

MIDTOWN WEST building details

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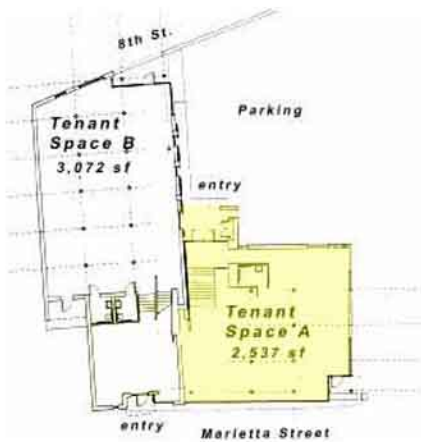


Perspective

1031 Marietta Street has been renovated into retail and/or office space - the complete adaptive redevelopment includes new windows and doors, roof, electrical and HVAC systems, finished and sealed floors, restrooms, handicap access and landscaping.

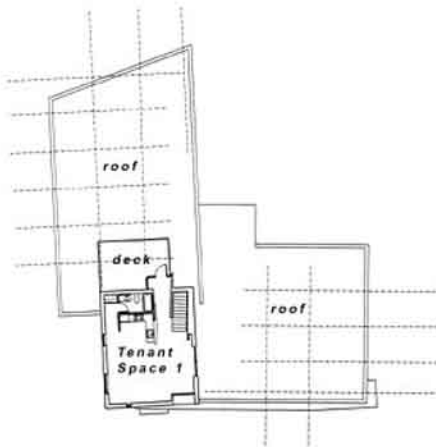
As seen on the [4th location map](#), this building is part of a highly visible and easily accessible triangle formed by Marietta Street, 8th Street, and Howell Mill Road.

There are two separate spaces. **Suite A has 1,910 SF of space fronting Marietta Street and is ready for occupancy. Lots of light combined with 90 year old brick and wood makes this a superb retail or studio location (see yellow).** Suite B is 3,699 SF, including a 787 SF lofted area with kitchen and private bathroom, accommodating *Busman Design Studios*. Each suite has a separate and distinct entry and adjacent parking.



ABOVE: level 1

All of Midtown West is located in a City of Atlanta Enterprise Zone, which provides exceptional tax benefits. Specifically, property taxes and inventory taxes are abated on a sliding scale for twenty five years, with the values frozen at pre development rates for the first five years after improvements and increasing gradually for the next twenty years.



ABOVE: level 2

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