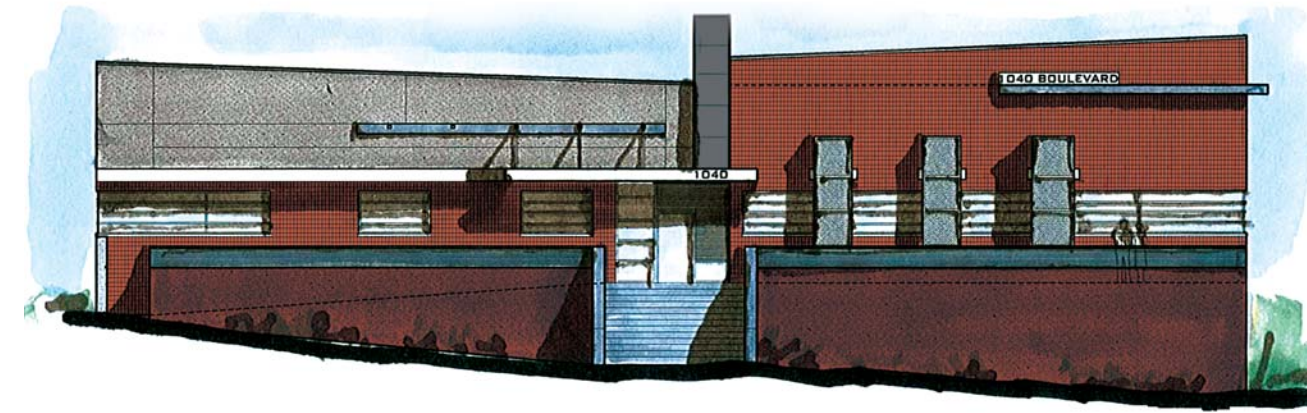


Developers: The E Group
 Architects: Pimlir Hoss Architects, Inc
 Builder: Tecton, Inc

TEN FORTY



creative loft office space

1040 Commercial Lofts are a short walk away from Grant Park, Atlanta's oldest surviving city park. Grant Park encompasses 131.5 acres and is Atlanta's second largest greenspace.

1040 Commercial Lofts are located 1 mile south of I-20 on Boulevard, minutes from I-75/I-85, & downtown Atlanta, and adjacent to the Atlanta Beltline.

Nearby restaurants include: Agave, Daddy D'z, Dakota Blue, Grant Central Pizza, Ria's Bluebird Café, Six Feet Under, Harold's BBQ, The Standard, Stone Soup, Rolling Bones, Carroll Street Café, Redfish, Zocalo Taqueria



