



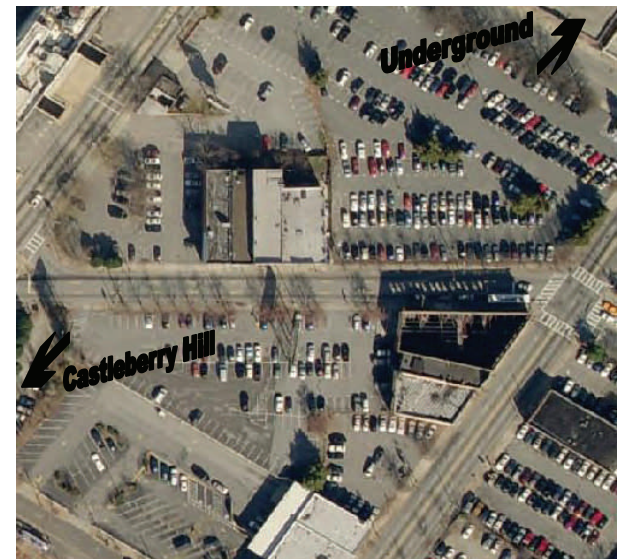
## Night Club For Lease 257 Trinity Avenue

**\$7,250,00**

[www.AtlantaRex.com](http://www.AtlantaRex.com)

- Lease Rate \$7,250.00
- Multi Floor Building built up to code
- Surrounded by hundreds of Parking Spaces on all sides of buildings
- Unique Storefront Look and Feel
- Right at Castleberry Hill, without the restrictions imposed on those clubs
- Couple of Blocks from Underground
- Atlanta and the Potential Casino
- Destination spot with another venue next door, and a classy Coffee House and Wine bar in the next space.
- Main Floor, Second Floor and Mid level
- Loft area—3 separated environments
- Building has a 2300 sf Footprint. Two levels = 4600, + approximately 1200 square ft loft level and a 2300 SF Basement, for a total of 8100 SF
- Building may also be purchased for \$995,000 with Owner Financing and 25% Down

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Atlanta Restaurant Exchange  
(Licensed Real Estate Broker)  
1708 Peachtree St. Ste 520  
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# Atlanta Restaurant Exchange

## Night Club For Lease 257 Trinity Avenue

There is a venue opening in 255 Trinity, as well as a Euro Style Coffee House / Wine Bar opening soon.

This location is surrounded by parking lots, so customers can park and go directly into the buildings without a walk!

Close to Castleberry Hill without the restrictions imposed on those properties. This property will benefit from the Downtown Redevelopment Efforts

No Fixtures, however the building has been brought up to current codes for a nightclub. Only needs minor finishing and equipment to open your new nightclub

257 Trinity is available for Lease or For Sale @ 925,000.00 .  
255 Trinity is fully leased and available for sale @ 995,000.00 w/owner financing. Purchase both properties @ 1,750,000.00

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### Districts

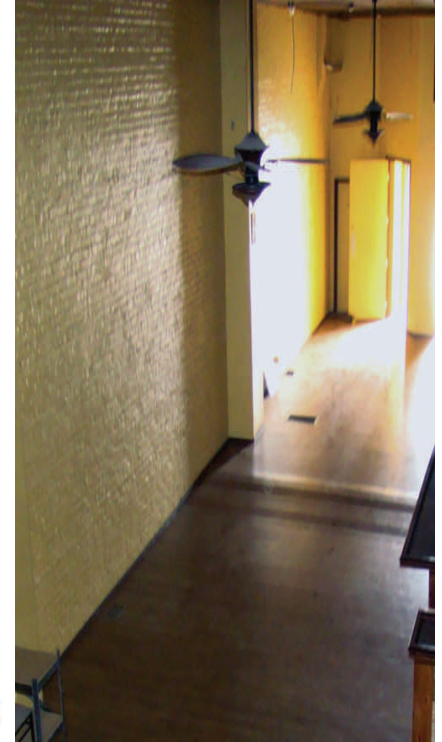
#### South CBD

- New small-scale transit-oriented neighborhood similar in scale to Castleberry Hill
- Priorities
  - Redevelop Five Points MARTA plaza, improve connection to Capitol
  - Encourage infill residential
  - Nelson Street connection to Castleberry Hill
  - Mitchell, Trinity two-way conversions / ped improvements

Minutes from Underground  
Minutes from Castleberry Hill



Agents & Brokers  
Protected  
Owner Financing



**Imagine Downtown Update '03**  
Envisioning Central Atlanta's Future



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