population Age 80-84	73	1,517	4,222
2020 Population Age 85+	73	1,787	4,905
2020 Population Age 18+	9,746	109,422	286,424
2020 Median Age	33	33	34

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,272	\$74,063	\$70,728
Average Household Income 25-34	\$89,924	\$97,284	\$94,702
Median Household Income 35-44	\$90,032	\$99,012	\$91,358
Average Household Income 35-44	\$136,365	\$147,910	\$138,397
Median Household Income 45-54	\$110,587	\$125,767	\$115,160
Average Household Income 45-54	\$143,467	\$179,420	\$170,349
Median Household Income 55-64	\$88,865	\$97,976	\$83,830
Average Household Income 55-64	\$132,504	\$161,377	\$147,707
Median Household Income 65-74	\$64,487	\$67,709	\$57,698
Average Household Income 65-74	\$91,575	\$118,535	\$105,570
Average Household Income 75+	\$73,652	\$91,175	\$75,205

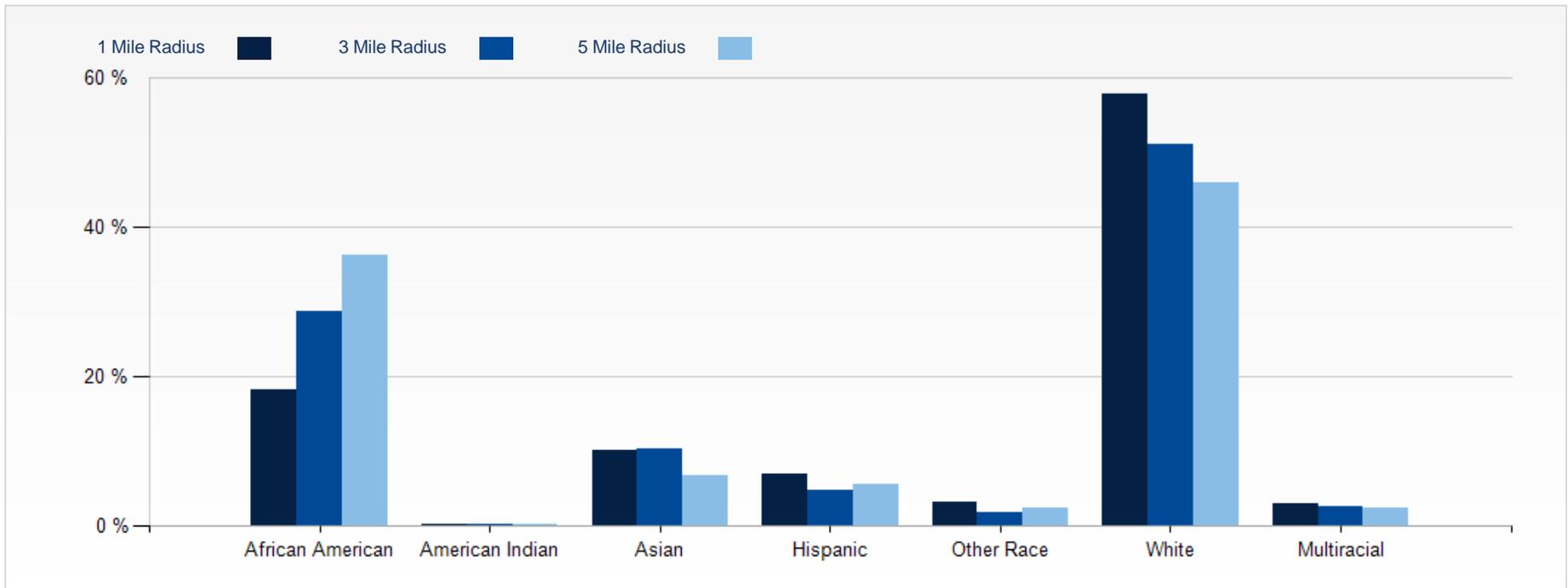
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,763	15,316	38,136
2025 Population Age 35-39	1,546	11,966	30,867
2025 Population Age 40-44	1,003	9,671	25,686
2025 Population Age 45-49	756	7,946	21,235
2025 Population Age 50-54	662	7,312	20,099
2025 Population Age 55-59	484	6,564	18,539
2025 Population Age 60-64	462	6,091	17,270
2025 Population Age 65-69	360	5,126	14,748
2025 Population Age 70-74	250	4,176	11,951
2025 Population Age 75-79	189	3,271	8,961
2025 Population Age 80-84	95	2,147	5,618
2025 Population Age 85+	83	2,151	5,449
2025 Population Age 18+	11,313	125,242	317,982
2025 Median Age	33	33	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,527	\$82,776	\$80,160
Average Household Income 25-34	\$105,409	\$111,367	\$109,677
Median Household Income 35-44	\$105,186	\$112,335	\$102,254
Average Household Income 35-44	\$154,541	\$162,963	\$154,250
Median Household Income 45-54	\$118,413	\$134,644	\$125,241
Average Household Income 45-54	\$159,066	\$191,641	\$185,099
Median Household Income 55-64	\$104,527	\$111,625	\$100,960
Average Household Income 55-64	\$149,854	\$179,076	\$166,971
Median Household Income 65-74	\$71,645	\$74,479	\$65,003
Average Household Income 65-74	\$106,657	\$132,048	\$120,804
Average Household Income 75+	\$83,239	\$107,702	\$91,355

