



HARBOR HAVEN REALTY

COMMERCIAL REAL ESTATE ADVISORY & BRO

955 W. MARIETTA STREET NW

ATLANTA, GEORGIA 30318

FOR SALE | HOSPITALITY & ADAPTIVE REUSE OPPORTUNITY

Lease opportunities considered for qualified operators

±5,825 SF

BUILDING

3,070 SF

FOOTPRINT

1,000+ SF

ROOFTOP / PATIO

2

STORIES

OFFERING PRICE

\$3,500,000

Vacant delivery • Immediate control

Standalone commercial asset with existing hospitality infrastructure, a distinctive rooftop environment and immediate flexibility for acquisition or qualified lease proposals.

OFFERING MEMORANDUM

955 W. MARIETTA STREET NW | ATLANTA, GEORGIA 30318

INVESTMENT OVERVIEW

A hospitality asset with multiple paths to occupancy and ownership

Harbor Haven Realty is pleased to present 955 W. Marietta Street NW, a distinctive standalone commercial property in Atlanta's West Midtown. The offering combines an established two-level hospitality platform, existing restaurant infrastructure, a 1,000+ SF rooftop/outdoor environment and vacant delivery—giving the next owner or qualified operator immediate control of the space.



PROPERTY SNAPSHOT

BUILDING	±5,825 SF	OCCUPANCY	Vacant
FOOTPRINT	3,070 SF	ZONING	MRC-3
STORIES	2	OFFERING	For Sale
OUTDOOR	1,000+ SF	LEASE	Qualified proposals considered

THREE PARALLEL VALUE STORIES

OWNER-OCCUPANCY

Acquire the real estate, control the venue and establish a flagship location with substantial hospitality infrastructure already in place.

LEASE-UP / INVESTMENT

Acquire vacant and secure a qualified operator, or underwrite alongside a prospective lease opportunity.

OPERATOR LEASE

Qualified hospitality groups may pursue the building directly without acquiring the underlying real estate.

ACQUIRE THE REAL ESTATE. CONTROL THE VENUE. DEFINE WHAT COMES NEXT.



DESIGNED FOR HOSPITALITY

A distinctive venue built around guest experience



AN EXPERIENCE — NOT GENERIC COMMERCIAL SPACE

955 W. Marietta was transformed into a destination hospitality environment rather than simply fitted as a conventional restaurant. The building combines adaptive-reuse architecture, bar and dining areas, indoor/outdoor guest environments and a rooftop venue in a format that would be difficult to replicate through a standard second-generation lease.

Two-level guest experience

Interior circulation connects the main level with an upper hospitality environment.

Rooftop / outdoor activation

1,000+ SF outdoor component supports dining, private events and premium guest programming.

Existing restaurant platform

Commercial kitchen, bars, service areas, restrooms and support infrastructure are already present.

Standalone identity

A freestanding building creates stronger brand control than conventional inline retail.



IMMEDIATE CONTROL

Vacant delivery creates flexibility from day one



WHY VACANCY MATTERS HERE

The previous tenant's lease has expired and the Property is available without a long-term occupancy encumbrance. For a buyer, that means the ability to implement a new business plan immediately. For a qualified operator, it creates a rare opportunity to pursue an established West Midtown venue without waiting for a future lease rollover.

IMMEDIATE

OCCUPANCY / REPOSITIONING

FLEXIBLE

SALE OR QUALIFIED LEASE

EXISTING

HOSPITALITY INFRASTRUCTURE

CONTROL

BRAND, OPERATIONS & FUTURE

The opportunity is not a story of distress. It is a story of timing: a fully improved hospitality asset becoming available at a moment when the next owner or operator can define its future.

PROPERTY CONFIGURATION & HOSPITALITY PLATFORM

A two-level hospitality asset with established kitchen, bar and guest-service infrastructure



FIRST LEVEL

- 3,070 SF building footprint
- 4 restrooms
- Commercial kitchen / back-of-house infrastructure
- Bar positioned opposite the kitchen
- Large open hospitality / dining area
- Interior stair connection to upper level



SECOND LEVEL

- 3 restrooms
- Existing bar / service infrastructure
- Large hospitality / gathering area
- Floor-to-ceiling glazing on multiple sides
- Direct connection to 1,000+ SF rooftop / outdoor hospitality area
- Separate ±315 SF mechanical area

PROPERTY CONFIGURATION

±5,825 SF

TOTAL RENTABLE AREA

3,070 SF

BUILDING FOOTPRINT

7

RESTROOMS

1,000+ SF

ROOFTOP / OUTDOOR AREA

The property is configured as a two-level hospitality venue with existing restaurant infrastructure. Current conditions include four restrooms on the first level and three upstairs, an established commercial kitchen, bar/service areas and an upper-level rooftop/outdoor hospitality component.

