



OFFICE OPPORTUNITY





EASTERN FACADE FROM BELTLINE



AERIAL VIEW OF PLAZA



VIEW OF STEPS AND BELTLINE FROM PLAZA



WESTERN FACADE AND PLAZA AT DUSK

EASTSIDE ATLANTA,  
THE CENTER OF EVERYTHING

From Piedmont Park and MODA to the emerging Memorial Drive Corridor, the Atlanta communities east of I-75 / I-85 are the place to be — serving up some of the city’s best food, art, culture, recreation, and family-friendly experiences.

Atlanta’s Eastside offers a unique blend of neighborhoods — from upscale shopping and dining in Virginia-Highland to music venues, independent shops, restaurants,

and pubs of East Atlanta Village to the indie stores, dive bars, music venues, and ethnic restaurants of Little Five Points. Add in the hip eateries, indie boutiques, and artisan foods of the Old Fourth Ward, the convenience of the Beltline’s Eastside trail for walking and biking, and nearby skatepark, and you truly have a community that’s vibrant, eclectic, inclusive, and poised for growth.

DRIVE TIMES

NEIGHBORHOODS -	WESTSIDE	16 MINUTES	DEVELOPMENTS -	PONCE CITY MARKET	5 MINUTES
	DOWNTOWN	8 MINUTES		CENTENNIAL YARDS	14 MINUTES
	MIDTOWN	10 MINUTES		PULLMAN YARDS	11 MINUTES
	DECATUR	15 MINUTES		STAR METALS	14 MINUTES
	AIRPORT	17 MINUTES			
	BUCKHEAD	18 MINUTES			







NEW REALM BREWERY ON BELTLINE



GROUP YOGA AT OLD FOURTH WARD PARK



ENTRANCE TO PONCE CITY MARKET FROM BELTLINE

## FOURTH WARD NEIGHBORHOOD



725 PONCE PLAZA



ATLANTA FIELD DAY IN OLD FOURTH WARD PARK



BELTLINE RECREATION

FOURTH WARD  
NEIGHBORHOOD

# A VIBRANT MULTI-USE PROJECT IN DYNAMIC EASTSIDE ATLANTA

The total masterplan includes 2+ million square feet of new construction and is perfectly positioned between the Atlanta BeltLine and an 18-acre park, also managed by the Beltline. When the project is fully developed, we estimate that 8,000 new office employees and residents will be added to the community.

## PHASE 1 –

950,000 square feet of new Class-A office and retail space in three towers, designed by Olson Kundig Architects.

359 multi-family UNITS

Hotel with Social Club / Amenity Space

1-acre central plaza space adjacent to the multifamily space, designed by Brooklyn-Based Future Green Studios

A newly constructed street grid with quick access to the nearby interstate system

## FUTURE PHASE –

450,000 square feet of office space along the Beltline

450+ additional multi-family residences

150,000 Square Feet of additional mixed use space

HISTORIC FOURTH  
WARD PARK

HOTEL

MULTIFAMILY

PLAZA

FUTURE PHASE

FUTURE PHASE

SURFACE  
RETAIL  
PARKING

OFFICE  
TOWER ONE

OFFICE  
TOWER TWO

OFFICE  
TOWER THREE

BIKE LIFT

STEPS

BELTLINE

NORTH ANGLIER AVENUE

ASHLEY AVENUE

RALPH MCGILL BOULEVARD

TO NORTH  
AVENUE

PROJECT OVERVIEW

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## ELEVATED LIVING IN EASTSIDE ATLANTA

