

**MORE THAN A BUILDING...A
NEIGHBORHOOD EXPERIENCE.**

**8W
EST**



8WESTMIDTOWN.COM



**8W
EST**

**AT THE CORNER OF HOWELL MILL AND
MARIETTA STREET, 8WEST REDEFINES
WHAT IT MEANS TO WORK WELL.**

This nine-story, 200,000-square-foot mixed-use destination combines historic architecture with modern performance, offering the convenience, energy, and balance that today's businesses expect.

With walkable restaurants, a lively neighborhood scene, and immediate access to major interstates and universities, 8West is more than a building. It's a gateway to the best of Atlanta.

8WEST OFFERS A LIVING, BREATHING NEIGHBORHOOD EXPERIENCE, WHERE WORK, CULTURE, AND LIFESTYLE INTERSECT TO FUEL IDEAS, COLLABORATION, AND GROWTH.



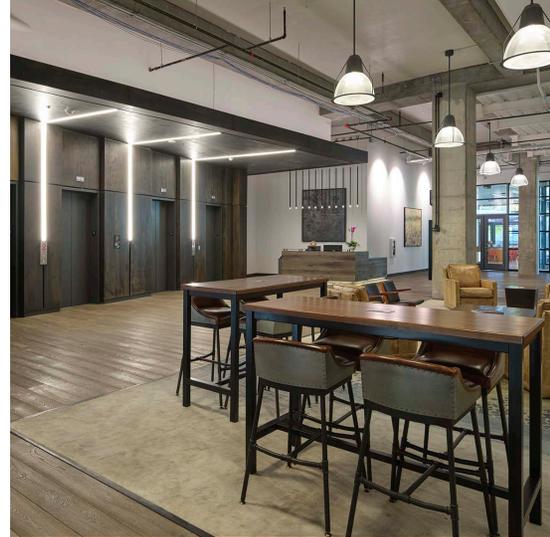


**INDUSTRIAL-MODERN
DESIGN WITH HISTORY
AND SOUL.**

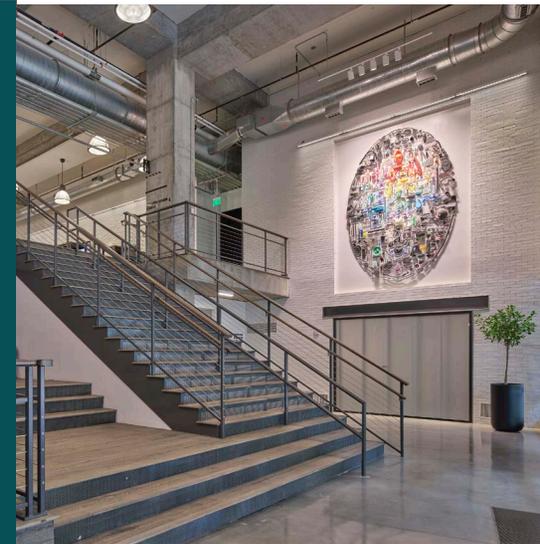
AUTHENTIC BY DESIGN.

Industrial heritage meets modern innovation at 8West, where thoughtfully designed spaces honor the character of West Midtown while offering the comfort and efficiency today's professionals expect. Each floor provides a flexible, open layout that adapts to a variety of business needs, from startups and growing firms to established corporate offices. Expansive floor plates to move-in-ready suites, 13'6" ceiling heights, and large industrial-style windows fill every workspace with natural light and sweeping skyline views.

Outdoor spaces with expansive skyline views create space to connect and recharge throughout the day, while amenities like a secure bike barn, and 20,000 SF of dining and retail make workdays more convenient and enjoyable. With a 3:1,000 parking ratio and a community of forward-focused tenants across industries, 8West brings together the best of accessibility, design, and everyday experience under one roof.



Positioned in Atlanta's vibrant West Midtown, 8West connects work, culture, and community like never before.





THE ENERGY OF WEST MIDTOWN, UNDER ONE ROOF

Designed to accommodate diverse work styles, providing an inspiring and productive environment that fosters community and focused work without the commute.

UNMATCHED ACCESS IN EVERY DIRECTION.

8West offers the best access in West Midtown, with entry from Howell Mill Road, Northside Drive, and Marietta Boulevard. Georgia Tech, SCAD, and several major universities are just minutes away, providing immediate access to Atlanta's top talent. Future enhancements like the Howell Mill Complete Streets project and Tech Parkway Multi-Use Trail will make getting here even easier by car, bike, or foot.

