



RARE PURCHASE OPPORTUNITY - Office Condos

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C⁴ developers
SHOUSE inc
Design Build Interiors

urbaneco
GROUP

The Leon on Ponce

567 Ponce de Leon Ave, Atlanta, GA 30308

Property Highlights

- 482 SF up to 6,394 SF offices available on top floor with private balconies
- Incredible skyline views and abundant natural light
- Prime location just steps away from Atlanta's landmark destination Ponce City Market
- Access to dining, shopping, fitness and greenspace
- Move in ready with modern finishes, open workspace and private offices

Photos





Demographics

2025

1 Mile

38,286
POPULATION

23,902
HOUSEHOLDS

\$150,320
AVERAGE HH INCOME

\$112,700
MEDIAN HH INCOME

3 Miles

207,438
POPULATION

105,045
HOUSEHOLDS

\$159,364
AVERAGE HH INCOME

\$108,908
MEDIAN HH INCOME

5 Miles

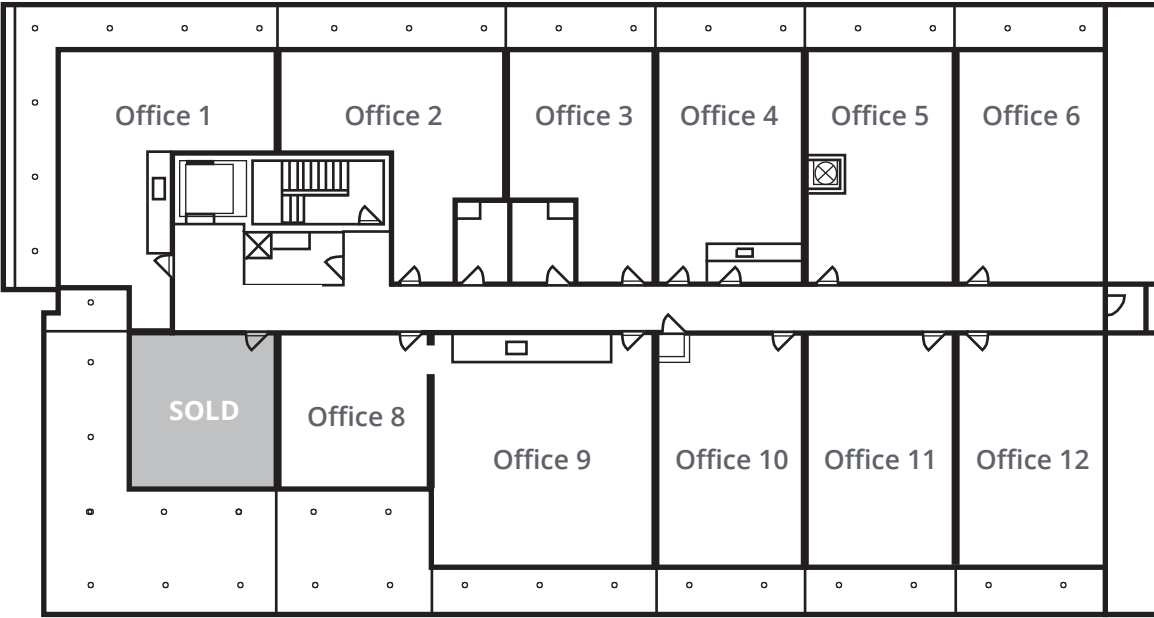
434,148
POPULATION

208,537
HOUSEHOLDS

\$156,136
AVERAGE HH INCOME

\$103,075
MEDIAN HH INCOME

Floor Plan - Entire 7th Floor



Note: The office condos have two ADA compliant restrooms, a shower, and a shared kitchen.

Office Suite	Size	Sale Price
1	638 SF	\$538,500
2	565 SF	\$483,750
3	482 SF	\$421,500
4	579 SF	\$494,250
5	550 SF	\$472,500
6	581 SF	\$495,750
8 & 9*	1,274 SF	\$1,075,500
10	565 SF	\$483,750
11	579 SF	\$494,250
12	581 SF	\$495,750

*Can be demised prior to closing

Property Aerial



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