

SPACE AVAILABLE FOR LEASE



763 TRABERT

763 Trabert Avenue NW Atlanta, GA 30318

Presented By:

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763 Trabert Avenue, a recently renovated 40,154 square foot, two story specialty Office center, is located near the intersection of Howell Mill Road and Trabert Avenue. With future Beltline access, the center offers 50 on site surface parking spaces, 8 on street parking spaces plus an additional 21 shared spaces. Enjoying a prime location this project is uniquely positioned to serve the daytime population base as well as the surrounding neighborhoods.

- 15'2" / 20'2" Floor Heights
- New Renovation
- Future Beltline Access
- Large Windows on All Suites
- Available Now

SEABOARD COASTAL RAILROAD

1465 HOWELL

HOWELL MILL ROAD

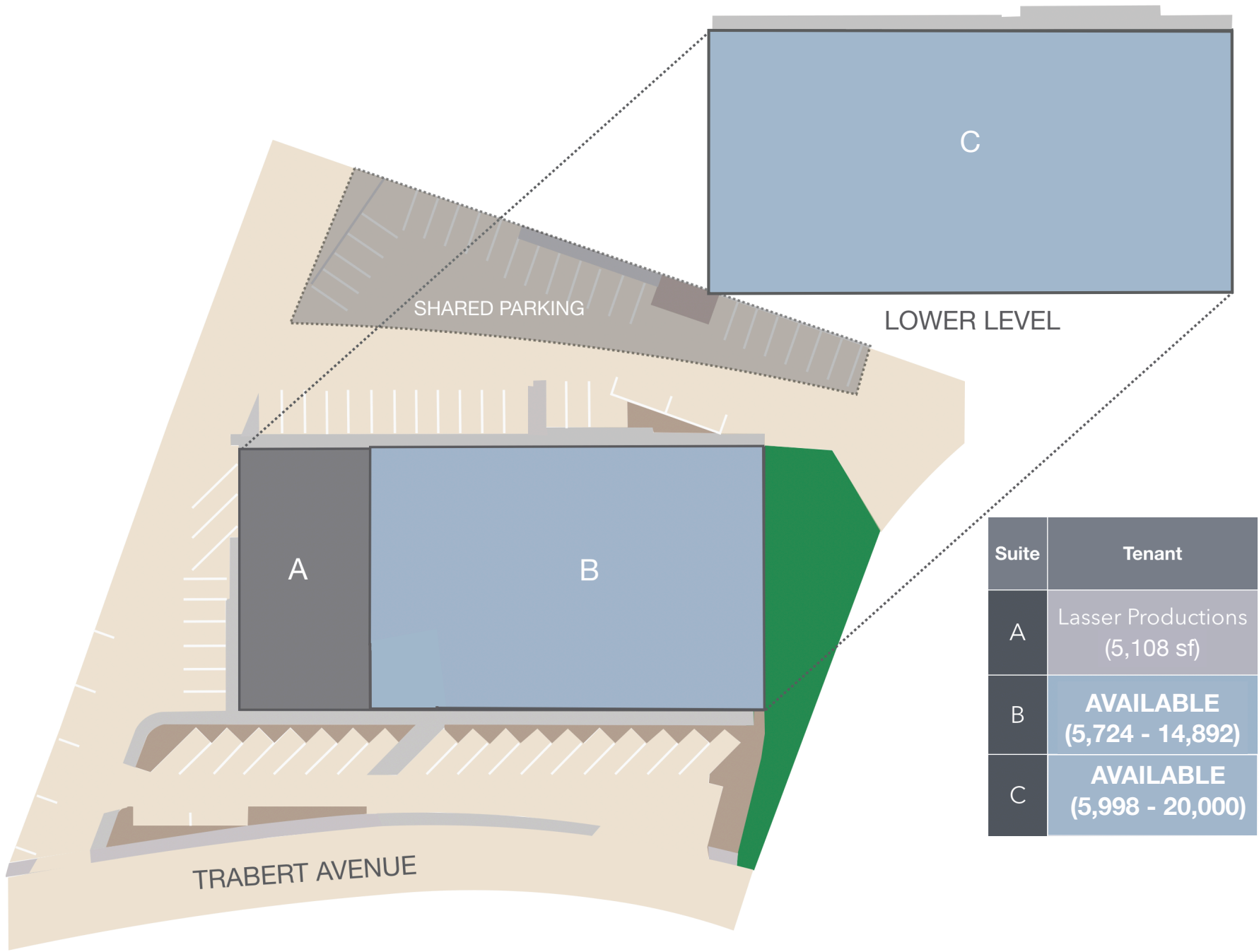
SHARED PARKING

763 TRABERT

TRABERT AVENUE

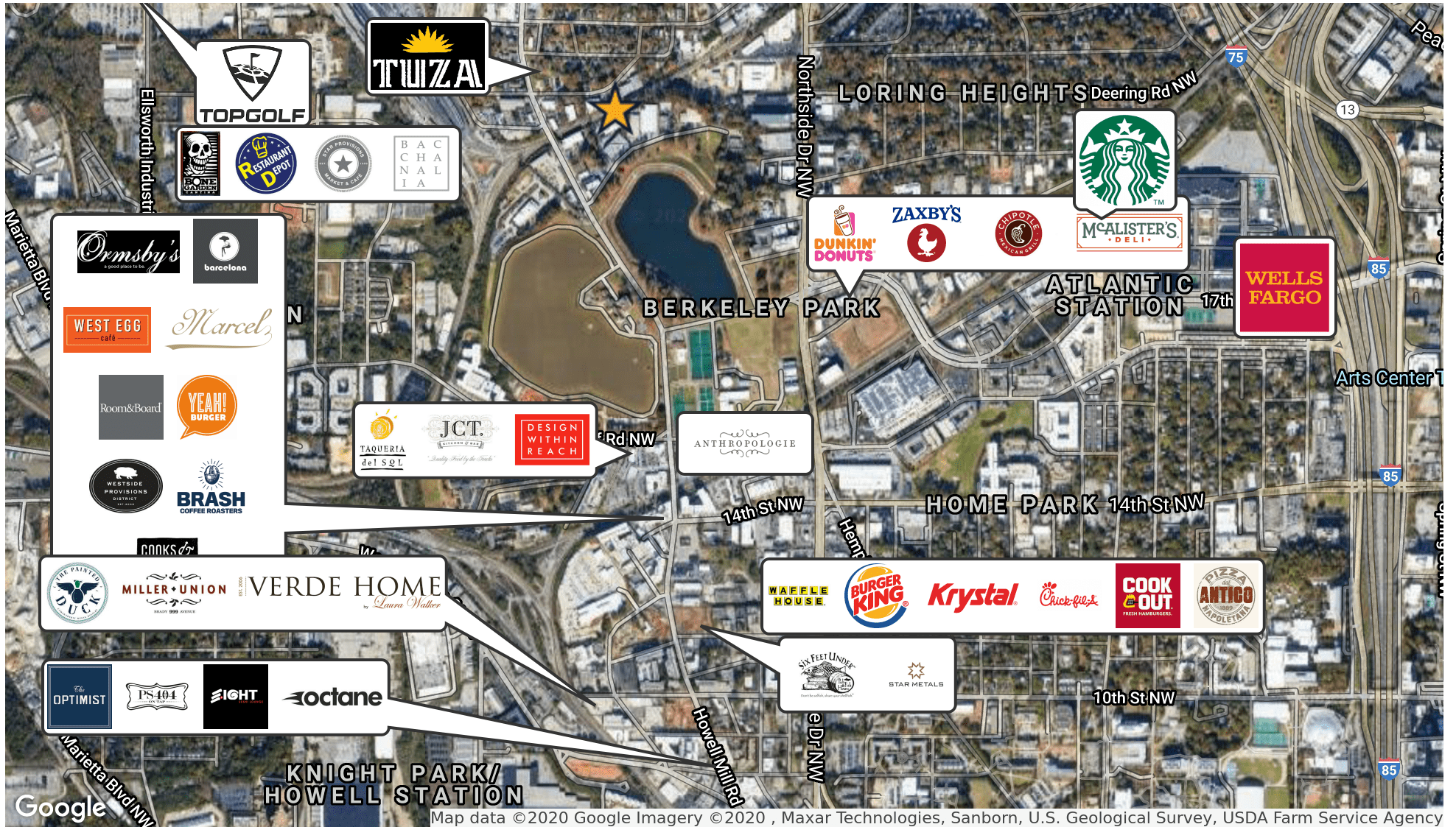
FUTURE BELTLINE



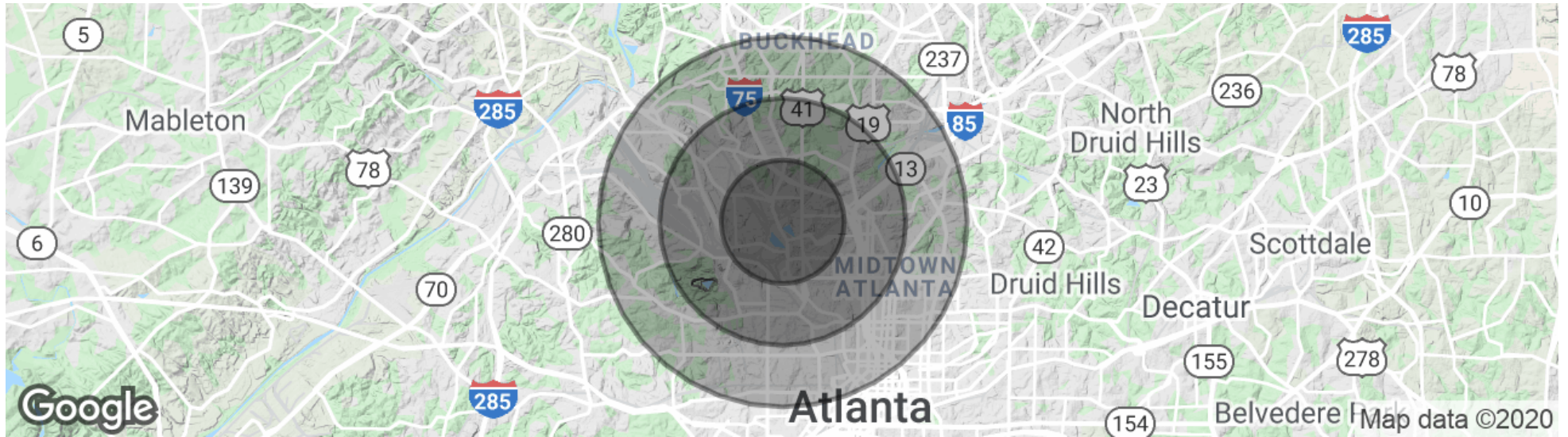


Suite	Tenant
A	Lasser Productions (5,108 sf)
B	AVAILABLE (5,724 - 14,892)
C	AVAILABLE (5,998 - 20,000)