1
MINUTE

TO GEORGIA TECH
[AND NEW
STUDENT HOUSING]

5
MINUTES

TO DOWNTOWN

7
MINUTES

TO MIDTOWN

20
MINUTES

TO HARTSFIELD-JACKSON
AIRPORT



81,343 RSF

CONTIGUOUS CLASS-A
OFFICE SPACE



360°

VIEWS FROM
ROOF & PRIVATE
BALCONIES

13'-6"

FLOOR
HEIGHT



40K RSF

MOVE-IN-READY SUITES



**TOP OF BUILDING
SIGNAGE**

EXCLUSIVE
OPPORTUNITY



3:1K

3:1K COVERED PARKING
RATIO PROVIDES
VISITORS CONVENIENCE
AND EASY ACCESS



1 MILE

WALKABLE & BIKEABLE
TO DOZENS OF
NEIGHBORHOOD
SHOPS AND EATERIES
IN A 1-MILE RADIUS



DEDICATED
BIKE BARN FOR
ALTERNATIVE
COMMUTERS

**80-PERSON
MEETING SPACE**



IDEAL FOR TEAM TRAININGS, SEMINARS,
& LARGE PRESENTATIONS

Modern Urban Amenities

- **Outdoor Terraces.** Multiple terraces with 360° panoramic city views for relaxation and meetings.
- **Costa Coffee.** Full-service coffee shop and café located in the building lobby.
- **Collaborative Spaces.** Common areas fostering interaction and flexible work arrangements.
- **Walkability.** Diverse dining and shopping options just steps away from your office.



**WHERE IDEAS
CONNECT AND
CULTURE THRIVES.**

**TH
RI
VE**

THE WEST MIDTOWN EXPERIENCE.

AT THE CROSSROADS OF DINING, MUSIC, AND CULTURE.

At 8West, work and lifestyle come together seamlessly. West Midtown's mix of food, art, and community gives 8West its unmistakable energy. Lunch meetings become James Beard award-winning experiences. Walkable to more than 30 of the city's most notable restaurants and the area's best retail.

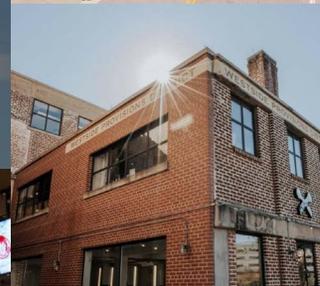


50+
SHOPPING & SERVICE DESTINATIONS WITHIN WALKING + BIKING DISTANCE



30+
FOOD & BEVERAGE DESTINATIONS WITHIN WALKING + BIKING DISTANCE

20+
ARTS, CULTURE, GREENSPACE, & SPORTING DESTINATIONS WITHIN WALKING + BIKING DISTANCE



88
WALK SCORE



84
BIKE SCORE

EXPERIENCE THE VIBRANT ENERGY, DIVERSE DINING, THRIVING ARTS SCENE, AND ACTIVE LIFESTYLE OF ATLANTA'S MOST DYNAMIC NEIGHBORHOOD.



ENTERTAINMENT + NIGHTLIFE

A PERFECT BLEND OF SOPHISTICATED BARS, UNIQUE GAMING VENUES, AND ROOFTOP EXPERIENCES WITH STUNNING CITY VIEWS.



ARTS + CULTURE HUB

KAI LIN ART
KING PLOW ARTS CENTER
STUDIO WED
TERMINAL WEST
THE GOAT FARM
WESTSIDE CULTURAL ARTS CENTER



280 ACRES OF NATURAL BEAUTY

WESTSIDE PARK, ATLANTA'S LARGEST PARK, OFFERS DIVERSE LANDSCAPES AND OUTDOOR RECREATION OPPORTUNITIES INCLUDING SCENIC QUARRY OVERLOOKS, WALKING & BIKING TRAILS, FAMILY PLAYGROUNDS, PICNIC SPOT, AND A WORLD-CLASS MOUNTAIN BIKE PARK IN DEVELOPMENT.



COMMUNITY SPIRIT

THE RICH LOCAL CULTURE OF WEST MIDTOWN COMES ALIVE THROUGH DIVERSE GATHERINGS.

RETAIL + SERVICES

A MA MANIERE
ANTHROPOLOGIE
CARVANA
COLIN TURNER COUTURE
DIXON RYE
ELEVEN NAIL BAR
FREE PEOPLE
GARSON & SHAW
INDIEHOUSE MODERN FRAGRANCES
LULULEMON
M STREET CLEANERS
NOUVELLE NAIL SALON
SANDLER HUDSON GALLERY
SEED FACTORY
SERENA & LILY
THOMAS WAGES
WESTSIDE IRONWORKS (SHOPPING MALL)
WESTSIDE PROVISIONS DISTRICT

DINING

ANTICO PIZZA
ARDEN'S GARDEN
AVIZE
BARCELONA WINE BAR
CHICK-FIL-A
E + ROSE
EIGHT SUSHI LOUNGE
EMMY SQUARED
FLOWER CHILD
FOOD TERMINAL
FORZA STORICO
JENI'S SPLENDID ICE CREAM
LITTLE SPARROW
MAPLE STREET BISCUIT CO.
MILLER UNION
NORTHSIDE TAVERN
O-KU
PINK LOTUS THAI
SHAKE SHACK
SWEETGREEN
TAQUERIA DEL SOL
THE OPTIMIST
THE PAINTED DUCK
THUMBS UP
TORYCHY'S TACO
UPBEET
URBAN GRIND
VELVET TACO
WESTSIDE PROVISIONS DISTRICT



**WALKABLE TO THE
AREA'S BEST** RETAIL
AND AWARD-WINNING
DINING EXPERIENCE.

ATLANTA'S MOST CONNECTED WORKPLACE: A CLASS-A DESTINATION SURROUNDED BY DINING, CULTURE, AND GREENSPACE.

8W
EST

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