

887

WEST MARIETTA ST. NW
ATLANTA, GA 30318



Premier 12,500 SF
stand-alone Building

FOR SALE

within the King Plow
complex in West Midtown



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- Iconic Paul Mitchell School building at King Plow Arts Center

- Investment Sale or Potential Re-development opportunity

ABOUT THE OPPORTUNITY

LEASED TO PAUL MITCHELL HAIR SCHOOL: A GLOBAL BRAND ON A CORPORATE LEASE

Secure Investment: This prestigious commercial building is currently leased to Paul Mitchell Hair School, a renowned brand with over 100 locations worldwide. Benefit from a reliable corporate lease with a well-established tenant.

Three Years Remaining With No Remaining Options: The lease term offers stability and immediate income for the next three years. Enjoy consistent rental payments and the assurance of a trusted tenant during this period.

Flexibility for Future: As the new buyer, you have several options at the end of the lease term:

- **Recapture Space:** Reclaim the space and market for a long-term tenant or reposition according to your vision and market demand.
- **Redevelopment Potential:** Utilize the prime location and existing structure to embark on a redevelopment project. Capitalize on the neighborhood's growth and create a new landmark property.
- **Investment Opportunity:** Hold the property as an investment, benefiting from a well-capitalized tenant. Enjoy potential appreciation and stable rental income.



ABOUT WEST MIDTOWN

Known for its industrial-chic aesthetic, West Midtown boasts a mix of historic buildings, modern lofts, and repurposed warehouses. The neighborhood is characterized by its thriving arts and design community, with numerous galleries, boutiques, and studios showcasing the work of local artists and artisans. West Midtown is also home to some of Atlanta's top restaurants and has emerged as a hot spot in the city's culinary scene.

BY THE NUMBERS

WALK SCORE
70

MEDIAN AGE
27

EDUCATIONAL ATTAINMENT
62%

AVERAGE HH INCOME
\$92,643



AREA MAP

WESTSIDE
RESERVOIR
PARK

WESTSIDE
PAPER
BOXCAR BETTY'S

KING FLOW
CENTER
TERMINAL
WEST
AT KING
FLOW



WESTSIDE BELTLINE
CONNECTOR

887
W. MARIETTA ST.

PALO SANTO

TAQUERIA del SOL

STOCKYARDS
THE PATENT
DUC

THE INTERLOCK
Puttshack

WEST EGG
café

barcelona

upbeet

STAR METALS
ATLANTA

SLIM + HUSKY'S
PIZZA

Hattie B's
CHICKEN

Snooze
AN A.M. EATERY

MILLER + UNION

The
OPTIMIST

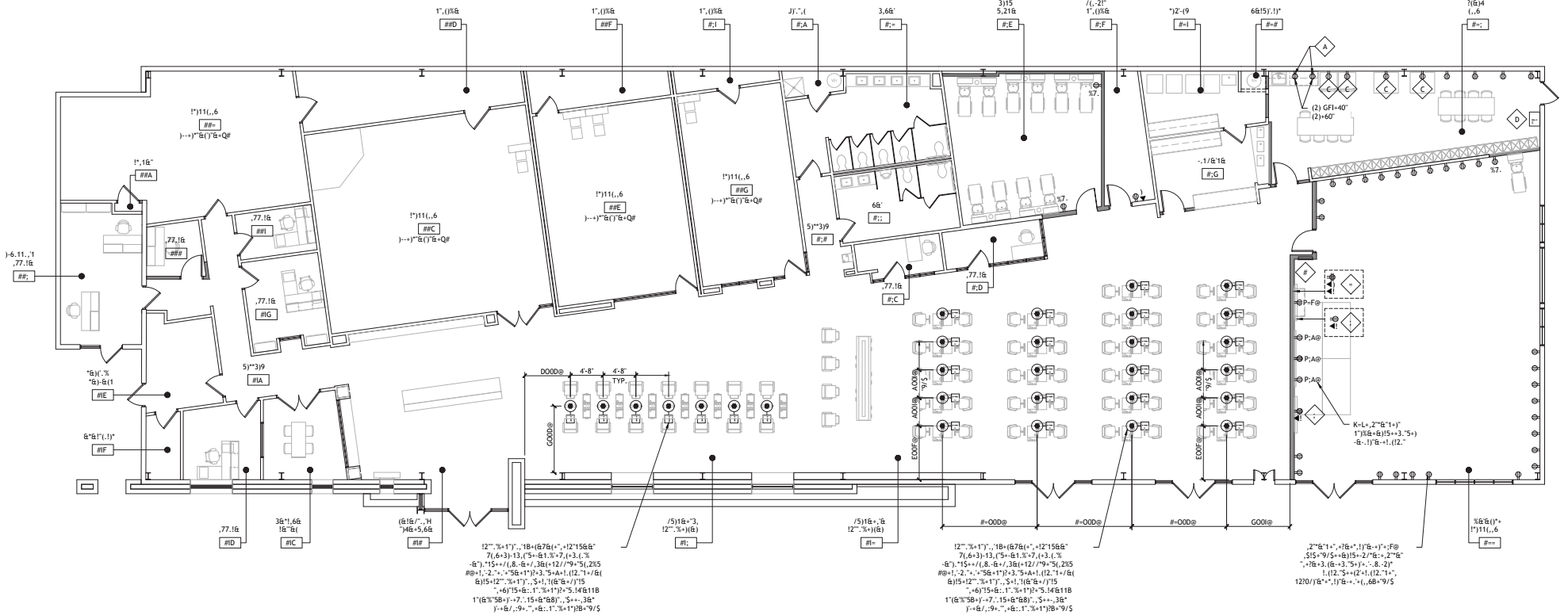
Emmy SQUARED
PIZZA

BASTONE!

bartaco



FLOOR PLAN



ADDITIONAL PHOTOS



ABOUT KING PLOW

KING PLOW ARTS CENTER began as an antiquated plow factory, but has been transformed into an arts community and center for commercial, performing and visual arts. In 1990, the owners designed a plan to build affordable live/work studios, commercial artist spaces, art galleries, areas designed for the performing arts, and a restaurant within the buildings while preserving their historic and architectural significance.

King Plow consists of sixteen buildings, on 12.5 acres with approximately 256,000 square feet including common hallways.

The King Plow Arts Center currently has more than one hundred tenants and condominium owners representing fine, commercial and performing arts. Tenants representing fine art areas include: photographers, sculptors, painters, and metal smiths. The commercial arts are represented by a floral sculptor, architectural firms, interior designers, a modeling agency, graphic design firms, advertising agencies, multi-media designers, and several product & fashion photographers.

In 2003, King Plow Arts Center became the first Historic live/work/loft/office/commercial condominium in the city. The arts center now consists of live/work studios, commercial office spaces, special event facilities, Actor's Express Theater, Bold American Food Co. catering, Paul Mitchell hair school, and Terminal West concert venue. King Plow is the largest center of its kind in the city and has become a significant part of Atlanta's arts community.

King Plow Arts Center is pleased to serve as a model of adaptive reuse of historic structures and as a catalyst for the proposed Marietta Street Arts Corridor.