Existing infrastructure provides a substantial head start for restaurant, private club, event, experiential and other hospitality-oriented concepts, subject to applicable approvals.



ROOFTOP & OUTDOOR EXPERIENCE

A defining component of the hospitality platform



A DIFFERENTIATED GUEST ENVIRONMENT

The rooftop/outdoor environment expands the building beyond its enclosed square footage and creates opportunities for premium dining, private events, brand activations and seasonal programming. For an owner-user or hospitality operator, the outdoor component can become a defining part of the guest experience rather than an accessory to it.

PREMIUM EXPERIENCE

Supports destination dining, private events and elevated guest programming.

BRAND DIFFERENTIATION

Creates a visual and experiential identity that is difficult to reproduce in inline space.

REVENUE FLEXIBILITY

Provides additional programming potential beyond traditional indoor dining.



EXISTING CAPITAL INVESTMENT

Infrastructure already in place can shorten the path to occupancy



BACK-OF-HOUSE PLATFORM

The Property contains substantial existing restaurant and service infrastructure. The marketing thesis is not to assign a separate value to every installed component, but to demonstrate how years of planning and capital investment may reduce the scope, time and disruption associated with converting conventional commercial space into a hospitality venue.

KITCHEN / SERVICE

Commercial kitchen areas, stainless work zones, utility connections, service corridor and support spaces.

MECHANICAL / PLUMBING

Existing distribution, service sinks, floor drains, water heating and other restaurant-oriented infrastructure.

GUEST PLATFORM

Bars, restrooms, interior architectural improvements and indoor/outdoor hospitality areas.



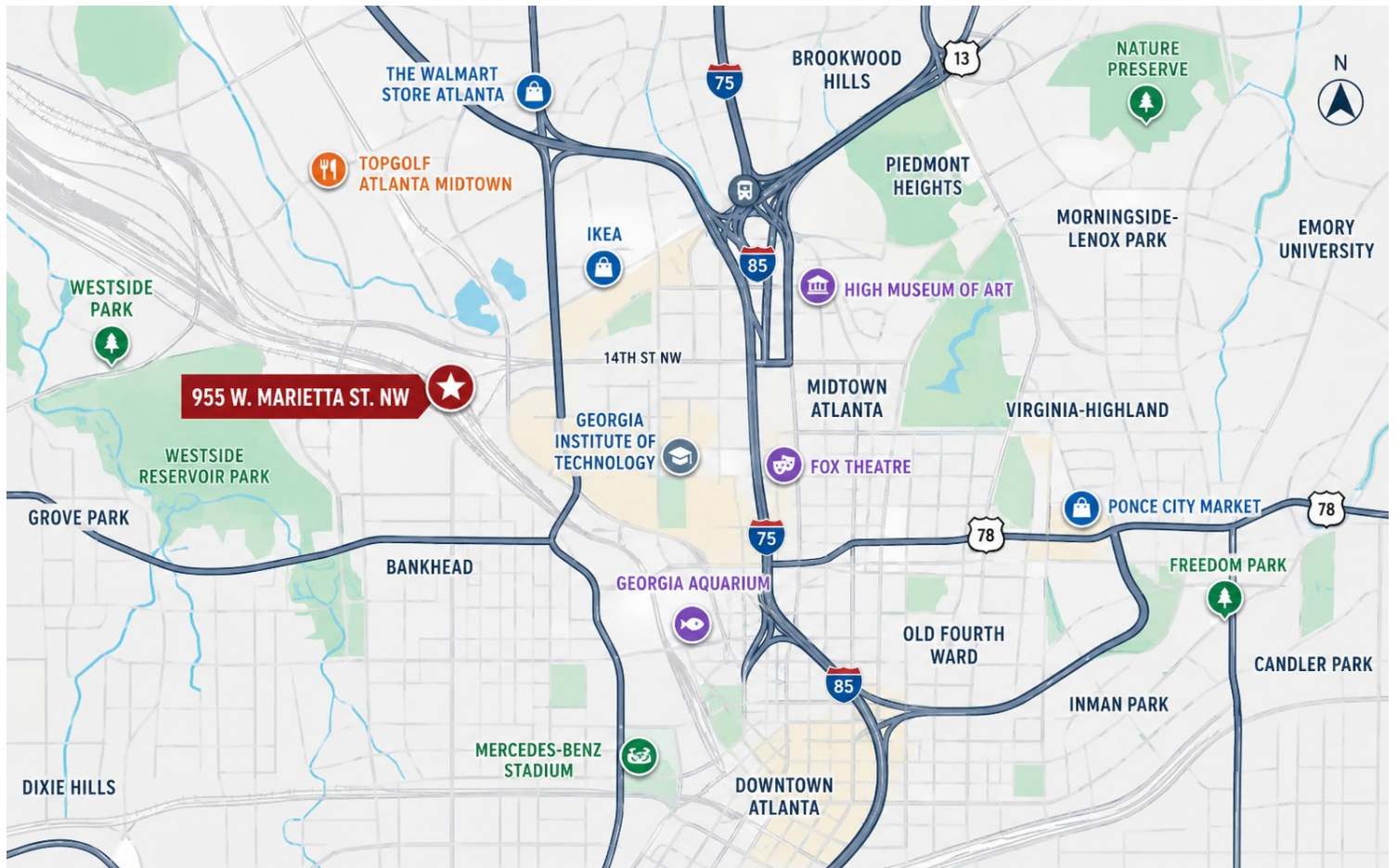
EXISTING INFRASTRUCTURE + REUSABLE IMPROVEMENTS + LESS CONVERSION RISK + FASTER PATH TO REVENUE

