

This is Armour Yards.

A transformative creative office community with authentic spaces designed for A-list office users and locally renowned retailers.



ARMOUR YARDS



JLL

NORTHWOOD

OFFICE



Welcome to Armour Yards.

Known for its pleasantly caffeinated mornings and happy hour hot spots, the origin of Armour Yards dates back to the early 1900s.

The former railcar fleet yard of one of America's biggest shippers Armour and Co., Armour Yards maintains its industrial area charm with remnants of a mid-century past.

Now home to a growing pool of Atlanta businesses with a shared love of great local coffee, talent, barbecue, beer and spirits — beyond brick walls and exposed ceilings, we're open for ideas at Armour Yards.

And for us, it's really as simple as that.



255



195



199



120



120

195

199

255

251



Work amidst Atlanta mainstays such as —



East Pole Coffee

Directly across the street serving up delicious coffee of all shapes and sizes, light bites and room to spread out and catch up or get down to work. Try the iced coffee.



SweetWater Brewery

Cold year rounds, seasonals and limited release beer, this is an Atlanta destination for good times and entertainment in just a one minute stroll. Free live music on the patio every Sunday!



ASW & The Stave Room

The Creators of the 1st Straight Bourbon distilled in ATL since Prohibition are only a few steps away. Swing by for a late afternoon cocktail.



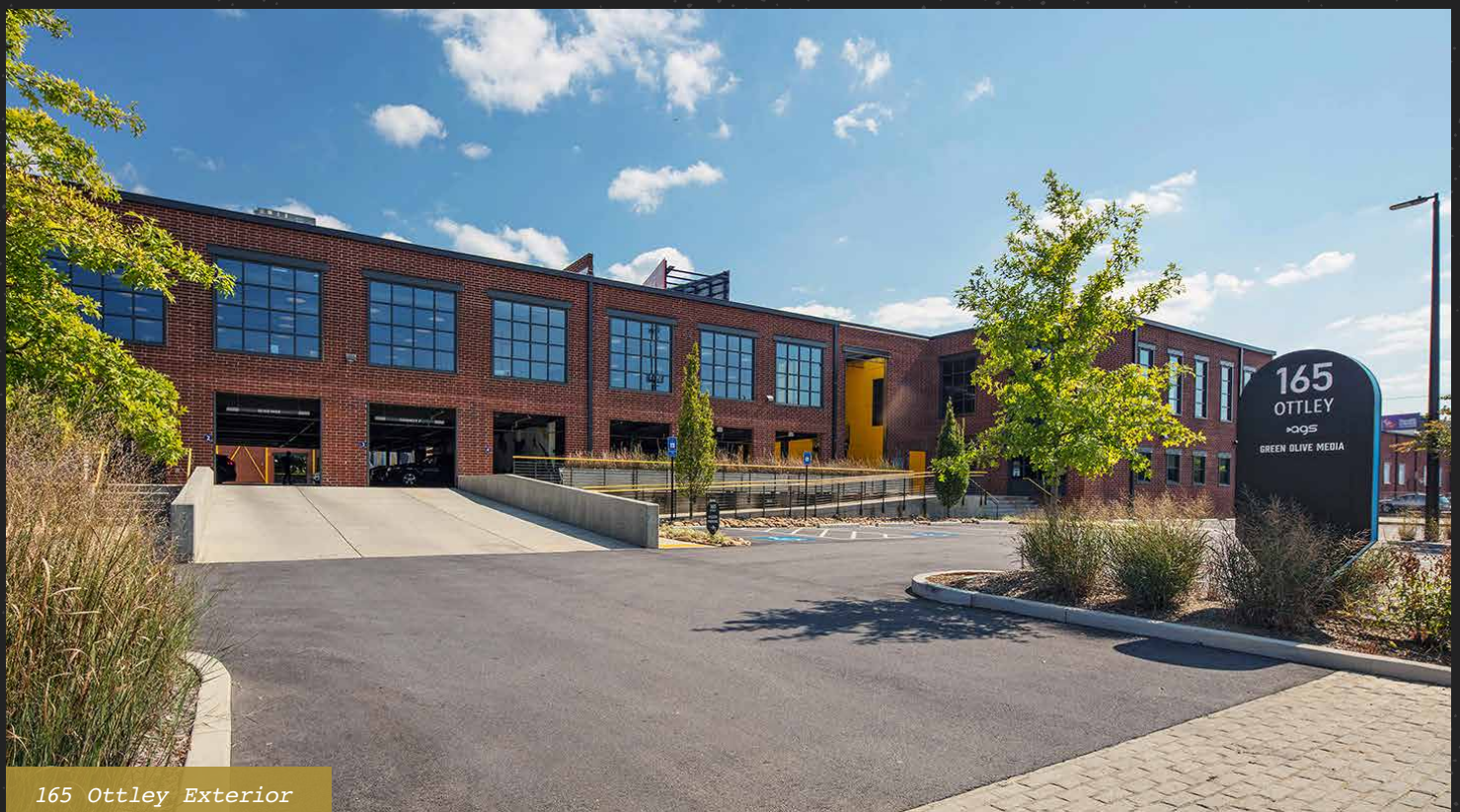
Fox Bros. "QUE"-OSK

Fast walk to fast walk-up Texas-style 'que with catering availability for office breakfasts and lunches. The brisket sandwich does not disappoint.