Retailer Map



Demographics Map & Report

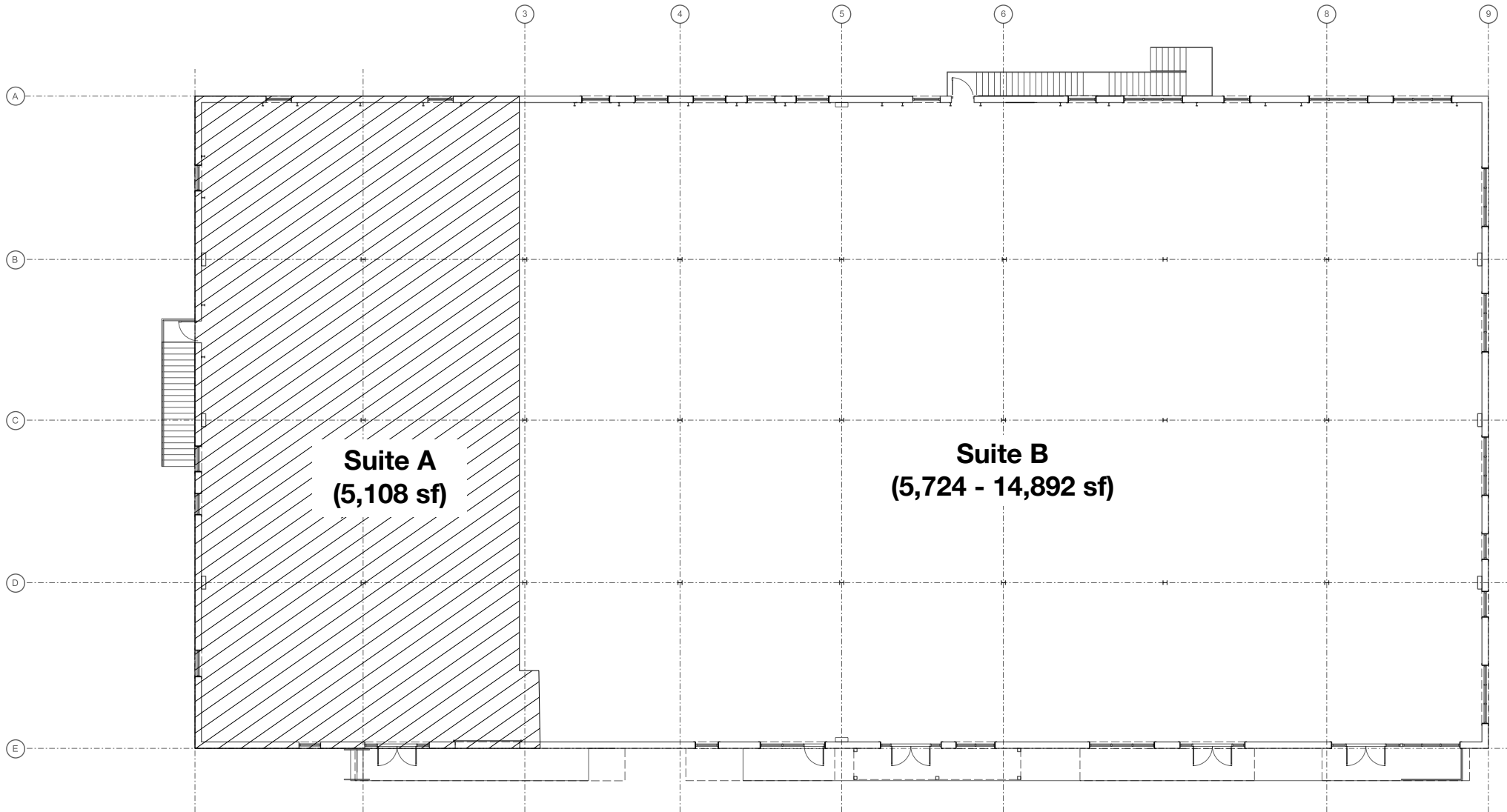


POPULATION	1 MILE	2 MILES	3 MILES
Total population	10,086	54,858	121,259
Median age	28.9	29.1	31.9
Median age (Male)	29.2	29.5	32.7
Median age (Female)	28.7	28.9	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,186	18,959	50,736
# of persons per HH	2.4	2.9	2.4
Average HH income	\$82,423	\$91,620	\$91,100
Average house value	\$637,860	\$520,355	\$422,110