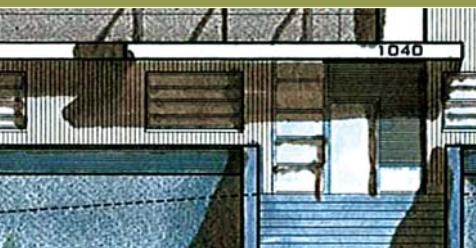
TEN FORTY
 COMMERCIAL LOFTS



CROSS-TOWN REALTY



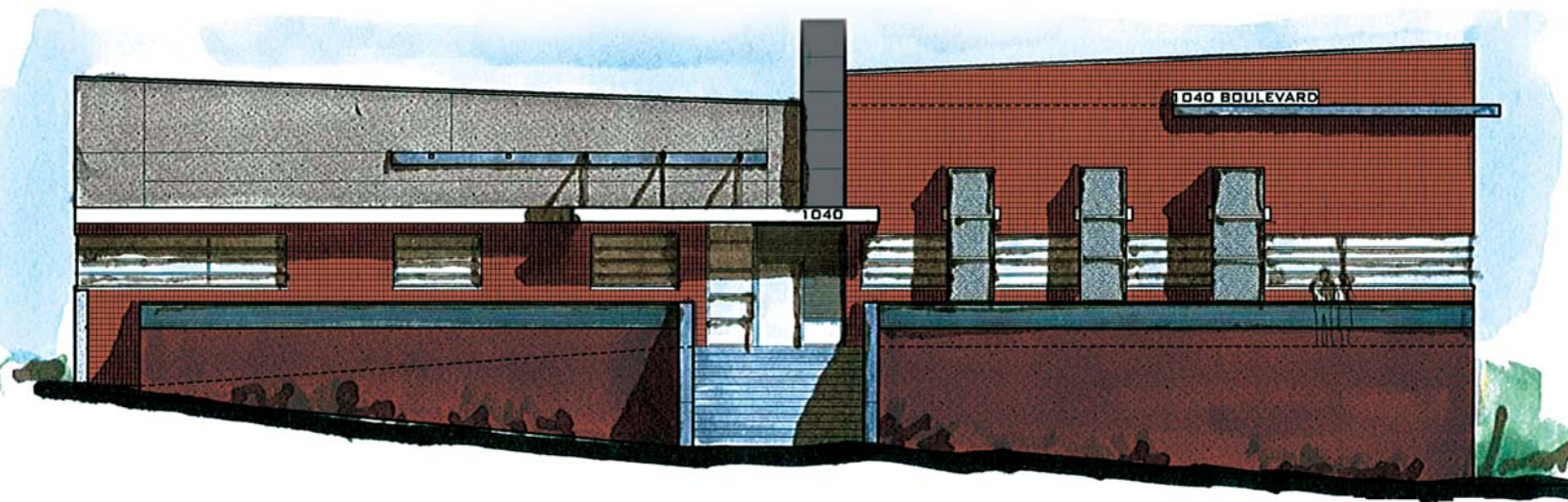
CROSS-TOWN REALTY



1040 Commercial Lofts • 1040 Boulevard • Atlanta, Georgia 30312

All information contained herein is believed to be accurate, but is not warranted. Information is subject to change without notice.

Jason Eden • 404-681-3955 • jason@1040lofts.com • www.ctratl.com • WWW.1040LOFTS.COM



