



1145 Hightower Trail, Atlanta, GA 30350

\$19.75/SF/YR

\$1.65/SF/MO

1145 Hightower Trail / Creative Office / 2,722 sf

Beautiful Central Perimeter Creative Office / 2,722 SF



David Mauer
GA 395860
404.216.8601

Listing Added: 08/19/2025

Listing Updated: 03/13/2026



Building Details

Property Type	Office	Subtype	Traditional Office, Executive Office, Creative Office
Tenancy	Single	Total Building SqFt	0
Submarket	Sandy Springs	Submarket Cluster	Central Perimeter

Building Description

Discover a beautifully renovated 2,722 SF office space available for lease at 1145 Hightower Trail, ideally situated in Atlanta’s Central Perimeter submarket. This light-filled suite features a built-in reception area, four private offices, a huddle room, and a large conference room — all enhanced by abundant glass and plentiful natural light throughout. A spacious open office area offers flexibility for collaborative teams, while the break area with bar adds a welcoming touch for informal meetings or downtime.

Offered at \$19.75/SF Modified Gross, tenants are responsible for utilities, internet, and a prorated share of any increase in base year property taxes and insurance. The layout is thoughtfully designed to support a mix of private work and team collaboration, and the recent renovations bring a polished, professional feel to the space. With its balance of functionality and modern finishes, the suite is truly move-in ready.

The building includes 25 shared, unassigned surface parking spaces, making it convenient for staff and guests. Located in the highly desirable Central Perimeter area — one of metro Atlanta’s premier business districts — 1145 Hightower Trail delivers strong value, sleek design, and excellent accessibility.

Building Highlights

Hightower Commons is a professionally managed office complex in Atlanta’s Central Perimeter area, one of the city’s most dynamic business districts. The building is home to a diverse mix of tenants, including Camp Kudzu, non-profits, professional service firms, and small businesses, which together create a collaborative and professional atmosphere. Tenants benefit from beautifully renovated spaces with abundant glass, built-in features, and plenty of natural light, all within a well-maintained office environment.

Located in the heart of the Central Perimeter submarket, Hightower Commons provides excellent accessibility with direct connections to GA-400, I-285, and Roswell Road. The property is surrounded by abundant amenities, including Perimeter Mall, Park Place, and an array of restaurants, cafés, fitness centers, and hotels, making it easy for employees and visitors to enjoy the area. In addition, the property is convenient to MARTA rail stations and major corporate headquarters, offering businesses both prestige and practicality in one of metro Atlanta’s strongest office markets.

Building Location (1 Location)



Details				
Listing Type	Direct	Space Subtype	Traditional Office,Executive Office,Creative Office	
RSF	2,722 SF	USF	2,722 SF	
Parking	25 Shared parking spaces with other building tenants		Rate (Per SF)	\$19.75 / SF / YR
Lease Type	Modified Gross	Lease term	Long term	
Total Rate (Per SF/YR)	\$19.75	Total Monthly Rent	\$4,479.87	
Days on Market	205 days			

