

Retail/Office Space in Midtown Atlanta

Elevation of 1518 Monroe Drive with parking underneath.



1518 Monroe Drive street level Retail/Office Space up to 4,447 sq ft

Great location, glass storefronts with street exposure and access to Monroe Drive and Piedmont Avenue. Underground parking with elevator access to street level. Adjacent to Piedmont Park & the Belt Line Walking distance from Ansley Park Morningside neighborhoods.

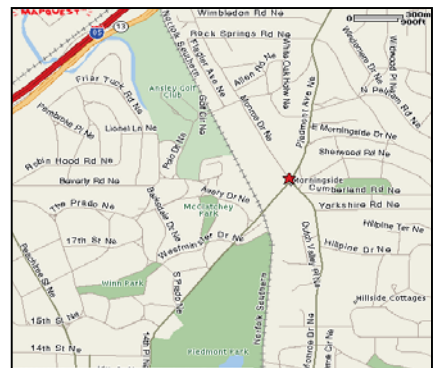
Common Area Expenses: \$4.92 aspf
Base Rental Rate: \$36.00 - \$38.00 apsf nnn
with one restroom, 100% a/c, open ceiling,
sprinklered and minimal offices.
Annual 3% Increases

Traffic Count vehicles per day

Monroe Drive 19,040
Piedmont Avenue 23,481

3 Mile Demographics

2019 Projection	178,990
2014 Estimate	162,344
Growth 2014-2019	10.25%



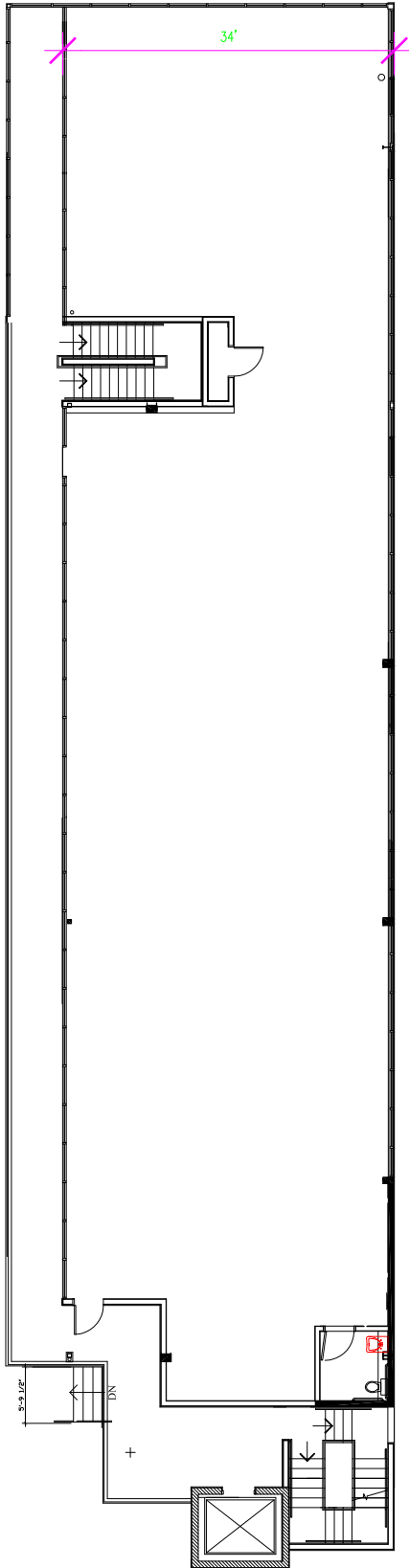
For More Information - Contact: Anne Puett
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MEWS
DEVELOPMENT

