

Stephanie Leathers, Esq.

243115 (GA)

706.201.8751 (m) 706.559.4520 (o)

stephanie.leathers@corcoranclassic.com

Associate Broker

corcoran

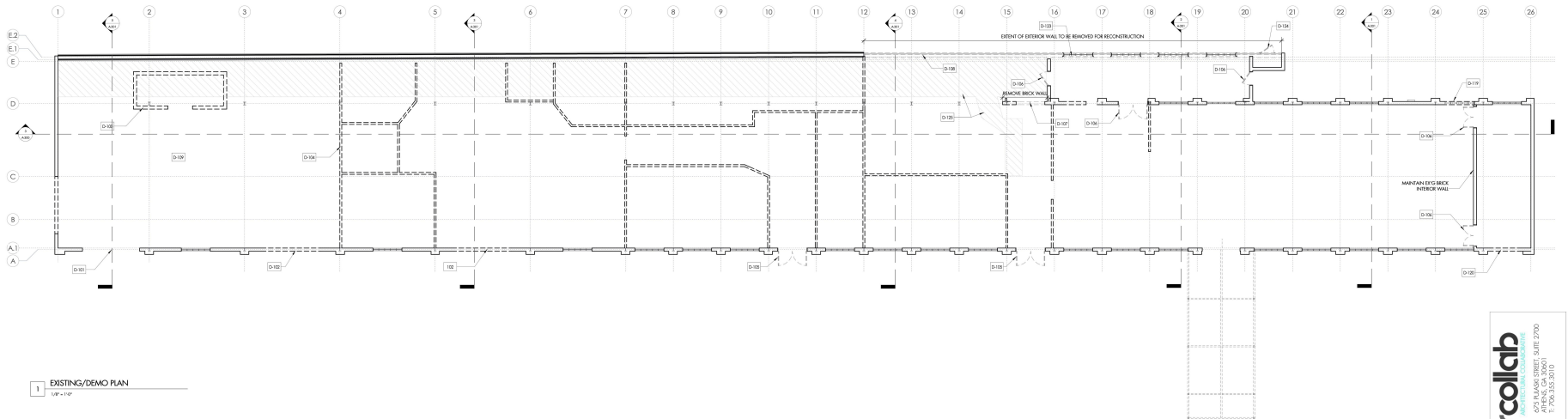
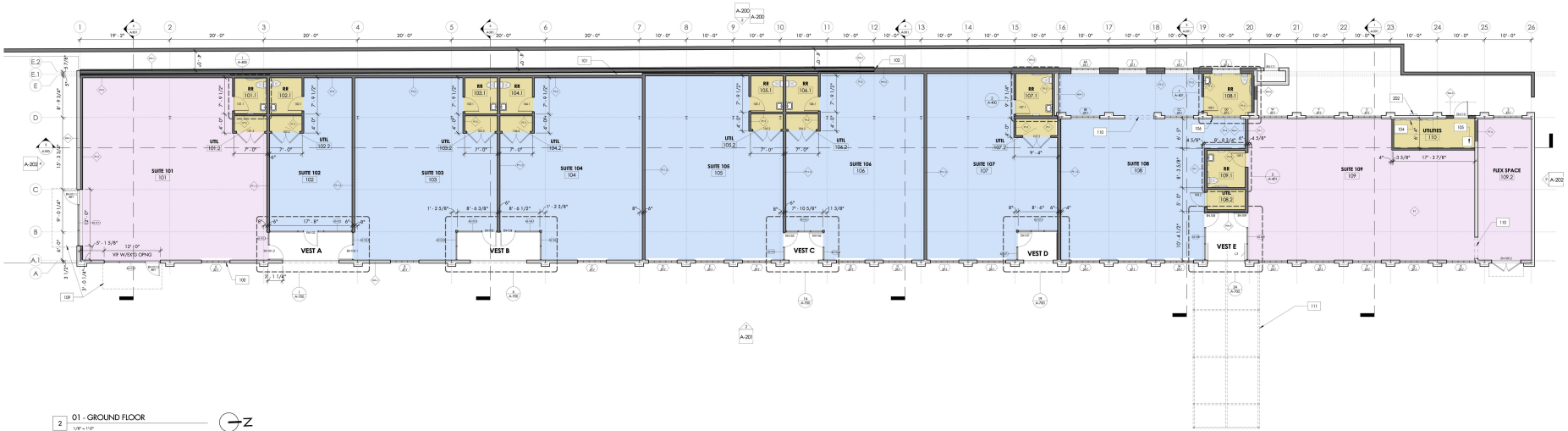
CLASSIC LIVING