Settle into the District



120 Ottley Exterior



165 Ottley Exterior



225 Ottley Exterior



225 Ottley Interior, Adjacent to East Pole Coffee



255 Ottley



251 Armour Exterior Visualization

Your home away from home.

Centrally situated between Buckhead and Midtown, Armour Yards offers direct access to I-85, I-75, GA 400 and Path 400 trails.

With the option for convenient on-site shuttle access to the MARTA Lindbergh Station and adjacent to the future BeltLine extension — work in a location that pushes you forward.





Piedmont Park



Atlanta BeltLine



Convenient Lunch Destinations

A sea of Atlanta staples.

Provisions.

American Spirit Works Distillery (on-site)

East Pole Coffee Co. (on-site)

Fox Bros. "QUE"-OSK (on-site)

SweetWater Brewing Company (on-site)

Cape Dutch - 1 MI

Fat Matt's Rib Shack - 1.5 MI

Grana (Chef Pat Pascarella) - 1.5 MI

Grindhouse Killer Burgers - 1.3 MI

Holeman and Finch Public House - 3 MI

KR Steak Bar - 2 MI

Little Rey (Chef Ford Fry) - 1 MI

Nakato Japanese - 1 MI

Orpheus Brewing - 2 MI

Taqueria Del Sol - 1.8 MI

Treehouse Restaurant and Pub - 2.4 MI

Recreation.

Atlanta Track Club (on-site)

Future BeltLine Connection (on-site)

Ansley Golf Club - 1.5 MI

Bobby Jones Golf Course - 4 MI

Piedmont Park - 2 MI

Destinations.

District Nightclub (on-site)

Ansley Mall - 1.5 MI

Atlanta Botanical Gardens - 2.5 MI

Midtown Bowl - 0.8 MI

Museum of Design Atlanta - 2.5 MI

The High Museum of Art - 2.5 MI

Armour Yards offers convenient neighborhood commutes and a vast array of Atlanta mainstays. With quality on-site amenities and quick access to diverse local eateries, wellness and entertainment destinations — discover new territory.





Fox Bros "Que"—Osk

An irreplaceable experience.

Beyond on-site amenities, talented neighbors and a coveted central Atlanta location, at Armour Yards we've taken things one step further to shape an experience unlike anything else in Atlanta.

In addition to coordinating and managing Armour Yards happenings, our Community Manager remains laser focused on understanding your needs, wants and interests to continually enhance campus connectivity for our like-minded community of self-starters.



SweetWater Brewing Co.



East Pole Coffee Co.



Outdoor Dine-Arounds



ASW Distillery



Dog-friendly

At Armour Yards—



We empower companies to invest in self care.

We've designed space for health and wellness into the core of our campus so you can grow your business, your team, your work ethic (you name it) from the inside out.

- **Communal Fitness Studio** — Start your morning meditation or your lunchtime cross-fit circuit in a space designed to support your flow.
- **Yoga Classes** — Unroll your yoga mat and start your downward dog on the lawn in good company.
- **The Atlanta Track Club** — Pick up the pace in a community centered around running.



We actively promote sustainability.

We've planted roots in a place that stimulates growth (pun intended) so you can take an active role in small changes that scale to make a big impact.

- **Earth Day** — Roll up your sleeves and help clean up the neighborhood in the company of fellow Armour Yards neighbors.
- **Copiana** — Reap the benefits of our fresh aeroponic tower-grown greens and herbs on harvest days, right across the street at 255.
- **AY Farmers Market** — Shop for fresh produce and local goods at your convenience between 3:30-6:30pm.



We believe in the power of helping others.

We offer diverse opportunities to give back to non-profits doing amazing things so you can join a collective force of good-doers and help make the world go 'round.

Fundraising and volunteer opportunities with the following community partners:

- **Atlanta Police Foundation** — Support efforts to make our city the safest and most inviting place for its residents, workers, and visitors alike.
- **Life Line Pet Adoption** — Help find longterm homes for furry friends in need.
- **Open Hand Atlanta** — Package and deliver meals to community members in need.
- **The Red Cross** — Make a lifesaving blood donation.
- **Toys For Tots** — Help spread Christmas cheer by donating toys to kids in need.



We maintain a welcoming, communal atmosphere.

All the way down to your spirited canines, we offer a community of diversity and open-mindedness so you can count on having a good excuse to gather.

