

**Premier Atlanta
Loft-Office Condominium**
The King Plow Arts Center
1,687 sq ft (T-106)



EXCLUSIVE BROKER:



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Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice, "It's a great time to buy, don't let it pass you by."



One of the most unique and inviting spaces within Atlanta's premier office lofts, The King Plow Arts Center, is now available to purchase as an office condominium. Fabulous architecture abounds with soothing natural sunlit space, expansive open areas, heavy steel beams, pine timbers and historic artifacts. Home to some of the nation's most creative and successful advertising agencies, architectural firms, photography studios, performing arts and restaurants, this popular loft conversion includes approximately 260,000 sq ft on over 12 acres. There are additional units available that could be combined to total 5,289 sq ft .

What an incredible time to acquire this space for your company...rates are still historically low and this is a rare offering.

Why deal with rising rents each year and the no equity build-up situation when renting office space? Compare renting space to acquiring this awesome facility. For a tour contact Daniel Latshaw at Bull Realty, Inc.

887 West Marietta Street
Atlanta, GA 30318

Location:	West Midtown Atlanta
Size of available loft:	1,687 sq ft
Current/ Most Recent Use:	Office Condo
Zoning:	I-1
Number of Stories:	2 (including mezzanine)
Year Built:	1936
Parking:	Reserved & Shared
Nearest Cross Street:	Joseph E. Lowery Boulevard
Maintenance & Insurance Cost	\$675.93
Purchase Price:	\$259,500
Price per square foot:	\$153.82