Historic Cotton Seed Oil Warehouse

600 Pulaski Street \$1,800,000

Sq. Ft.: 7,000 MLS #: 10061247

Adaptive re-use opportunity of a 7,000 SF existing historic Cotton Seed Oil warehouse in the hippest coolest neighborhood & most proximate to Downtown Athens, GA. Proposed redesign includes 8 office spaces. The Pulaski Heights Neighborhood is less than a mile from Downtown, Athens, GA. Pulaski Heights was originally home to a diverse mix of homes for clerks, craftsmen and mill employees. Today, it offers modern, architecturally significant homes, renovated mill cottages, while also hosting art, dining, and shopping experiences. Described as the west-end gateway to Downtown, the Pulaski Heights Neighborhood is within walkable proximity to the shopping and dining of Downtown Athens, The Leathers Building, The Bottleworks, The University of Georgia, and Sanford Stadium. Commercial owners and tenants will be uniquely poised to enjoy a greater sense of community with pedestrian access to the restaurant, retail and offices of Downtown, and all that UGA has to offer. In addition, 600 Pulaski is steps away from the Pulaski Heights Trail, a paved multi-use walk/bike path that connects Pulaski Heights to Downtown. The sale includes architectural plans by Bork Design (Lori Bork, AIA, LEED - AP) & site work by Josh Koons, with Koons Environmental. LDP has been submitted to Athens-Clarke Co. This is a "shovel ready" opportunity.



