

**400 17<sup>th</sup> St.**  
Atlanta, GA 30363

THE **ART • FOUNDRY**  
AT ATLANTIC COMMONS

400 17th

**The Art Foundry  
at  
Atlantic Commons**

**1,986 SF LEASE**





# PROPERTY HIGHLIGHTS

- ✓ Furniture Included
- ✓ Layout includes 4 offices, conference room, & reception area
- ✓ Four free parking passes in parking deck
- ✓ Amenity access includes fitness center
- ✓ Steps away from Atlantic Station restaurants and shopping

**\$27.25/SF** Full Service





# Location Advantages



**ATLANTIC  
STATION**

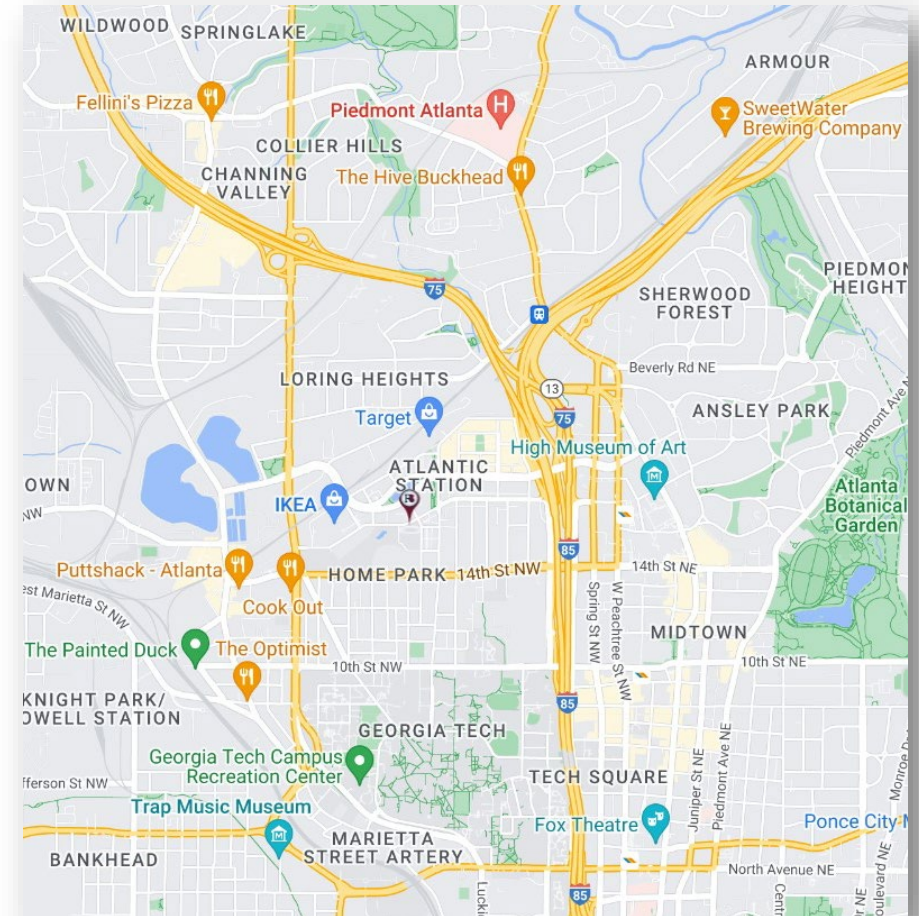
- ✓ Situated in the heart of Midtown Atlanta
- ✓ Quick access to major business districts, including Downtown, West Midtown, and Atlantic Station
- ✓ Steps away from restaurants, retail shops, coffee houses, and fitness centers, making it ideal for employees and clients alike
- ✓ The Fox Theatre, Georgia Aquarium, Centennial Olympic Park, The World of Coca-Cola are nearby attractions





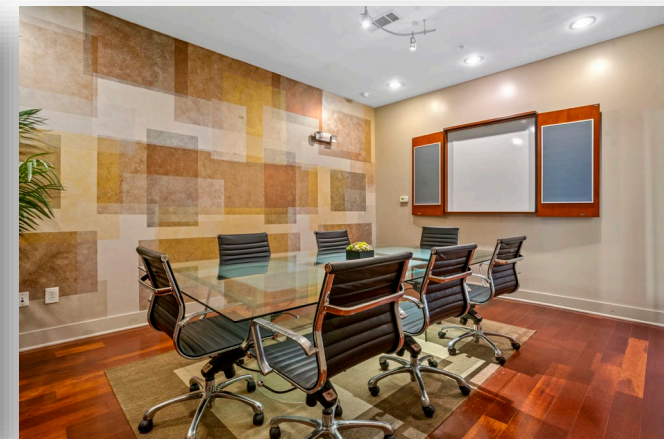
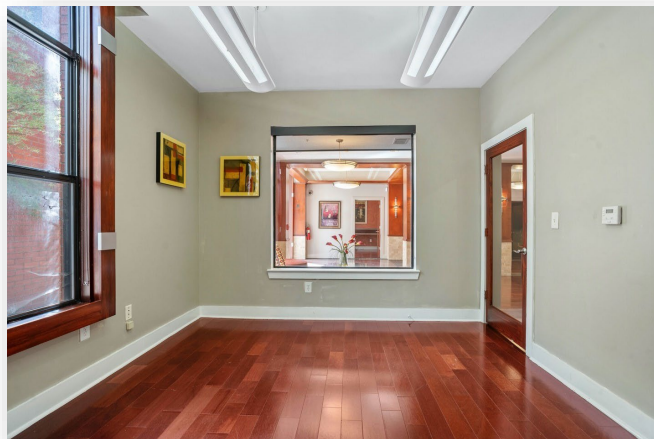
# Map

