

# Available For Sale or Lease

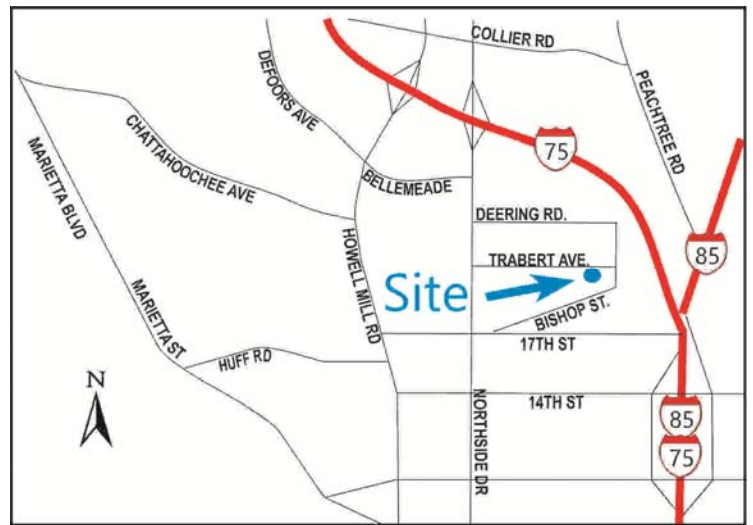
## Excellent Office Opportunity in West Midtown



### 390 Trabert Avenue, Atlanta, GA 30318

Sales Price: **\$900,000 (\$257/SF)**  
Lease Rate: **\$24.00/SF Modified Gross**

- Building Size: **3,500 RSF**
- Lot Size: **0.311 Acre**
- I-1 Zoning
- 12 Parking Spaces with Possibility of 3 More Spaces for a Ratio of 3.5/1,000 with Potential for 4.2/1,000
- 100% Office
- Fully Air-conditioned
- Located in Close Proximity to Atlantic Station and Brookwood Hills Neighborhoods As Well As West Midtown & Downtown



**Dave Smith**

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For complete details, please visit: [www.joelandgranot.com](http://www.joelandgranot.com)



**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE

962 Howell Mill Road, Atlanta, GA 30318  
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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.



