



# FOR LEASE

764 Memorial Drive Atlanta, GA 30316

**2 Suites Remaining**  
**Office Space**  
**MIXED-USE DEVELOPMENT**

## PROPERTY HIGHLIGHTS

- Ample Surface Parking
- Modern Glass Storefronts
- Excellent Signage Opportunities
- Busy Vehicular Corridor
- Utilities Separately Metered
- One Block from Eastside Beltline
- **White Box Delivery**
- HVAC Provided
- Elevator Access

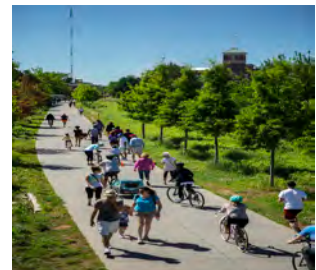


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## PRIME BELTLINE OFFICE SPACE

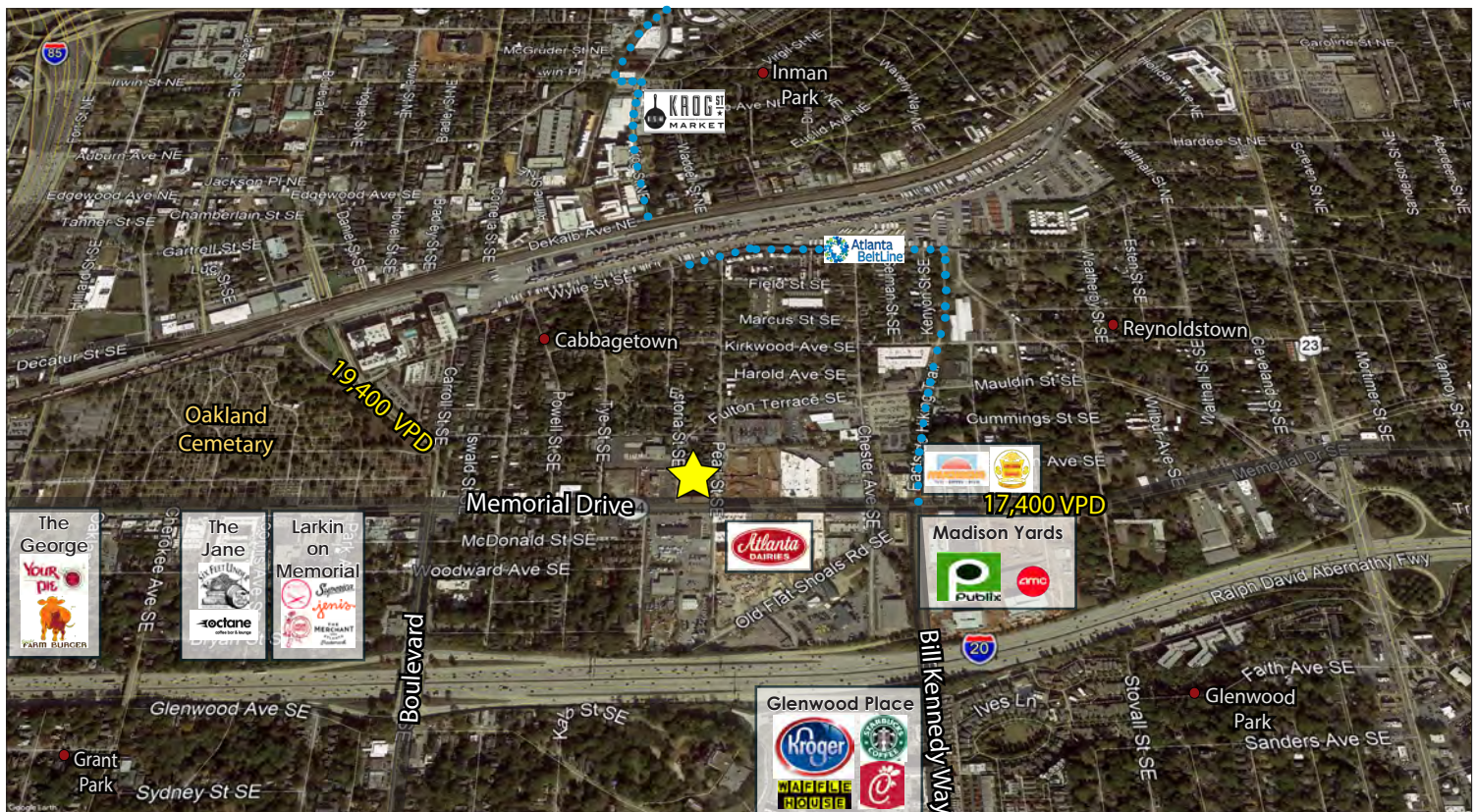
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Located adjacent to the Beltline, 764 Memorial Drive is a sought-after address featuring up to **6,600SF of office space**.

This **new urban lifestyle**, mixed-use development borders the popular neighborhoods of Cabbagetown, Grant Park and Reynoldstown. The area is home to young affluent professionals and families who frequent the many new restaurants, entertainment and shopping options. With high visibility along Memorial Drive and quick access to I-20 and I-75/85, 764 Memorial Drive is both a prominent and convenient site. The street level suites are perfect for professional firms, creative offices, medical/dental or consumer product retailers.



|                         | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------------|----------|----------|----------|
| <b>Population</b>       | 20,775   | 161,270  | 347,886  |
| <b>Household Income</b> | \$94,285 | \$90,416 | \$88,069 |
| <b>Total Households</b> | 11,122   | 75,290   | 153,925  |



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