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<div><div></div><div>ASSEMBLY TAG, RE A-500 FOR ADDITIONAL INFORMATION</div></div> <div><div></div><div>NEW WALLS</div></div> <div><div></div><div>EXISTING WALLS</div></div> <div><div></div><div>DEMO WALLS</div></div> <div><div></div><div>REMOVED SECTION OF WALL OR SLAB</div></div>	<div>D-100 DEMO EXISTING LOFT STRUCTURE</div> <div>D-101 DEMO EXISTING GARAGE DOOR. PREPARE OPENING FOR NEW STOREFRONT</div> <div>D-102 REMOVE EXISTING BRICK AND DOOR. PREPARE OPENING FOR NEW STOREFRONT. 12' HT IS MEASURED FROM F.L.D. EXISTING SLAB. PREPARE OPENING FOR NEW VESTIBULE</div> <div>D-103 DEMO EXISTING INT. PARTITION. RE FLOOR PLAN FOR NEW BRICK. USED PARTITION LOCATIONS</div> <div>D-104 REMOVE EXISTING DOOR. PREPARE OPENING FOR NEW VESTIBULE</div> <div>D-105 DEMO EXISTING DOOR & FRAME</div> <div>D-107 REMOVE EXISTING WINDOW "B" FOR RESTORATION. WINDOW WILL BE MOVED FROM BAY 15-16 TO BAY 14-17. ASSEMBLY TAG "B" MAY BE USED IF IN BETTER CONDITION AFTER REMOVAL</div> <div>D-108 DEMO EXISTING CHASE AND BRICK WALL BETWEEN GROUND 12' AND 10' TO BE REPLACED BY NEW BRICKWORK. WALL PER ASSEMBLY TAGS. CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY BRACING OF ROOF STRUCTURE AND PERPENDICULAR WALLS RE STRUCTURAL NOTES FOR MORE INFO</div> <div>D-109 DEMO EXISTING EXTERIOR SLAB WHERE NECESSARY. PREPARE FOR NEW IF SLAB IS TO BE POURED ON TOP OF EXISTING. RE STRUCTURAL DWGS</div> <div>D-110 EXISTING WINDOW TO BE REMOVED. ALSO DEMO WALL EXTENTS WITH EXISTING WINDOW JAMBES IN ORDER TO MAINTAIN EXISTING LEVEL (RE WEST ELEVATION)</div> <div>D-120 DEMO EXISTING BRICK FOR NEW BRICK. RE EAST ELEVATION FOR DEMOED EXTENTS</div> <div>D-121 SALVAGE WINDOW FOR REUSE IN RECONSTRUCTED WALL. FOLLOW WINDOW REHABILITATION NOTES ON-SCREEN</div> <div>D-124 DEMO EXISTING DOOR. TO BE REPLACED</div> <div>D-125 CUT/REMOVE EXISTING SLAB FOR SANITARY LINE AS SHOWN - CONTRACTOR TO FIELD VERIFY EXACT LOCATION</div>	<div>100 ALL STEEL WINDOWS TO BE REHABILITATED ACCORDING TO NOTES ON-SCREEN</div> <div>101 ARE CURTAIN WALLS VISIBLE BY LOCATION. AFTER REMOVAL WALL AND CURTAIN WALLS ARE TO BE DEMOED FROM GROUND 12' TO EXISTING WINDOW SILL. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF CURTAIN WALLS. RE EAST ELEVATION FOR DEMOED EXTENTS</div> <div>102 ALL EXISTING BRICK WALLS TO BE DEMOED. CONTRACTOR TO VERIFY LOCATION AND SIZE</div> <div>103 REMOVE EXISTING WINDOW. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE</div> <div>104 REMOVE EXISTING WINDOW. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE</div> <div>105 REMOVE EXISTING WINDOW. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE</div> <div>106 REMOVE EXISTING WINDOW. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE</div> <div>107 REMOVE EXISTING WINDOW. 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REFER TO PROPOSED FLOOR PLAN AND DETAIL DRAWINGS FOR DIMENSIONS OF NEW OPENINGS AT DEMOED WALL AREAS</div>	<div>SUITE CUMULATIVE AREAS</div> <table><thead><tr><th>SUITE</th><th>AREA</th></tr></thead><tbody><tr><td>101</td><td>1,024 sq'</td></tr><tr><td>102</td><td>1,111 sq'</td></tr><tr><td>103</td><td>1,108 sq'</td></tr><tr><td>104</td><td>1,108 sq'</td></tr><tr><td>105</td><td>1,108 sq'</td></tr><tr><td>106</td><td>1,108 sq'</td></tr><tr><td>107</td><td>1,108 sq'</td></tr><tr><td>108</td><td>1,108 sq'</td></tr><tr><td>109</td><td>1,108 sq'</td></tr><tr><td>110</td><td>1,108 sq'</td></tr><tr><td>111</td><td>1,108 sq'</td></tr><tr><td>112</td><td>1,108 sq'</td></tr><tr><td>113</td><td>1,108 sq'</td></tr><tr><td>114</td><td>1,108 sq'</td></tr><tr><td>115</td><td>1,108 sq'</td></tr><tr><td>116</td><td>1,108 sq'</td></tr><tr><td>117</td><td>1,108 sq'</td></tr><tr><td>118</td><td>1,108 sq'</td></tr><tr><td>119</td><td>1,108 sq'</td></tr><tr><td>120</td><td>1,108 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sq'	113	1,108 sq'	114	1,108 sq'	115	1,108 sq'	116	1,108 sq'	117	1,108 sq'	118	1,108 sq'	119	1,108 sq'	120	1,108 sq'	121	1,108 sq'	122	1,108 sq'	123	1,108 sq'	124	1,108 sq'	125	1,108 sq'	126	1,108 sq'	127	1,108 sq'	128	1,108 sq'	129	1,108 sq'	130	1,108 sq'	131	1,108 sq'	132	1,108 sq'	133	1,108 sq'	134	1,108 sq'	135	1,108 sq'	136	1,108 sq'	137	1,108 sq'	138	1,108 sq'	139	1,108 sq'	140	1,108 sq'	141	1,108 sq'	142	1,108 sq'	143	1,108 sq'	144	1,108 sq'	145	1,108 sq'	146	1,108 sq'	147	1,108 sq'	148	1,108 sq'	149	1,108 sq'	150	1,108 sq'	151	1,108 sq'	152	1,108 sq'	153	1,108 sq'	154	1,108 sq'	155	1,108 sq'	156	1,108 sq'	157	1,108 sq'	158	1,108 sq'	159	1,108 sq'	160	1,108 sq'	161	1,108 sq'	162	1,108 sq'	163	1,108 sq'	164	1,108 sq'	165	1,108 sq'	166	1,108 sq'	167	1,108 sq'	168	1,108 sq'	169	1,108 sq'	170	1,108 sq'	171	1,108 sq'	172	1,108 sq'	173	1,108 sq'	174	1,108 sq'	175	1,108 sq'	176	1,108 sq'	177	1,108 sq'	178	1,108 sq'	179	1,108 sq'	180	1,108 sq'	181	1,108 sq'	182	1,108 sq'	183	1,108 sq'	184	1,108 sq'	185	1,108 sq'	186	1,108 sq'	187	1,108 sq'	188	1,108 sq'	189	1,108 sq'	190	1,108 sq'	191	1,108 sq'	192	1,108 sq'	193	1,108 sq'	194	1,108 sq'	195	1,108 sq'	196	1,108 sq'	197	1,108 sq'	198	1,108 sq'	199	1,108 sq'	200	1,108 sq'	201	1,108 sq'	202	1,108 sq'	203	1,108 sq'	204	1,108 sq'	205	1,108 sq'	206	1,108 sq'	207	1,108 sq'	208	1,108 sq'	209	1,108 sq'	210	1,108 sq'	211	1,108 sq'	212	1,108 sq'	213	1,108 sq'	214	1,108 sq'	215	1,108 sq'
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ARCHITECTURAL CONSULTANTS
625 FLORISSANT STREET, SUITE 2700
ANN ARBOR, MI 48106
TEL: 734.333.3010

PROJECT:
FLORISSANT STREET SUITE 2700
625 FLORISSANT STREET, SUITE 2700
ANN ARBOR, MI 48106
TEL: 734.333.3010

TITLE:
DEMO & PROPOSED
FLOOR PLAN

A-100
DATE:
JUNE 5, 2022
ISSUE:
DRAFT CONSTRUCTION
DOCUMENTS