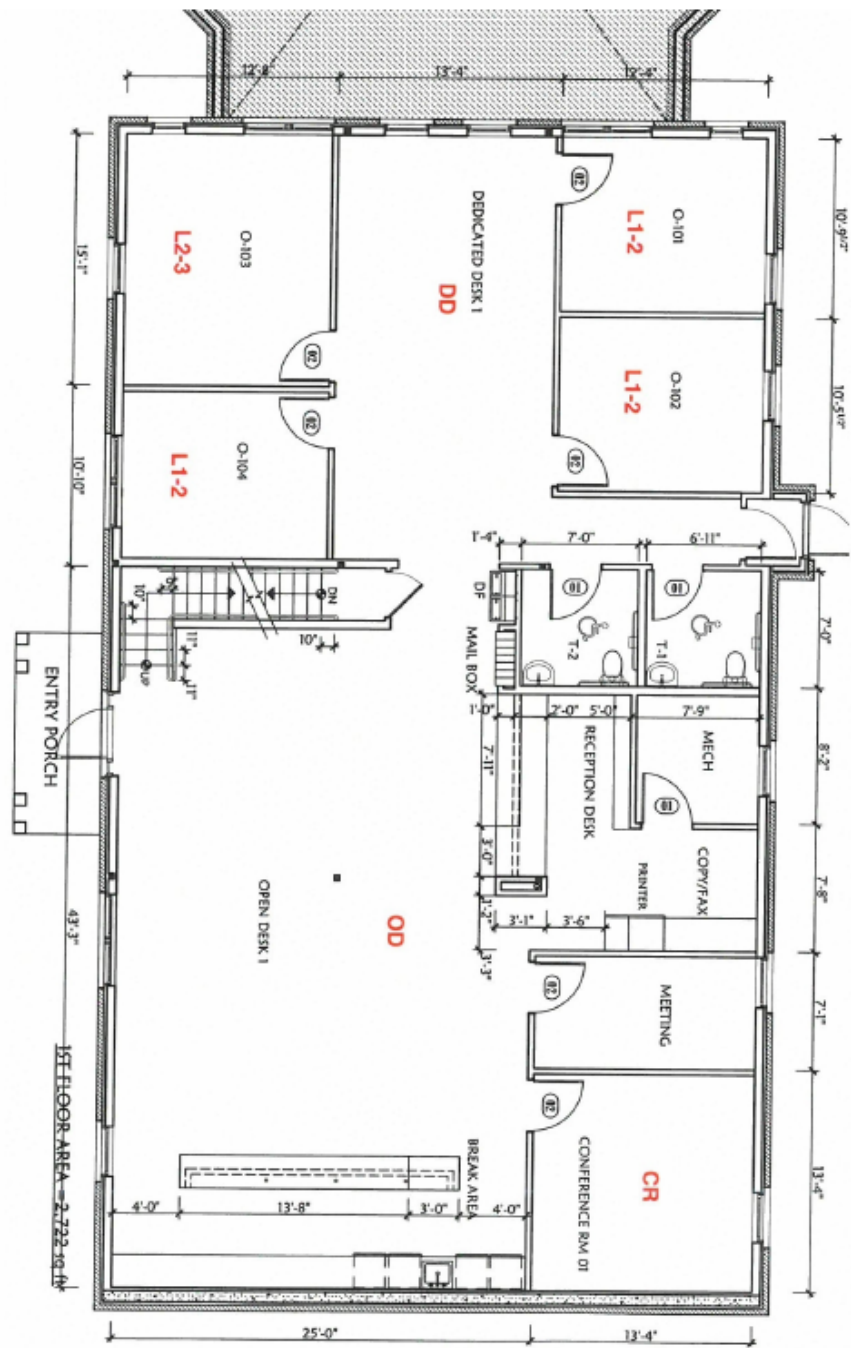


Floorplan

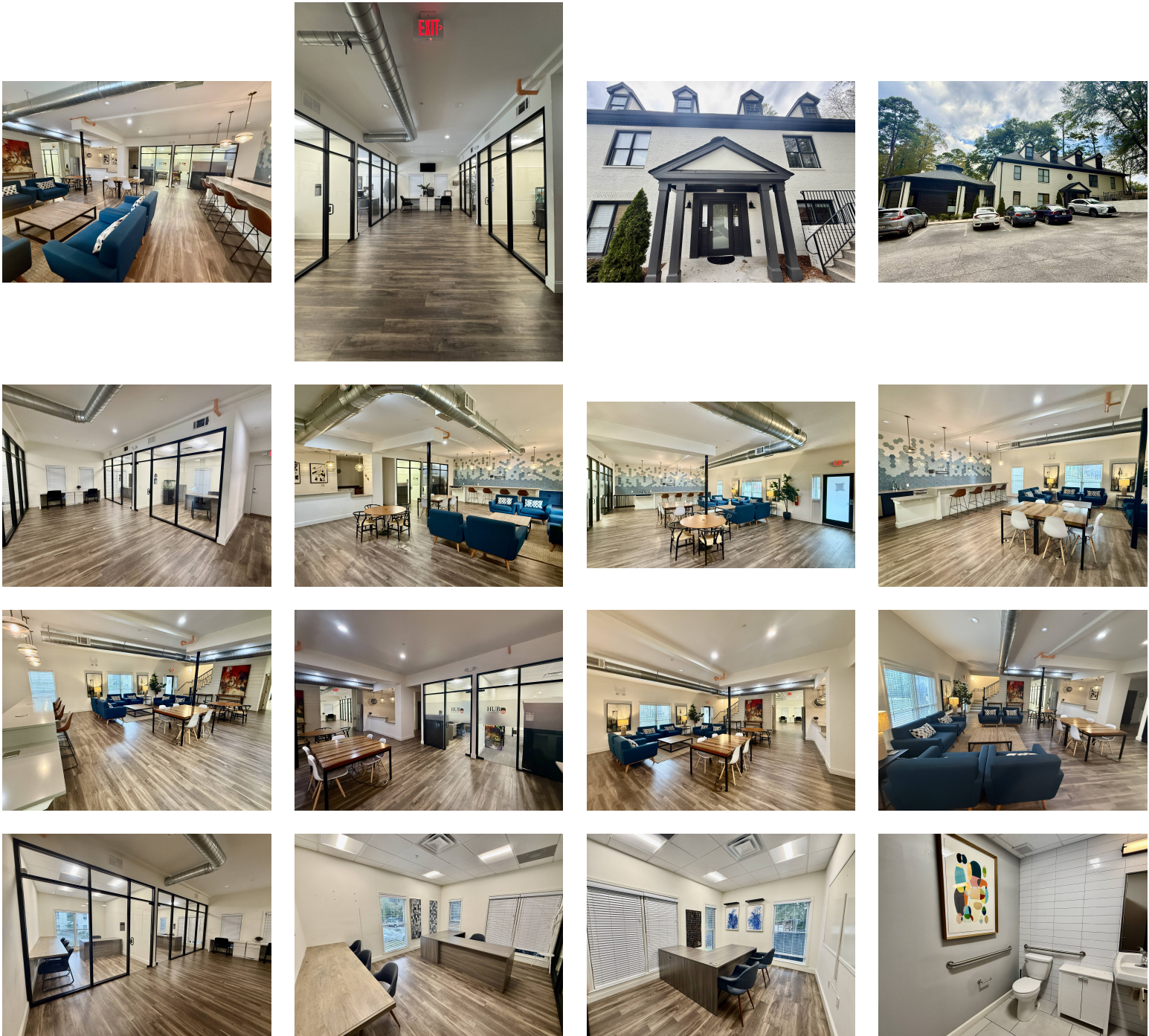