# 390 Trabert Avenue Atlanta, GA 30318 Aerial

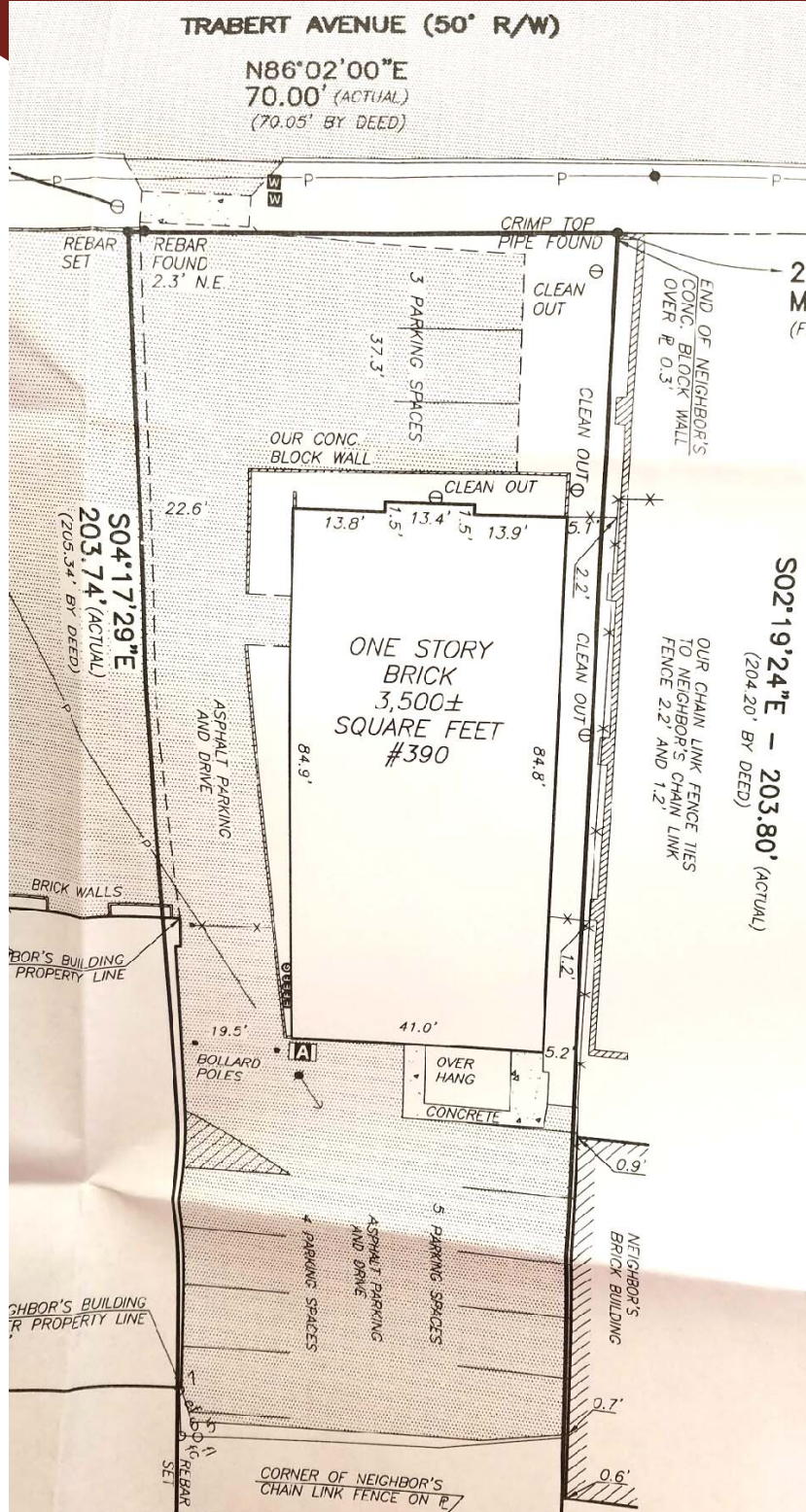


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# 390 Trabert Avenue Atlanta, GA 30318 Site Plan



