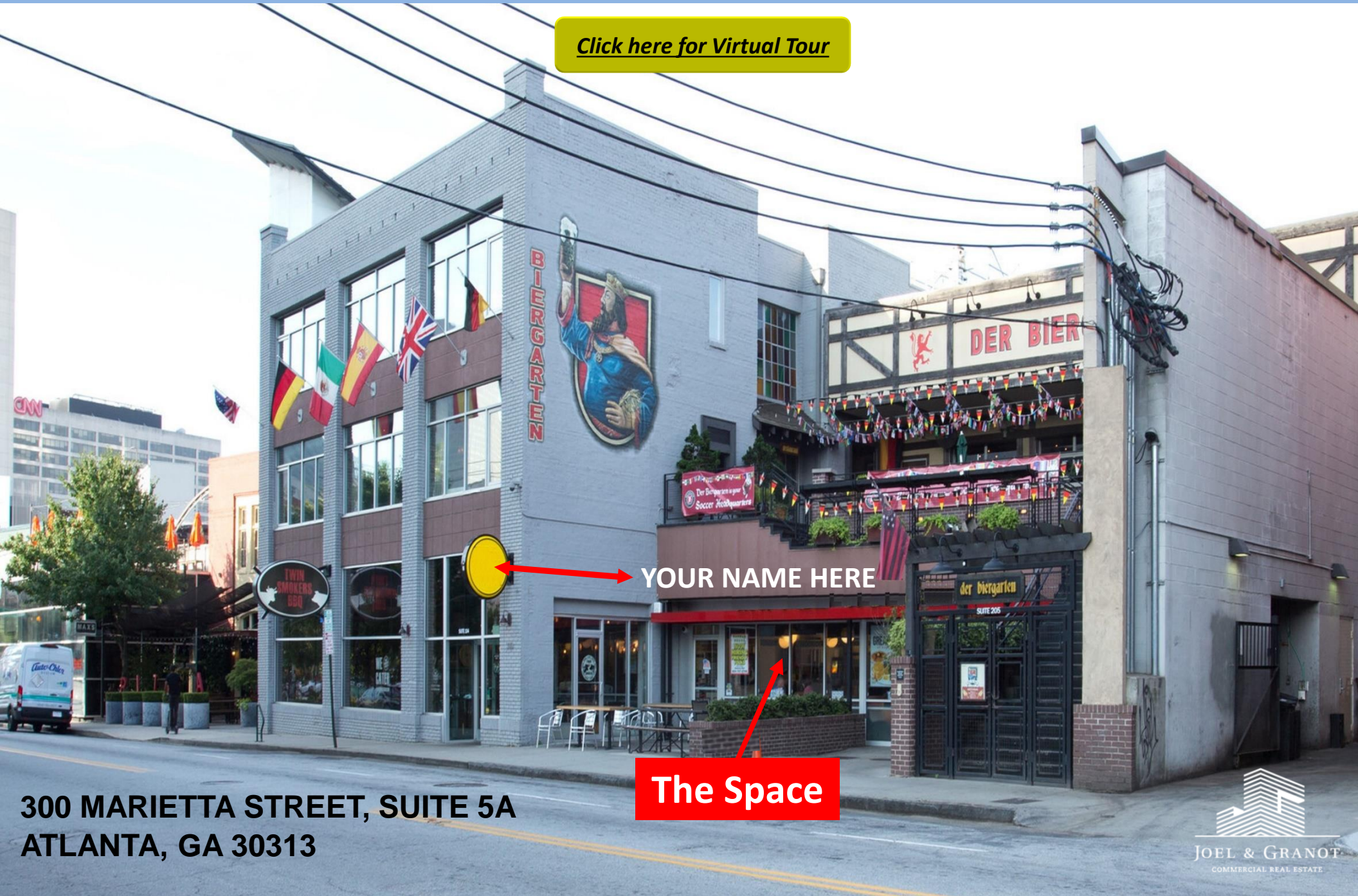


FOR LEASE | PRIME 2nd GENERATION RESTAURANT SPACE | DOWNTOWN ATLANTA

2,789 RSF INCLUSIVE OF 400 SF OF EXTERIOR PATIO SPACE

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YOUR NAME HERE

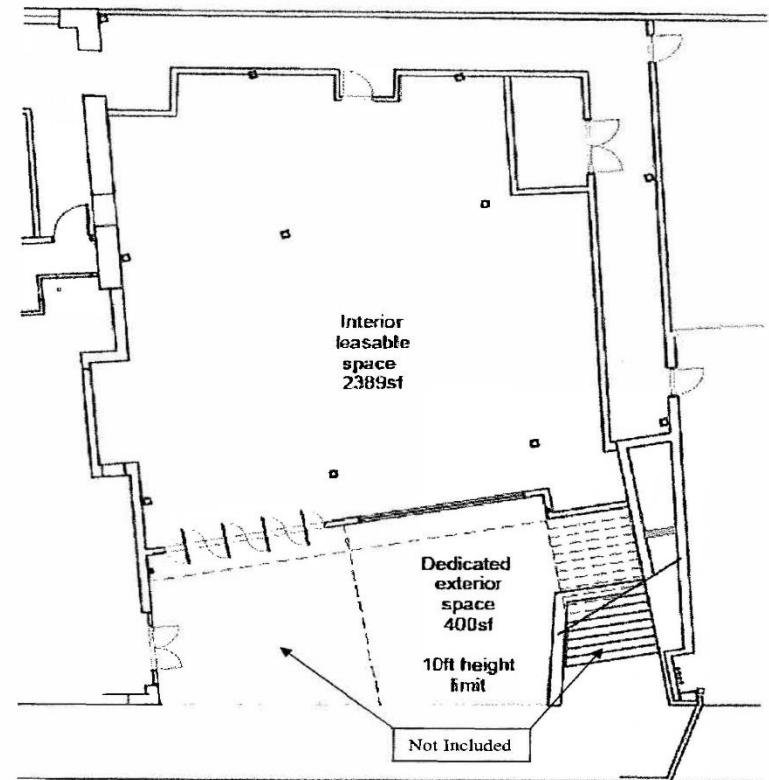
The Space

300 MARIETTA STREET, SUITE 5A
ATLANTA, GA 30313

THE SPACE

Location	300 Marietta St NW, Atlanta, GA 30313
COUNTY	Fulton
Cross Street	Baker Street
Square Feet	2,789 RSF Inclusive of 400 SF of Exterior Patio Space
Rental Rate PSF	\$45.00/SF
Lease Type	NNN
CTI	\$5.05/SF