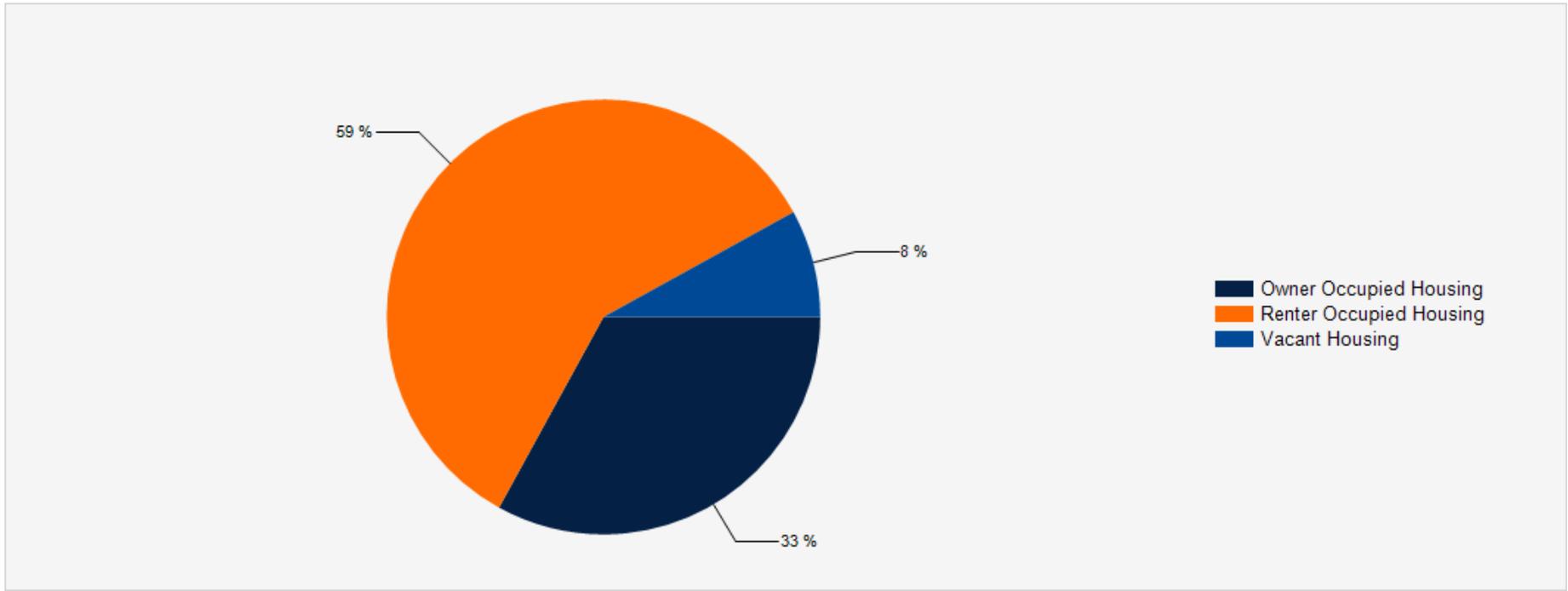
2020 Household Income



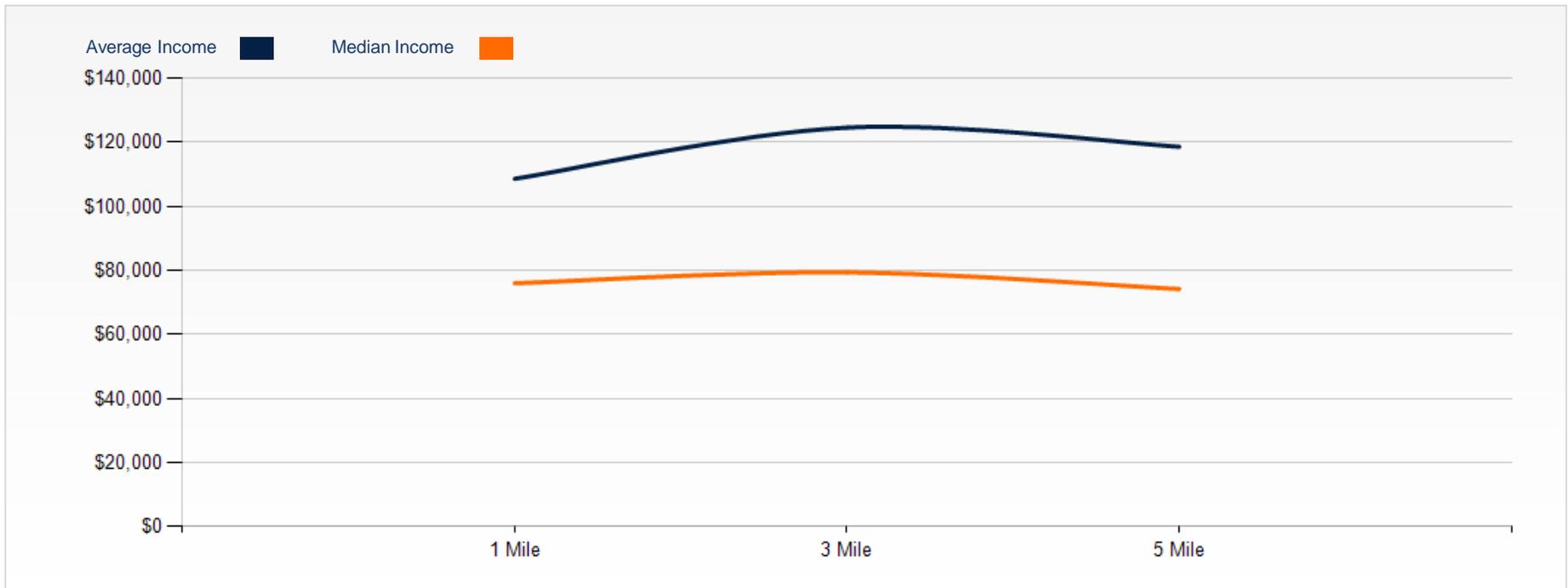
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



# Atlanta!

Atlanta is the undisputed Capital of the South and the Atlanta Metropolitan Service Area consistently delivers strong economic performance on a solid and diverse economy. With a rich and varied industry base, world-renown academic and research institutions, home to State and Federal Government, Atlanta consistently attracts employers and job seekers.