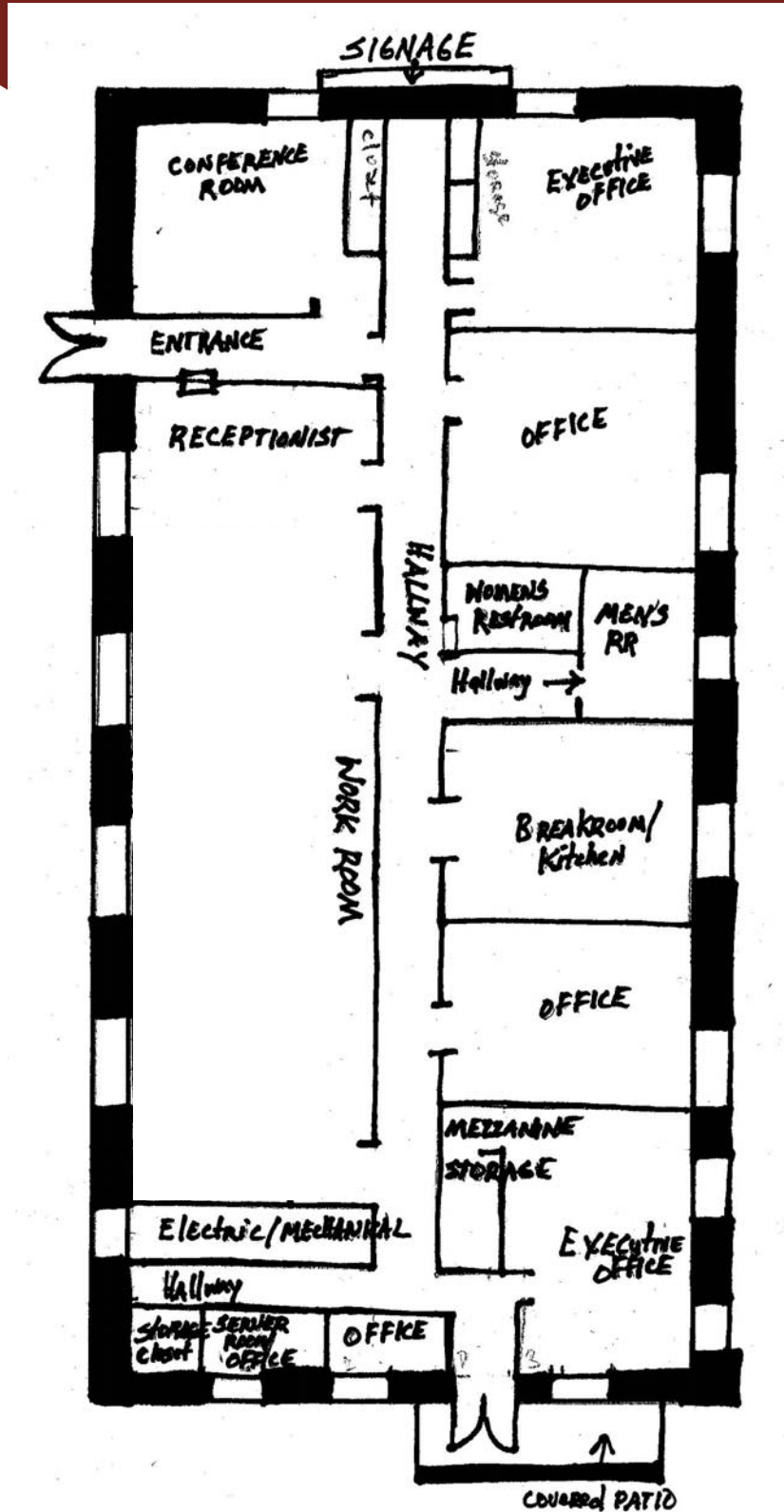
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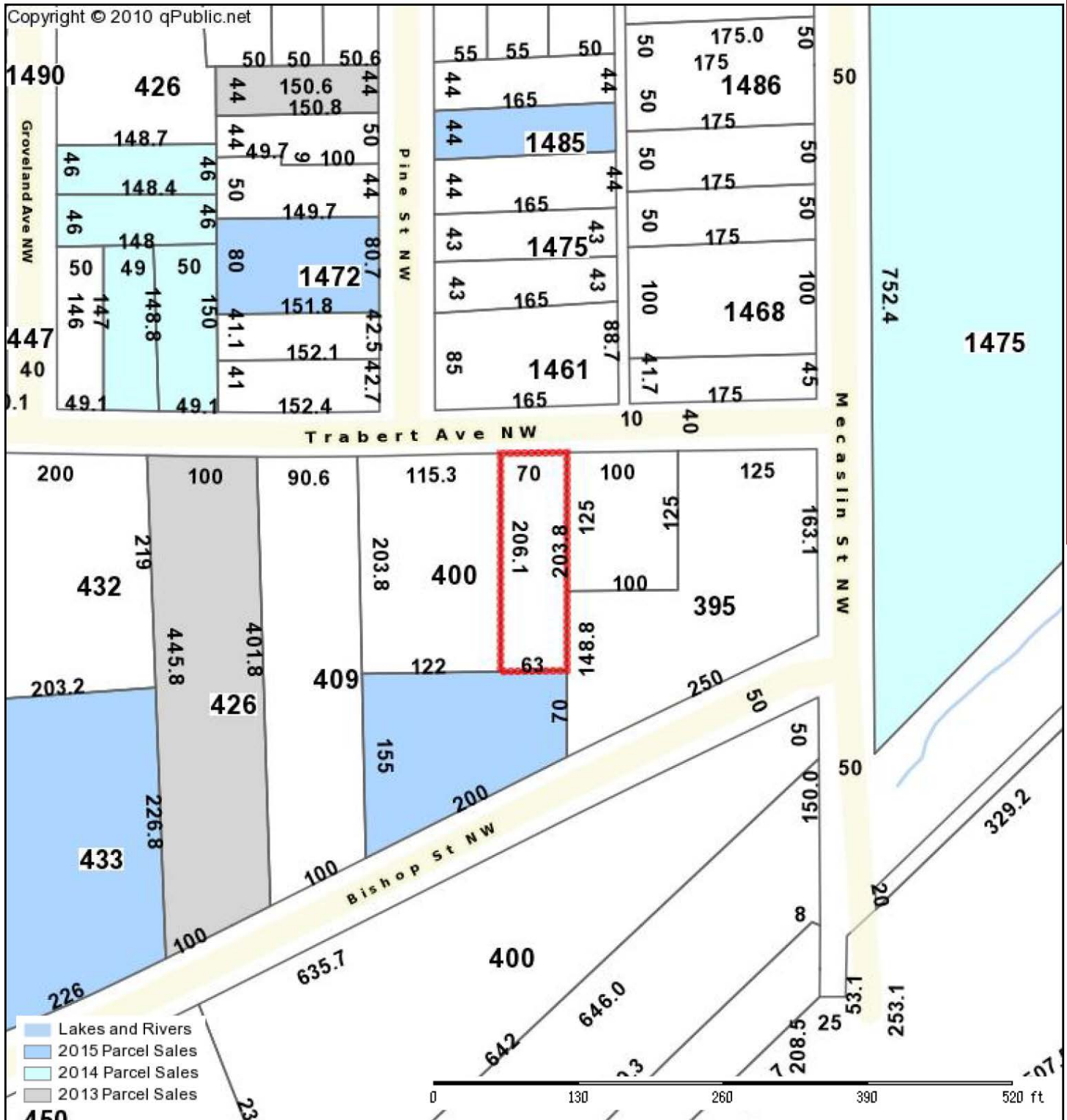
# 390 Trabert Avenue Atlanta, GA 30318 Floor Plan



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# 390 Trabert Avenue Atlanta, GA 30318 Parcel Map



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# 390 Trabert Avenue Atlanta, GA 30318 Photos



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