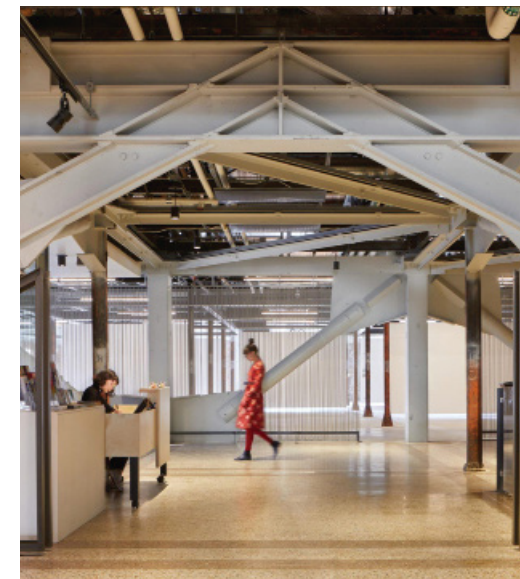
PROJECT OVERVIEW



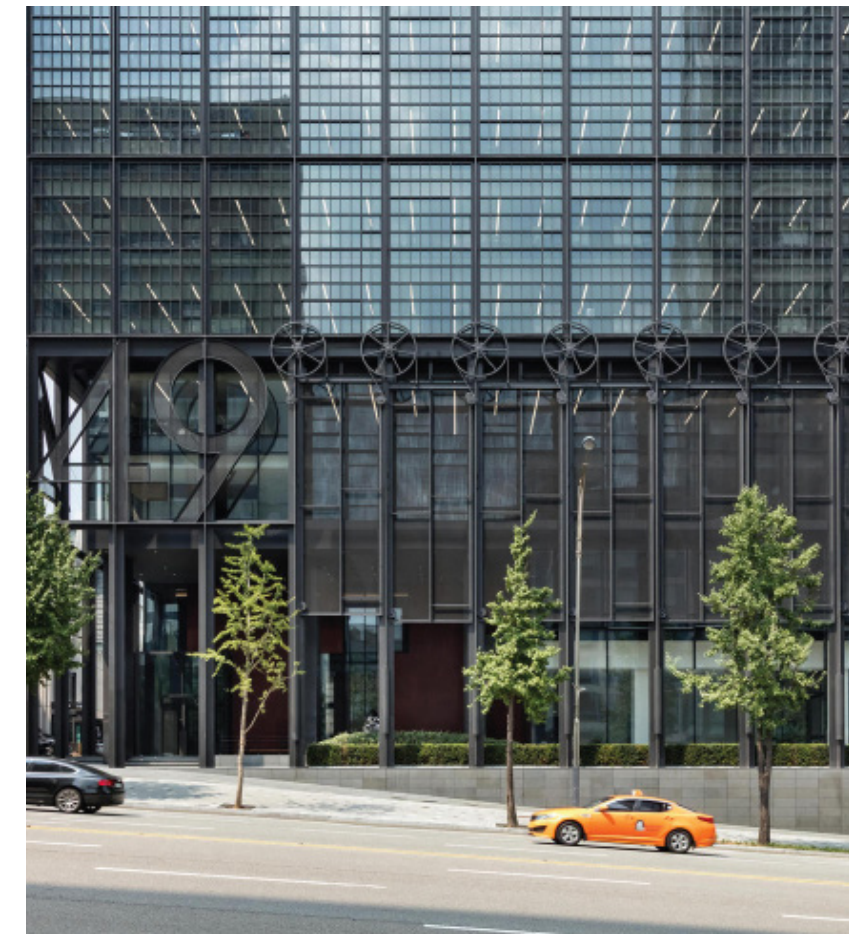
## ABOUT THE ARCHITECT

Founded in 1967 by Jim Olson, Seattle based Olson Kundig is a global leader in architecture and design. The firm's work encompasses museums, commercial and mixed-use design, exhibit design, interior design, places of worship, and residences, often for art collectors. An emphasis on

craft is an outgrowth of Olson Kundig's contextual approach to design, as working with artists and craftspeople local to projects around the world helps the work tell an authentic story of its place. The Offices at Fourth Ward is Olson Kundig's first project the the Southeast.



INSPIRATION FOR 4W





In 2017, LAMB and New City formed a partnership to acquire 11 acres of property in Old Fourth Ward. The site is bounded by Historic Fourth Ward Park and the Atlanta BeltLine, situated just two blocks from Ponce City Market, and constitutes the last opportunity for dense vertical development in the vicinity.

Ralph McGill Angier, LLC (“RMA”), the partnership’s land holding company, owns the property fee simple and has funded 100% of acquisition and predevelopment costs to-date. RMA has secured all necessary entitlements for the Project and developed an ambitious design for the overall development, which will be one of the largest and most transformative mixed-use developments on the Atlanta BeltLine to date.

In addition to the Project, the first phase of

development includes a 480,000 square foot office building with street- and BeltLine-facing retail and a hotel/social club. These three buildings will be constructed over a 1,250-space subterranean parking deck that will be shared by all uses. Future phases of the project will include approximately 1.2 million square feet of additional density. Plans for the master development draw inspiration from world-class architecture and envision large-scale public enhancements that will provide a critical link between Historic Fourth Ward Park and the BeltLine.

RMA commenced construction on the office / retail project in July 2020 and subsequently announced an anchor lease with MailChimp, a market-leading provider of web-based marketing services.

## NEW

## CITY

New City is an Atlanta-based real estate development firm that focuses on developing unique, non-commodity projects that fit within the context of the surrounding environment. Whether space for the community to work, shop, eat, or live, New City believes each property should include an interesting mix of uses, the latest innovations in technology and sustainability, and encourage walkability.

New City was founded by Jim Irwin, who has been directly responsible for over \$1 billion of real estate development across the U.S., including management of two projects that neighbor the property: Ponce City Market, a 2.1M square foot, award winning adaptive reuse project, and 725 Ponce, a 420,000 SF mixed-use development, the largest new construction project along the Atlanta BeltLine to-date.

## LAMB

## PROPERTIES

LAMB Properties is a Chicago-based real estate development and investment vehicle for the Bluhm family to carry on the legacy of Neil Bluhm, co-founder and the President of JMB Realty and a co-founder and a Managing Principal of Walton Street Capital.

Mr. Bluhm has been involved with over \$60 billion of real estate developments and investments, including the landmark buildings — Copley Place in Boston, 900 N. Michigan Avenue, including the Four Seasons Hotel in Chicago, and SunAmerica Tower in Los Angeles.

LAMB is led by Andy Bluhm, who has acquired and developed billions of dollars of real estate through his current role as CEO of LAMB and previous roles at Walton Street Capital, JMB Realty, and Goldman Sachs.

**OFFICE LEASING INFORMATION**

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