Upcoming happenings:

- **Sofar Sounds Shows** — Join Sofar Sounds for an intimate live music performance on-site.
- **Chef Pop-Ups and Wine Tastings** — Indulge in hand-selected pairings with colleagues and friends.
- **Outdoor Movie Nights** — Spread out your blankets and feast your eyes on the big screen.
- **Annual Holiday Parties** — From Cinco de Mayo to Christmas, there's always a reason to celebrate.

We are open for ideas, and we look forward to welcoming yours at Armour Yards.



Copiana Harvest Days



Atlanta BeltLine Trail



Intimate Yoga Classes

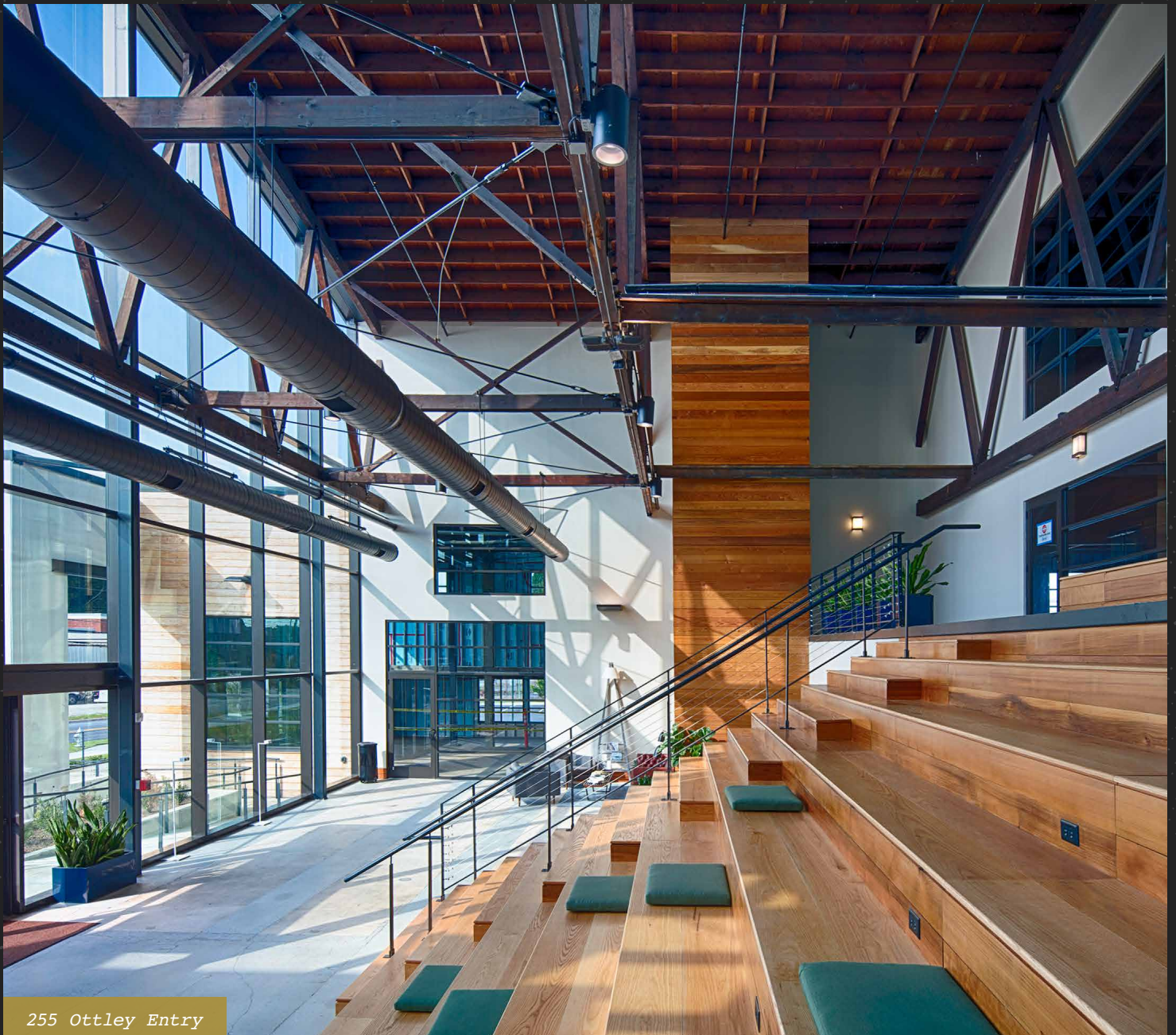


Volunteering at Open Hand

The space to make your greatest impact.

The ultimate opportunity to grow into a space that matches your culture, fuels your vision and ignites extreme amounts of passion across your team.

Consider the possibilities that come with joining the growing Armour Yards community of passionate companies.



255 Ottley Entry

For leasing information, please contact:

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