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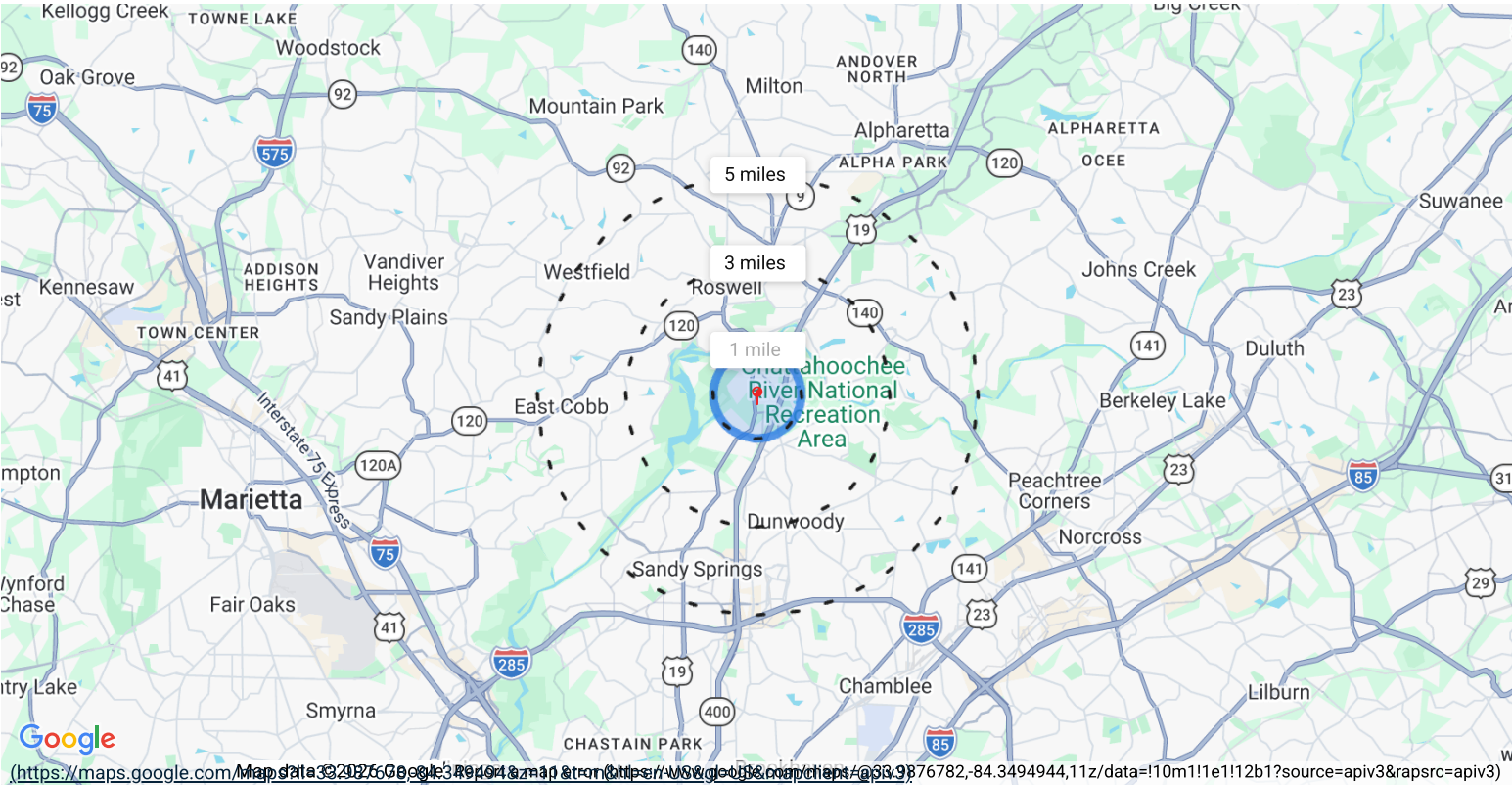
EXHIBIT "A"
PREMISES



Property Photos (16 photos)



