

**FOR SALE**  
**20,644 SF**  
**Office Building**  
**On 1.66 Acres**

# 1700 Commerce Drive

Northside Dr./Howell Mill Rd. at I-75  
Atlanta, GA 30318



## Property Details:

- 12,158 SF available to occupy
- Building expandable by additional 3,744 SF by enclosing the courtyard
- Excellent location - minutes to I-75 from Northside Dr. Or Howell Mill Rd.
- Adjacent to the district @ Howell Mill shopping center and the Alexander @ The District Apartments
- 1.66 acres with C-1 zoning available for redevelopment
- Terrific building orientation offers maximum daylight throughout interior
- Perimeter glass system with green tint
- Offer excellent transparency and shading coefficient
- 80 parking spaces with exterior security lighting

## Exclusive Agents:

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Atlanta, GA 30303



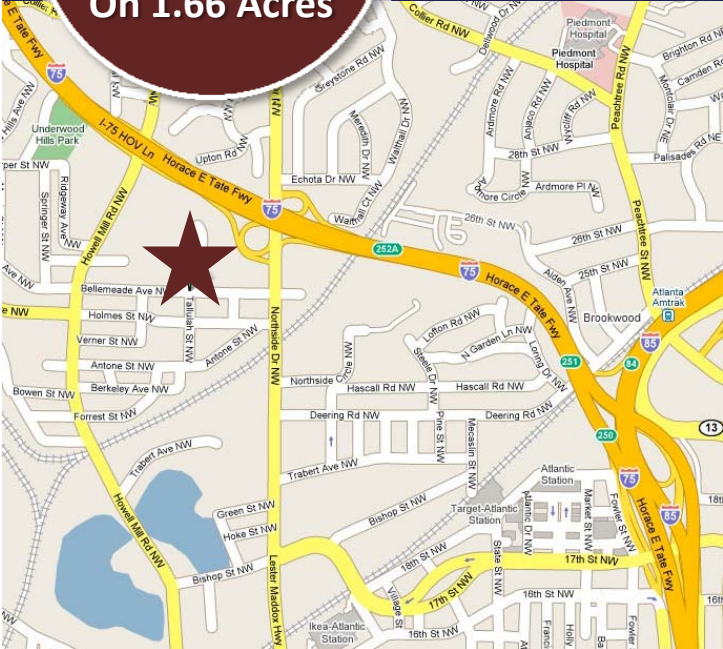
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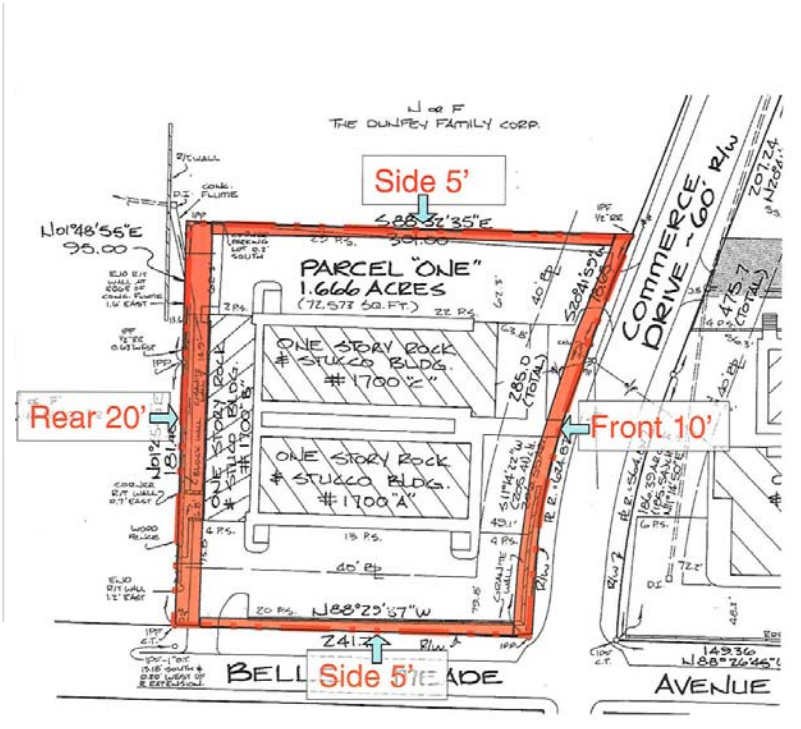
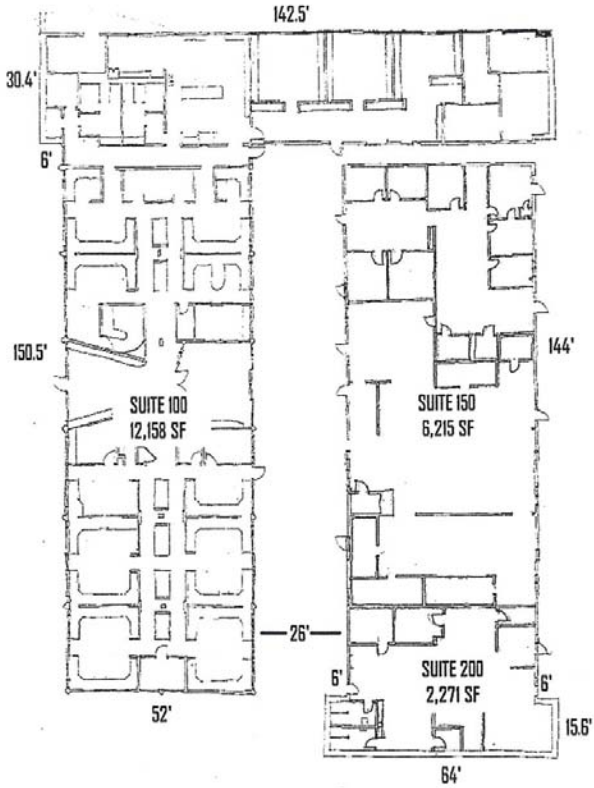
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## Area Description

The property, located at the corner of Bellmeade Avenue and Commerce Drive, in between Northside Dr. and Howell Mill Rd., is in the heart of an emerging urban experience, which thrives on excellence in location. The location offers convenience to Midtown and Buckhead's most affluent neighborhoods, easy access to I-75 and I-85 at the Connector, top-notch retail including the District @ Howell Mill and Atlantic Station, and many of the city's best restaurants. The area is one of Atlanta's most dynamic and active submarkets. New developments include retail, residential, mixed-use, converted warehouse to office and the new Piedmont West hospital. This property is also in close proximity to the proposed Beltline.

**Building Plan**



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