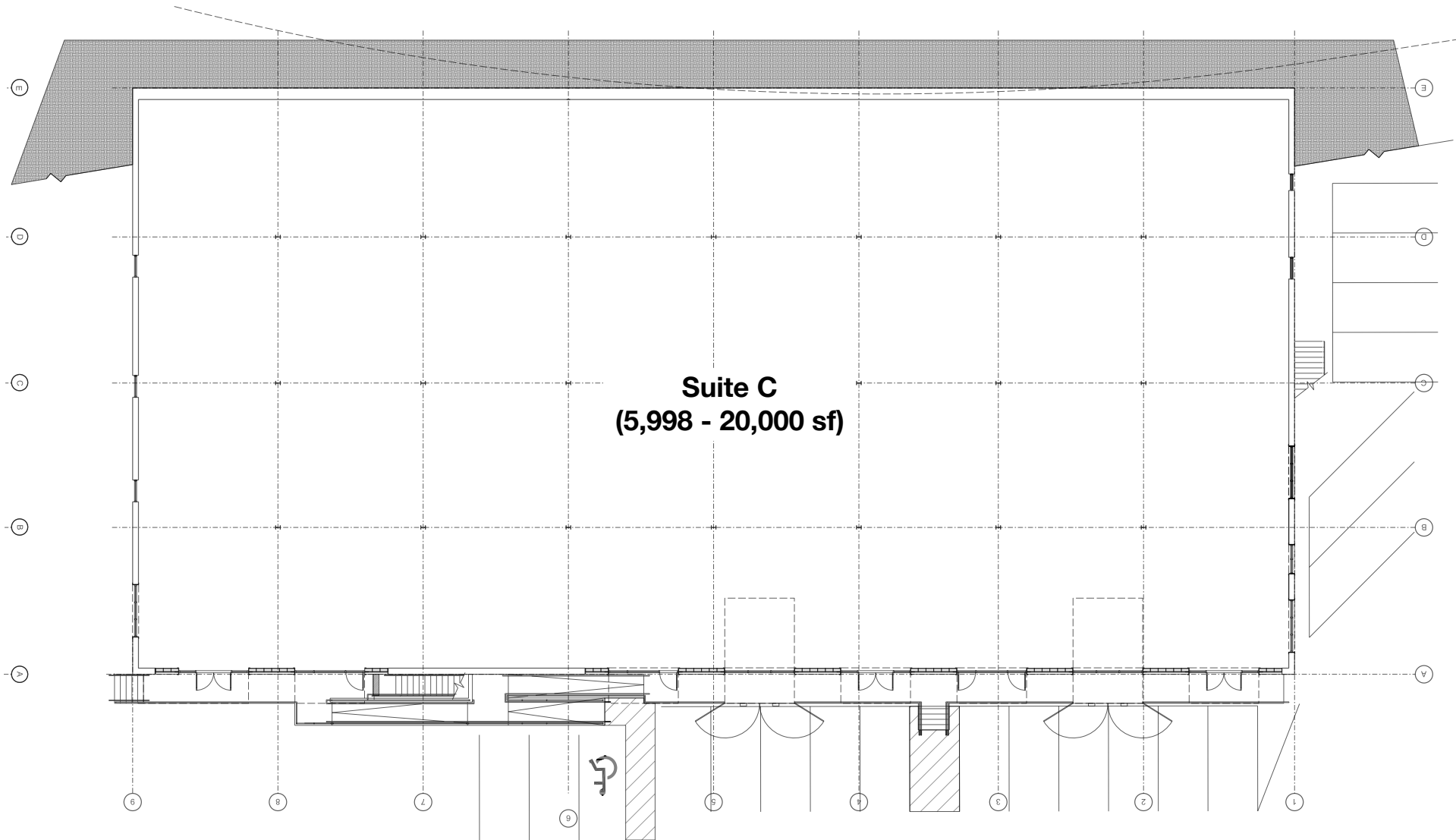
* Demographic data derived from 2010 US Census



Trabert Street Level



Lower Level



Available Spaces

LEASE TYPE | NNN **LEASE SPACE** | 5,724 - 34,892 SF

LEASE TERM | 3 - 10 Years **LEASE RATE** | Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A	Lasser Productions	5,108 SF	NNN	Negotiable
B	Available	5,724 - 14,892 SF	NNN	Negotiable
C	Available	5,998 - 20,000 SF	NNN	Negotiable