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Clear Creek Center

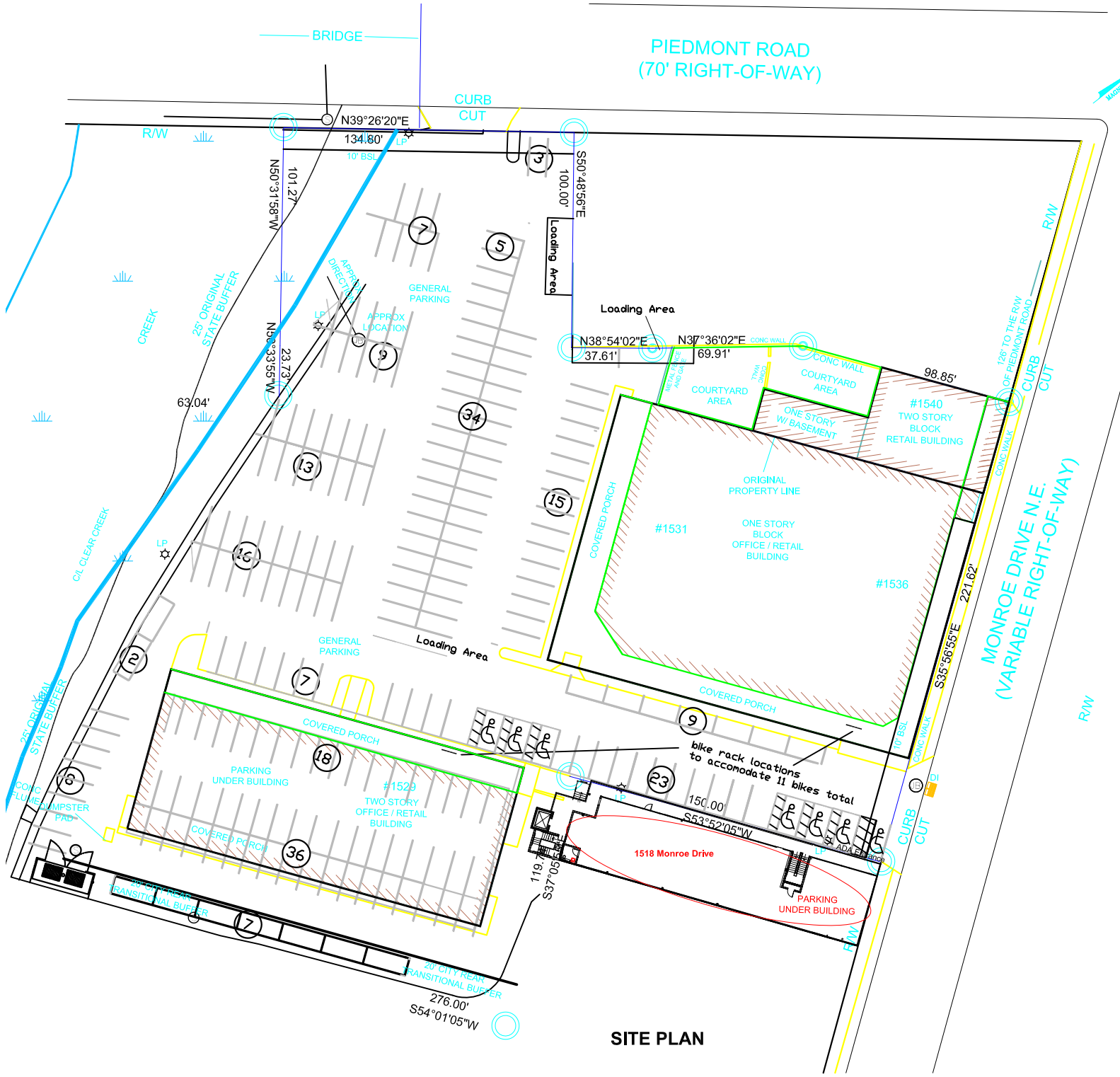
1518 Monroe Drive, Atlanta, GA 30324



1518 Monroe Drive
Suite A
Atlanta, GA 30324
4,447sf

MEWS
DEVELOPMENT

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tom@mewsdevelopment.com or
deshion@mewsdevelopment.com



PIEDMONT ROAD
(70' RIGHT-OF-WAY)

MONROE DRIVE N.E.
(VARIABLE RIGHT-OF-WAY)

SITE PLAN