Specific equipment, condition and applicability to an incoming user should be independently verified during due diligence.



WEST MIDTOWN LOCATION

Connected to Atlanta's employment, hospitality and entertainment ecosystem



LOCATION ADVANTAGES

- Prime West Midtown / Upper Westside setting
- Frontage and visibility along W. Marietta Street
- Convenient access to I-75 / I-85 / I-20
- Near Georgia Tech and Midtown employment
- Connected to King Plow, Westside Paper and surrounding hospitality destinations
- Proximity to Atlanta's evolving Westside trail and BeltLine network



IN THE MIDDLE OF THE ACTION

Density, destinations and neighborhood growth surround the asset



WEST MIDTOWN CONTINUES TO EVOLVE

The surrounding district combines adaptive-reuse campuses, hospitality, entertainment, residential development, institutional employment and creative office uses. 955 W. Marietta benefits from that ecosystem while retaining the standalone identity and architectural character that make the property distinct.

KING PLOW

WESTSIDE PAPER

GEORGIA TECH

THE GOAT FARM

WESTSIDE PROVISIONS

MIDTOWN / ATLANTIC STATION



MULTIPLE PATHS FORWARD

Different users can capture different components of value

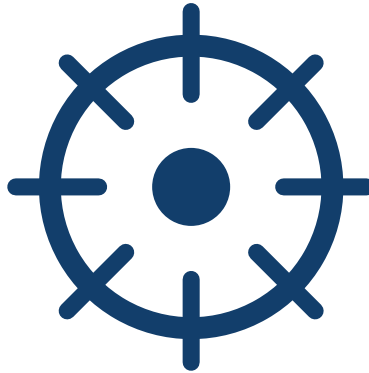
955 W. Marietta is intentionally being marketed with sale as the primary offering while ownership selectively considers lease proposals from qualified hospitality operators.

LEASE-UP

Secure a quality operator and convert vacancy into an income-producing investment.

OWNER-OCCUPANCY

Acquire the property, control the venue and build equity while operating your business.



HOSPITALITY REPOSITIONING

Reimagine the existing infrastructure around a new concept, brand and customer experience.

LONG-TERM HOLD

Acquire a scarce urban asset positioned within a high-growth Atlanta commercial district.

LIKELY PROFILES

Hospitality Operator

Values infrastructure, brand identity, rooftop and speed to occupancy.

Private Capital / Family Office

Values lease-up potential, scarcity and long-term urban ownership.

Owner-User

Values control of real estate and the ability to shape operations around the venue.

Value-Add Investor

Values vacant basis, leasing flexibility and multiple exit strategies.



OFFERING SUMMARY

A hospitality asset with immediate optionality



OFFERING PRICE

\$3,500,000

Qualified lease proposals considered

CORE PROPERTY FACTS

BUILDING ±5,825 SF

FOOTPRINT 3,070 SF

OUTDOOR 1,000+ SF

STORIES 2

OCCUPANCY Vacant

ZONING MRC-3

WHY 955

- Standalone West Midtown commercial asset
- Existing hospitality infrastructure
- Rooftop / outdoor guest experience
- Vacant delivery and immediate control
- Sale primary; qualified lease opportunities considered
- Multiple ownership and operating strategies

THE PROPERTY SHOULD BE UNDERWRITTEN BY THE STRATEGY THAT CAPTURES THE MOST VALUE — NOT BY A SINGLE GENERIC \$/SF METRIC.



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