Building Facade



Secondary Entrance



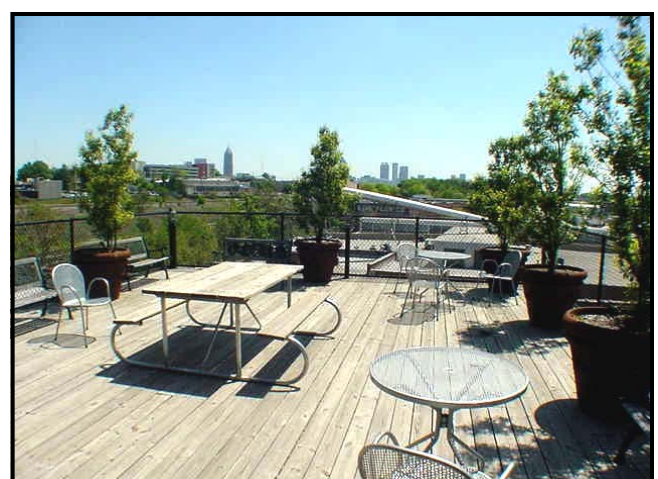
Courtyard



Landscape



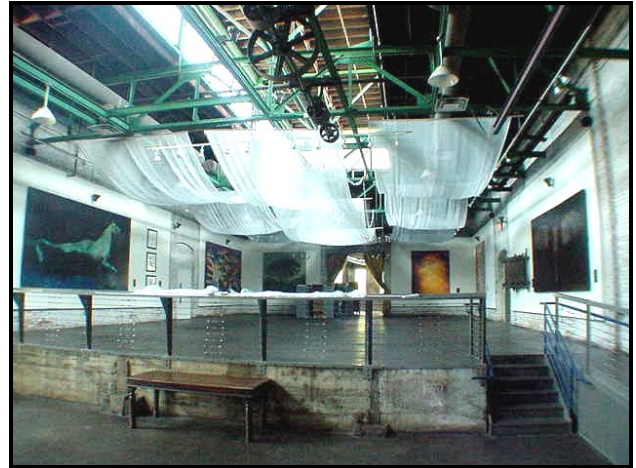
Former Boiler Room converted to office



Rooftop Deck w/Amazing Views



King Plow Arts Center



Art Gallery @ King Plow



Conference Room



Office Space

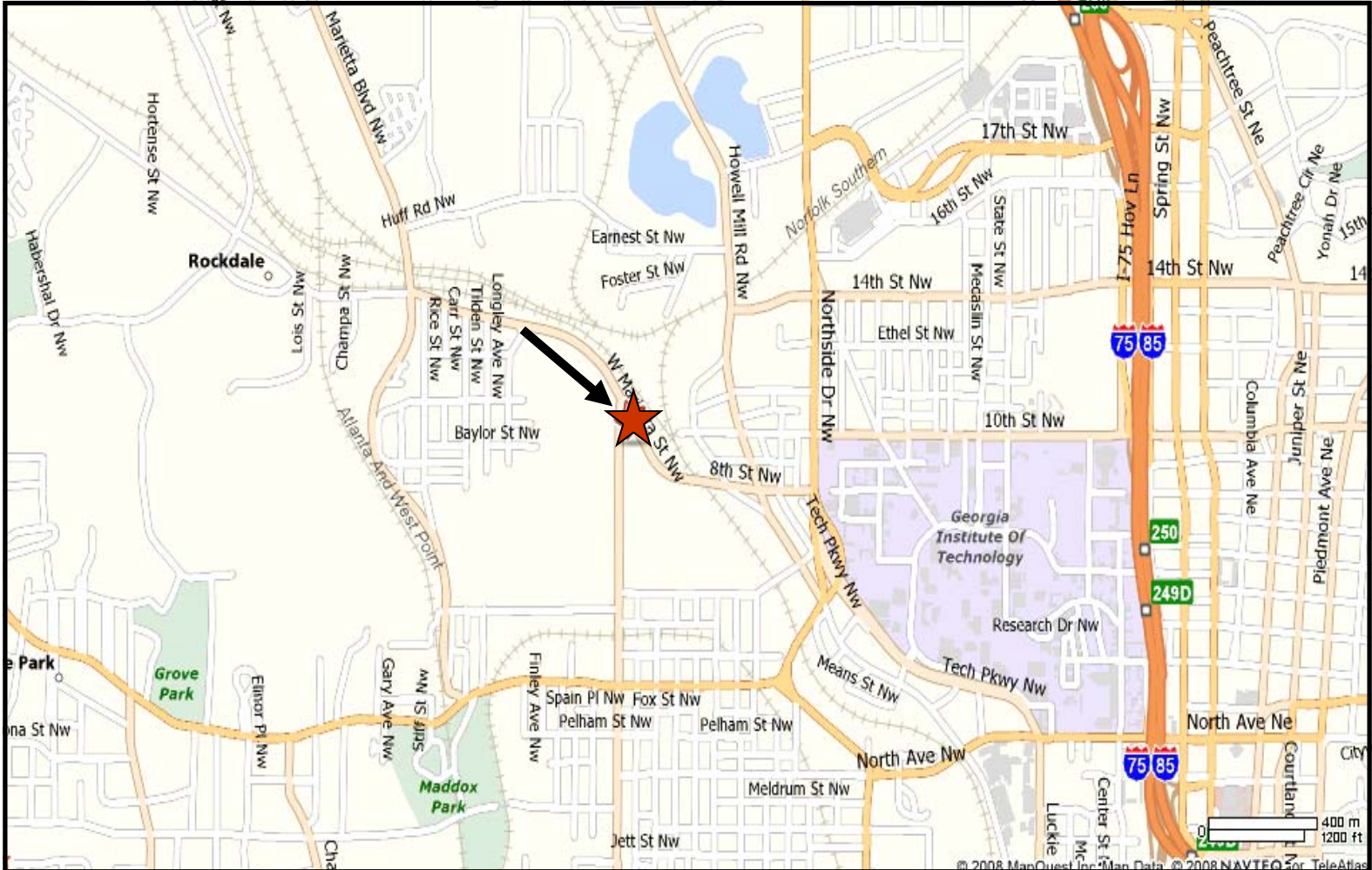


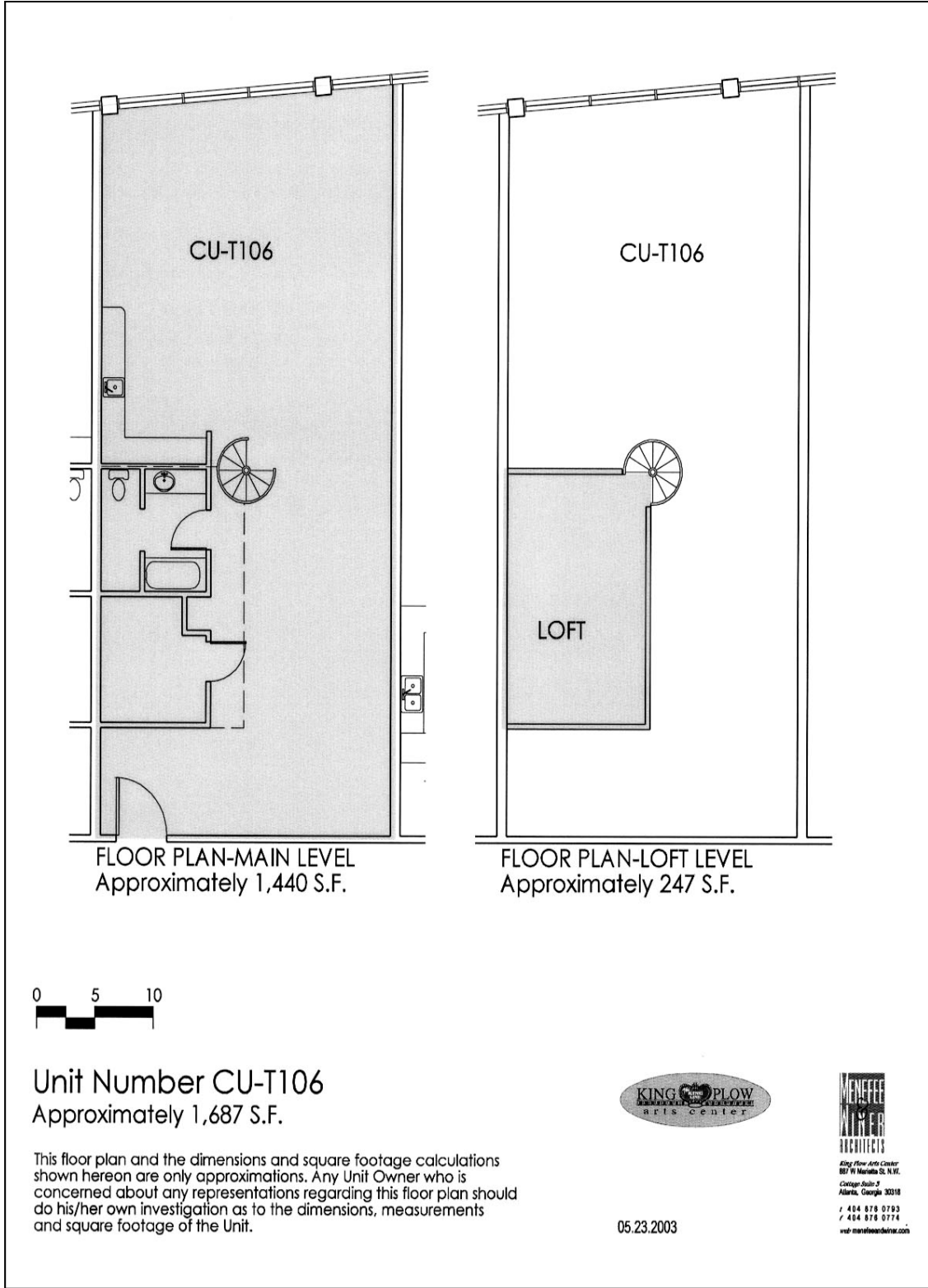
Exposed Brick Walls & Cool Staircase



View from Upstairs Balcony







Floor plans are not drawn to scale.

Subject Property



Location: 887 W. Marietta Street, Atlanta, GA 30318
 Year Built: 1936
 Square Feet: 5,289 / 1,687 sq ft
List Price: \$850,000 / \$259,500
Price per SF: \$160.71 & \$153.82

Sold Comparables



Location: 790 Marietta Street
 Sale Date: 07/03./2006
 Square Feet: 5,700
Sale Price: \$1,400,000
Price per SF: \$245.61



Location: 154 Krog Street
 Sale Date: 12/01/2006
 Square Feet: 5,280
Sale Price: \$1,480,000
Price per SF: \$252.18



Location: 40 E Paces Ferry Road
 Sale Date: 10/23/2007
 Square Feet: 4,250
Sale Price: \$1,285,000
Price per SF: \$302.35



Location: 425 Peachtree Hills Avenue
 Sale Date: 01/11/2008
 Square Feet: 4,050
Sale Price: \$1,390,000
Price per SF: \$343.21



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Profile

Since purchasing his first home / investment property in the Ormewood Park neighborhood in 1995, Daniel Latshaw has had a passion for intown Atlanta. During a MBA program at the Goizueta Business School at Emory University, he decided to make a career out of what he once loved to do as a hobby: real estate. At Goizueta he was the founder and the first President of the Goizueta Real Estate Group. Post Emory, he managed acquisitions for the UK's top institutional real estate investment house, ING Barings in London. Upon arrival back in Atlanta, Daniel joined Bull Realty due to the firm's experience and reputation in Atlanta.

Daniel has since earned a CCIM designation while being a top producer for the past 8 years at Bull Realty. He has exceeded client's expectations in such projects as the initial offering of King Plow Arts Center as office condos, sale of the landmark "Castle" at 15th and Peachtree, and the sale of the "Imperial Fez" mixed-use building at 2285 Peachtree Road. In his spare time Daniel enjoys time with his wife and four daughters, is an elder at City Life Church, and is an avid surfer & wakeboarder.