**2019 FORTUNE 500 Headquarters (16)**



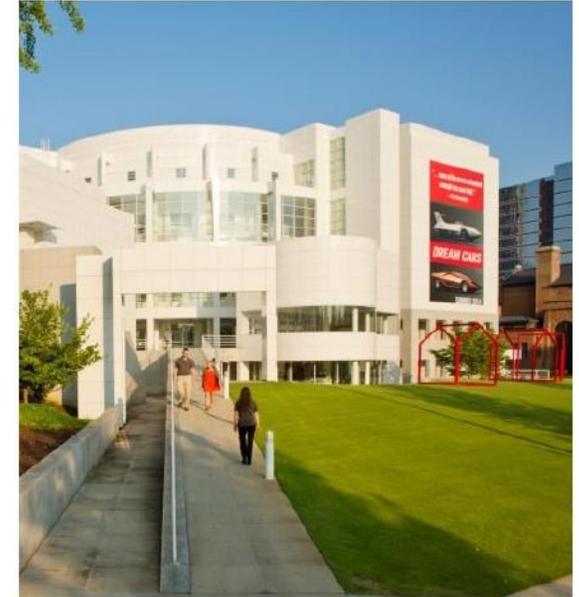
- 8,686 square miles
- 29 counties
- Population 6,000,000 +
- Low Taxes
- Low Cost of Living
- 18 Professional Sports Teams
- World's Busiest Airport
- Ninth Largest Metro Economy
- GDP over \$385 Billion
- 26 of America's Largest Corporations
- Largest Film production center in USA



GEORGIA HAS BEEN NAMED THE **#1 STATE FOR BUSINESS CLIMATE** FOR THE LAST SIX YEARS AND THE **#1 STATE FOR DOING BUSINESS** FOR THE LAST SIX YEARS. (Site Selection, 2013-2018; Area Development, 2014-2019)

# Atlanta!

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ATLANTA HAS BEEN THE TOP MOVING DESTINATION IN THE U.S. FOR THE LAST NINE YEARS. (Penske, 2011 – 2019)



**Ben Pargman**  
Vice President

Ben Pargman is Vice President, Investment Sales and leads the JGRE Retail Investment team. Ben joined the Joel & Granot Real Estate brokerage team in 2015, bringing 20 years of transactional real estate experience in investment sales and land assemblage.

Ben started his real estate career as a commercial real estate attorney with the law firm of Troutman Sanders LLP. His legal work focused on commercial real estate development, leasing, and lending. The majority of his work involved land acquisition and development for quick-serve free standing restaurants. Ben gained experience throughout various sides of the commercial real estate industry including principal, sponsor, lender, and third-party services.

Ben is a member of the Atlanta Board of Commercial Realtors and serves as the Education Committee Co-Chair responsible for monthly educational seminars for the Atlanta Commercial Real Estate community and various continuing education programs.

Ben grew up in Tallahassee, Florida and attended The University of Florida in Gainesville for his undergraduate and law degrees.



**Dave Smith**  
Partner

Dave Smith is a veteran commercial real estate broker in ATLANTA specializing in commercial real estate leasing and sales of office, warehouse, investment and distressed commercial properties. He joined Alan Joel Partners in 2002 which merged in 2010 with Dan Granot & Company to become Joel & Granot Real Estate. The firm is a local Atlanta commercial real estate company that provides a full range of real estate services to its clients from tenant representation, build-to-suit, investment sales, property management and leasing. Dave's brokerage and investment strategy is simple: know the market, create value and be results and relationship oriented.

Dave is a native of Cape Coral, Florida. He attended Southern Illinois University (The Salukis) on a football scholarship and was an all conference player in at Missouri Valley Football Conference. Dave currently serves as a Director for the Atlanta Commercial Board of Realtors, the largest Commercial Board in the nation. He is a member of the Commercial Board of Realtors as well as the Young Council of Realtors and was named Young Realtor of the Year in 2005.

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