



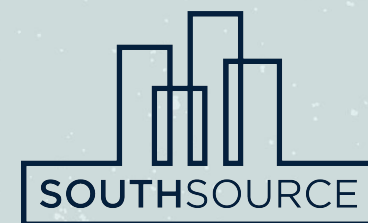
Meet at Ponce

620 Glen Iris Drive Northeast, A-1
Atlanta, GA 30308

O4W Office for Sale or Lease

5,716 RSF AVAILABLE

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Executive Summary

Southsource Advisors is pleased to offer FOR SALE or lease 620 Glen Iris Drive, A-1 (The “Property,” or “Asset”). The Property known as Meet at Ponce consists of 5,716 square feet of newly constructed creative office/meeting space nextdoor to Ponce City Market. Located in the the highly sought-after O4W neighborhood, the office condominium comes with 16 exclusive spaces and access to 48 additional free parking spaces. The property presents a rare opportunity to acquire highly coveted real estate for office, restaurant, or retail use in one of the premier locations in all of Atlanta.

Design

The property underwent a recent top to bottom renovation, creating a first class, creative loft office. The first floor has a mixture of office/huddle rooms and larger conference rooms. Also on the first floor is a large training room that can accommodate up to 40 people and a kitchen. The second floor or mezzanine level has six glass wall offices or meeting rooms.

Parking

The property has incredible access to free parking. There are 16 exclusive, secure parking spaces in the parking deck and 5 parallels spaces adjacent to the space. Additionally, there are 43 visitor spaces on the first two levels of the parking deck that are free and first-come first-serve.



An opportunity to own creative/loft office building in O4W for less than the cost of leasing. A great option for an Owner/User that can't be duplicated.

Summary	
Address	620 Glen Iris, A-1 Atlanta, GA 30308
Ownership Type	Condominium
Property Type	Office/Co-working Space
Gross Leasable Area	5,716
Year Built / Renovated	2005 / 2018
Number of Floors	2
Full Building Rental Rate	\$42.00/RSF full Service
Sale Price	Available upon Request
Co-working Pricing	Varies

Meet at Ponce Advantage

620 Glen Iris

Directly across Glen Iris from Dancing Goats Coffee, the access to Ponce City Market, The Beltline, and O4W Park gives this property immediate access to the best amenities in all of Atlanta.

Restaurants



Dancing Goats Coffee
Ruby Chow's
City Winery: The Tasting Room
El Super Pan
H&F Burger
Pancake Social
Ton Ton
Biltong Bar
9 Mile Station
Pizza Jeans