Demographic Insights



1 mile

3 miles

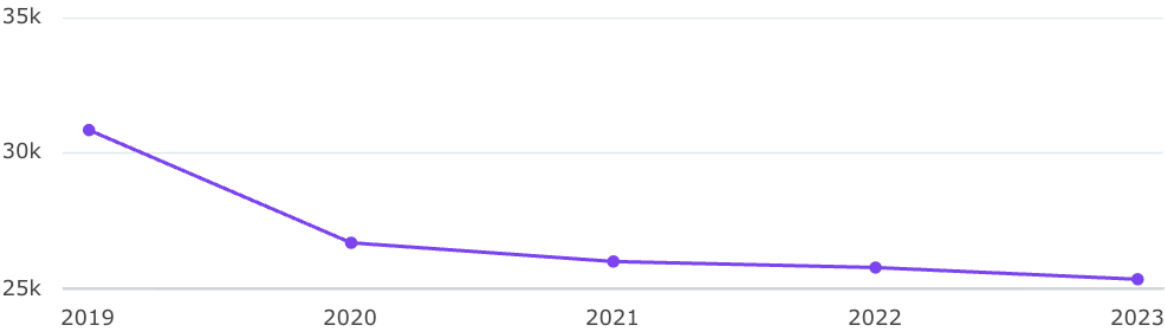
5 miles

Population

25.4k

↓ 1%
Compared to 25.8k in 2022

↓ 17%
Compared to 30.9k in 2019



Household Income

\$83.4k

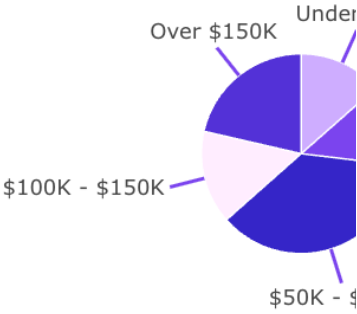
Median Income

\$82.6k

2028 Estimate

↓ 1%

Growth Rate



Age Demographics

37

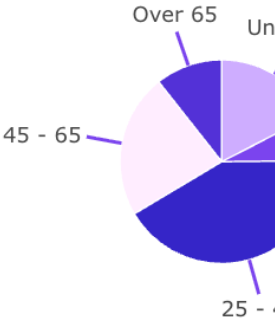
Median Age

36

2028 Estimate

↓ 0%

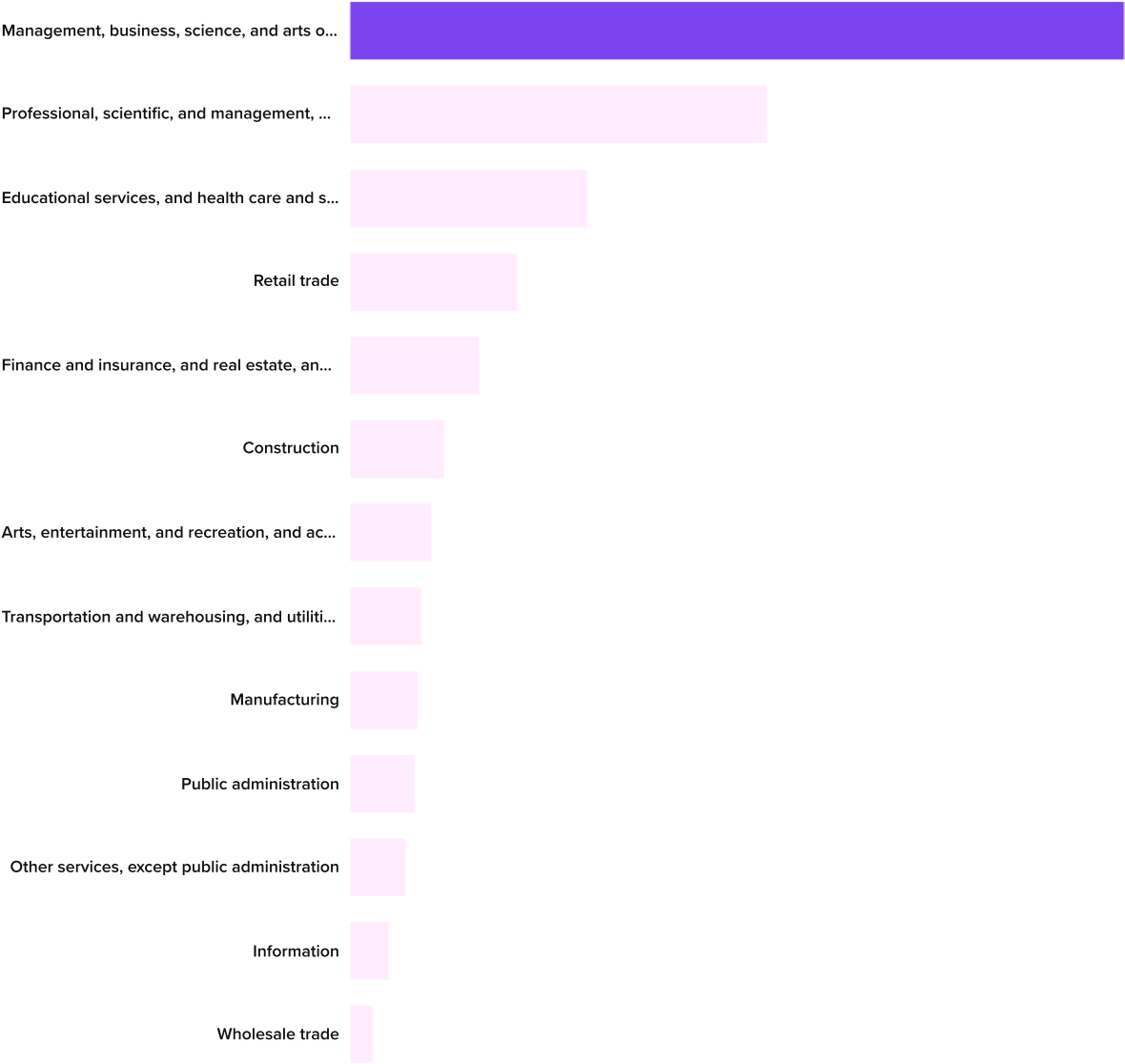
Growth Rate



Number of Employees

21.7k

Top Employment Categories



Housing Occupancy Ratio



Renter to Homeowner Ratio