Parking	700 Space Deck Across the Street

- ❖ *The Space was formerly a Waffle House That Vacated 12/31/2023*
- ❖ *Includes a Grease Trap, 8-Foot Vent Hood and Walk Cooler with a Built in Freezer*



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

[Click here for Virtual Tour](#)

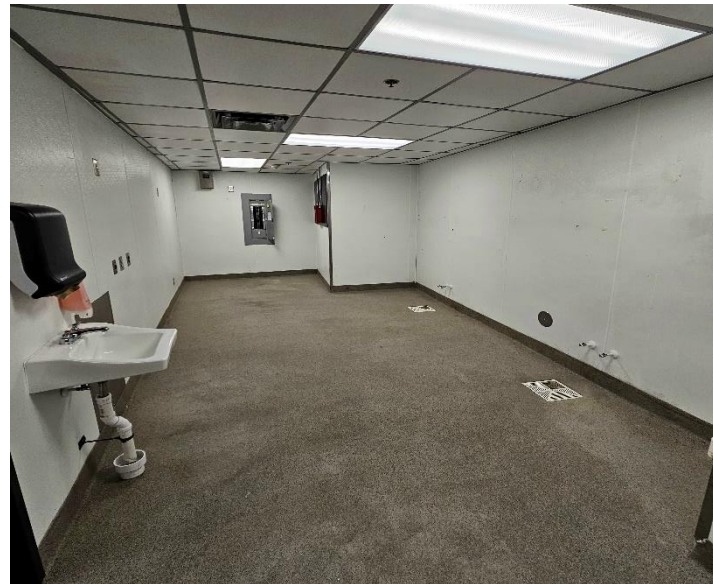


For complete details, please visit: www.joelandgranot.com

633 Antone St NW, Atlanta, GA 30318
(ph) 404.869.2600

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.

PHOTOS



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DOWNTOWN AMENITIES MAP