Amenities

Skyline Park
Soul Cycle
The Forum Athletic Club
Suzuki School

Retailers



Posman Books
Mountain High Outfitters
Binders
Williams Sonoma
West Elm



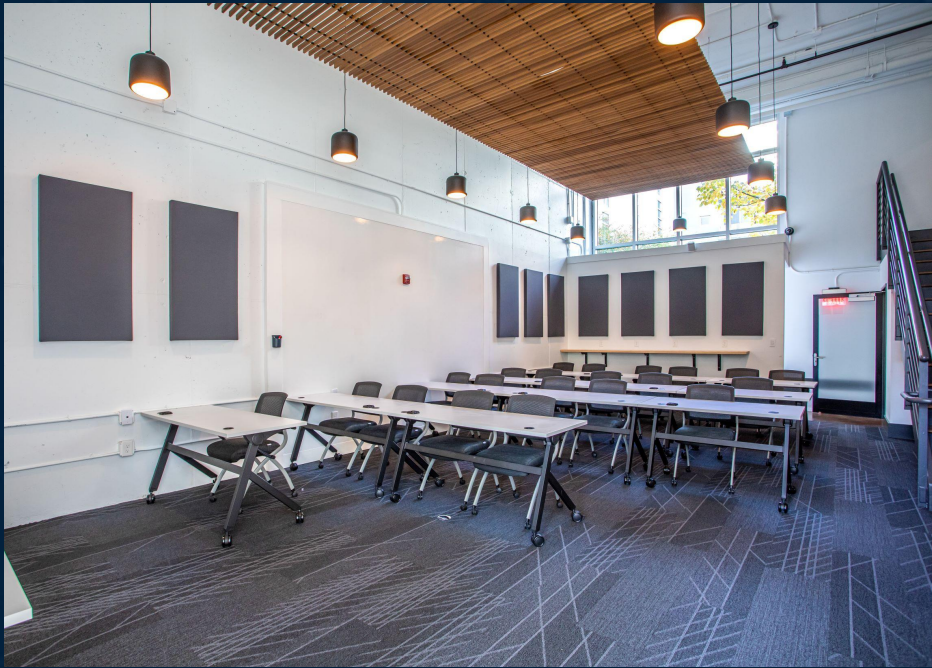
620 Glen Iris Amenity Map



Within a short walk of 620 Glen Iris are some of the best and most unique amenities Atlanta has to offer. Grab a quick cup of coffee from Dancing Goats Coffee, and enjoy a nice stroll along the Beltline or take a call in Old 4th Ward Park. Lunch and entertainment options abound at Ponce City Market, with numerous restaurants offering Breakfast, Lunch, and Dinner. Grab a drink after work on the PCM rooftop or City Winery, before you grab your bike and pedal home on the Beltline.



Meeting Spaces

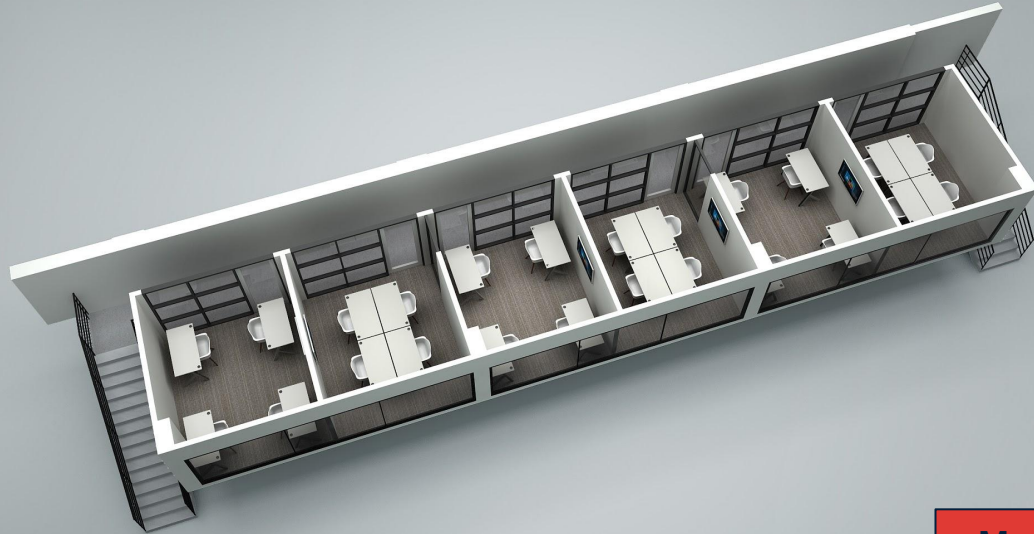


The Training Room features an 86" display, A/V equipment, and modular layout options for up to 40 people.



The property has 6 individual meeting rooms that seat between 4 and 11 people. All of our meeting spaces have state of the art technology.

Renderings of Existing Floor Plans



Mezzanine



Main Floor

Market Overview

Atlanta's highly diversified economy continues to outperform other major US markets, with companies attracted to the city for the favorable economic climate and the strong array of industries ranging from life sciences and financial technology to health care and manufacturing. In addition to the 16 Fortune 500 companies that call the metro home, Atlanta continues to build momentum attracting technology companies including Microsoft and Google. These companies are attracted to the metro's deep talent pool, high-quality colleges and universities, low cost of living, and one of the lowest costs of doing business. Overall migration patterns continue to favor the south, with the population of Atlanta predicted to reach 8 million by 2040, according to an Atlanta Regional Commission survey.



**ATLANTA MSA
POPULATION:
6,019,,000**



**ATLANTA 4Q20
UNEMPLOYMENT
RATE 5.4%**



**NATIONAL 4Q20
UNEMPLOYMENT
RATE 6.7%**



✕
MOVE-IN
READY

✕
ACCESS TO
PONCE CITY MARKET
& THE BELTLINE

✕
20' CEILINGS WITH
GLASS MEZZANINE

✕
GREAT STREET
VISABILITY

✕
EASY ACCESS TO
INTERSTATES VIA
FREEDOM PARKWAY

✕
GREAT LOCATION
FOR OFFICE, RETAIL
OR RESTAURANT



Where
you
work
matters.



Contact Information

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