- ✓ Easy access to major highways I-75/I-85 and I-20, which allows for easy commuting from all parts of the metro area
- ✓ Proximity to MARTA stations





# Interior Pictures





# Exterior Pictures

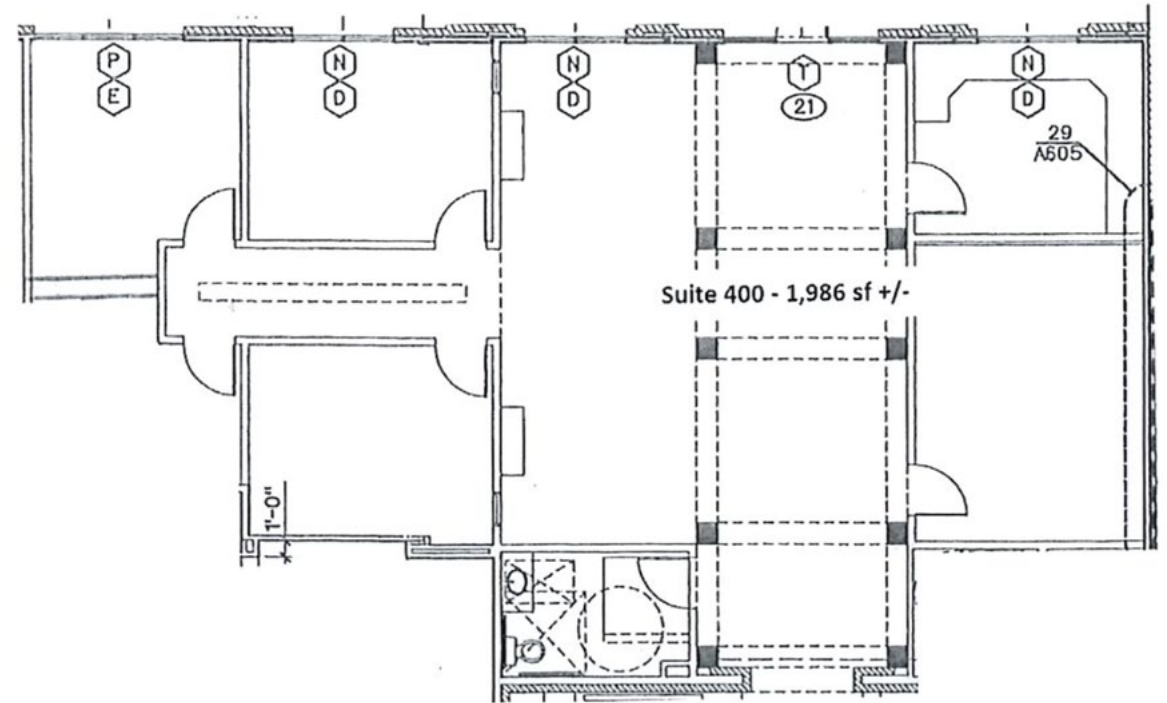


# Floorplan



## Property Description

Unit 400, 400 17<sup>th</sup> Street





# Nearby Food Options

## BREAKFAST

- ✓ Toast on Lenox
- ✓ The Lazy Coffeehouse
- ✓ Maple Street Biscuit Company

## AMERICAN

- ✓ IKEA Restaurant
- ✓ HOBNOB Neighborhood Tavern
- ✓ Silver Skillet
- ✓ Chick- Fil- A
- ✓ Pizza Hut Express
- ✓ Burtons Grill & Bar
- ✓ Chipotle Mexican Grill
- ✓ Shake Shack West Midtown
- ✓ BGR Burgers Grilled Right
- ✓ Yard House

## INTERNATIONAL CUISINE

- ✓ Allora
- ✓ Toscano Ristorante Italiano
- ✓ Azotea Cantina
- ✓ NaanStop
- ✓ Spice House Midtown
- ✓ Vurritos Locos
- ✓ Pho 24
- ✓ Rose Bistro & Champagne Bar
- ✓ SriThai
- ✓ Gyu-kaku Japanese BBQ
- ✓ Tannour Mediterranean Grill

## HEALTHY

- ✓ Gusto!
- ✓ Sweetgreen

## GROCERY

- ✓ Whole Foods Market
- ✓ Publix Super Market
- ✓ Target Grocery
- ✓ Kroger
- ✓ Lidl



**For More Information contact:**

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