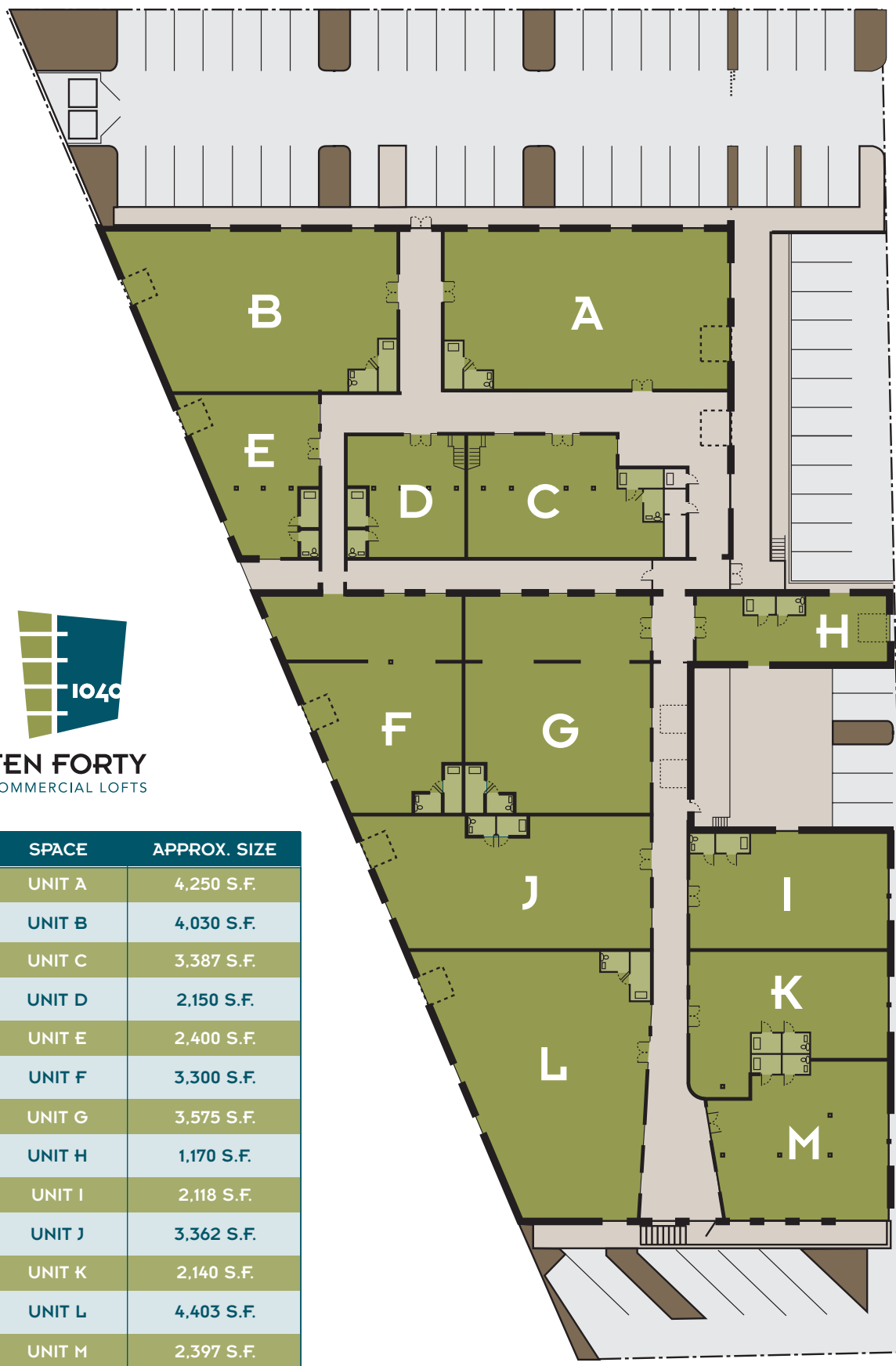
AMENITIES

Adjacent to historic Grant Park, the Ten Forty Commercial Lofts are newly modernized commercial loft spaces ideal for office, studio, showroom, or workshop space available to buy or lease. In addition to the charm of Grant Park, the Ten Forty Commercial Lofts enjoy the ease of convenience with easy access to I-20/I-75/I-85, Downtown, and Midtown. Created out of a building that was originally used for the manufacturing of billiards and gaming tables, each suite at Ten Forty is unique in size, and all units feature private restrooms, natural light from large windows, and 18 foot ceilings

- Units Available from approx 1100sf to 4400sf
- Exterior Courtyard
- Private Bathrooms
- Large Industrial Windows, lots of natural light
- Exposed Terra Cotta Block Walls
- 18ft Ceiling Heights
- Additional Loft Spaces Within Some Units
- Concrete Floors
- Ample Parking
- Custom Build-out Available
- Individually Metered Suites with New HVAC/Electric/Plumbing
- Access to Loading Docks
- Secured Entry
- Garage Doors open to Beltline.
- Sprinkler System in Building



FLOORPLAN



SPACE	APPROX. SIZE
UNIT A	4,250 S.F.
UNIT B	4,030 S.F.
UNIT C	3,387 S.F.
UNIT D	2,150 S.F.
UNIT E	2,400 S.F.
UNIT F	3,300 S.F.
UNIT G	3,575 S.F.
UNIT H	1,170 S.F.
UNIT I	2,118 S.F.
UNIT J	3,362 S.F.
UNIT K	2,140 S.F.
UNIT L	4,403 S.F.
UNIT M	2,397 S.F.

BOULEVARD • FRONT ENTRANCE

HAMILTON ROAD • SIDE ENTRANCE