

# FOR LEASE

## Office Space



## The Findley Building

449-453 Moreland Avenue  
Little Five Points, Atlanta, Georgia

### Competitive Rental Rates in a Unique Location

The Findley Building is a 9,310 sq. ft. mixed retail/office building in the heart of Atlanta's eclectic Little Five Points. The ground floor of this attractive vintage brick building features retail usage, while the second floor provides office space for small businesses.

The Findley Building is perfect for small business owners who thrive on being in a dynamic, eclectic business district. The location is suited to walk-in traffic from Moreland Avenue. Ample and free parking is located at the rear of the building. Tenant usage includes graphic and web design, advertising, publishing, accounting and legal practices, and small medical offices.

Businesses within walking distance of The Findley Building include high-end boutiques, bookstores, restaurants, banking and legal service firms. A major shopping center with brand name retailers including Barnes & Noble, Best Buy, Target and Kroger is located within half a mile of the building.

The Findley Building is convenient to I-20, Freedom Parkway and Ponce de Leon Avenue.

**Lucien B. Lane**  
**(404) 892-7700**

**THE BRUN COMPANY • 131 Ponce de Leon Ave. • Suite 250**  
**Atlanta, GA 30308**

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