



# MAIN STREET NOT MAIN- STREAM

LOFT OFFICES & RETAIL SPACE

# THE CROSSROADS FOR CONNECTIONS

Shortly after Atlanta's story was forged in fire, East Point rang loudly with the sounds of pride, perseverance and progress. Here, the first urban pioneers rolled up their sleeves and converted a simple crossroads into a community renowned for its hospitality and hard work.

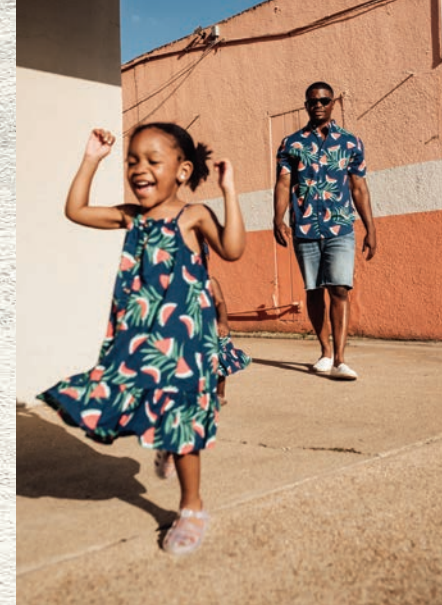
150 years later, East Point Exchange stands as a testament honoring the hands of iron and hearts of gold that built this original crossroads for connection. We welcome Doers of all races and creeds who aren't afraid to get their hands dirty and build a community that bridges their passions with people-first values. EPX proudly sets aside the fluff and fancy, echoing instead with the rhythms of a city at the forefront of its revival.

18  
54



# A PURPOSE-ORIENTED & EXPERIENTIAL COMMUNITY IN THE HEART OF EAST POINT

Built at the crossroads of grit, grind, dream and do, EPX celebrates the culture of East Point in a one-of-a-kind urban village designed to inspire curiosity, creativity and connection.



- Walkable to Downtown & Marta Train Stop
- Multi-Use Walkway Connected to PATH System
- Public Spaces & Amenities On-Site
- Wellness Hub
- Public Art Installations & Events
- Community Events & Activations
- Food & Beverage
- Entertainment
- Loft Office & Retail Space
- New Apartments Along Multi-Use Walkway





TACO PETE EL ROCIO WAFFLE HOUSE CHIC A LOES

**marta**  
EAST POINT STATION

THUMBS UP DINER LOV'N IT LIVE

Q'S RESTAURANT

OZ PIZZA BRG GRILLE

DOWNTOWN EAST POINT

CHAIRS UPSTAIRS BAR & LOUNGE

**marta**  
PEDESTRIAN BRIDGE

KUPCAKERIE

**PATH**  
PHASE 2

FUTURE GROCERY / FOOD & BEVERAGE CONCEPT

IRENE KIDD PKWY

GUS THORNHILL JR. DR

**WAGON WORKS**  
EXISTING HISTORIC OFFICE SPACE  
120,000 SF

**BUGGYWORKS**  
(LOFT OFFICE & RETAIL)

FUTURE RAILROAD PARK

FUTURE ART GALLERY

NEW MULTI-FAMILY  
120 UNITS

**THE COUCH**  
(COMMUNITY & EVENT SPACE)

EAST CLEVELAND AVE

**THE LAWN**  
(OUTDOOR COMMUNITY & EVENT SPACE)

(WEST) WELLNESS CAMPUS  
30,000 - 60,000 SF

ENTERTAINMENT / ART SPACE CONCEPT

RN MARTIN STREET

EAST WARE AVE

**PATH**  
PHASE 1

**PATH**  
PHASE 2

**JEFFERSON STATION**  
(LOFT OFFICE & RETAIL)

# CONCEPT PLAN

PHASE 1 BUILDINGS SHOWN IN YELLOW, PHASE 2 SHOWN IN RED.

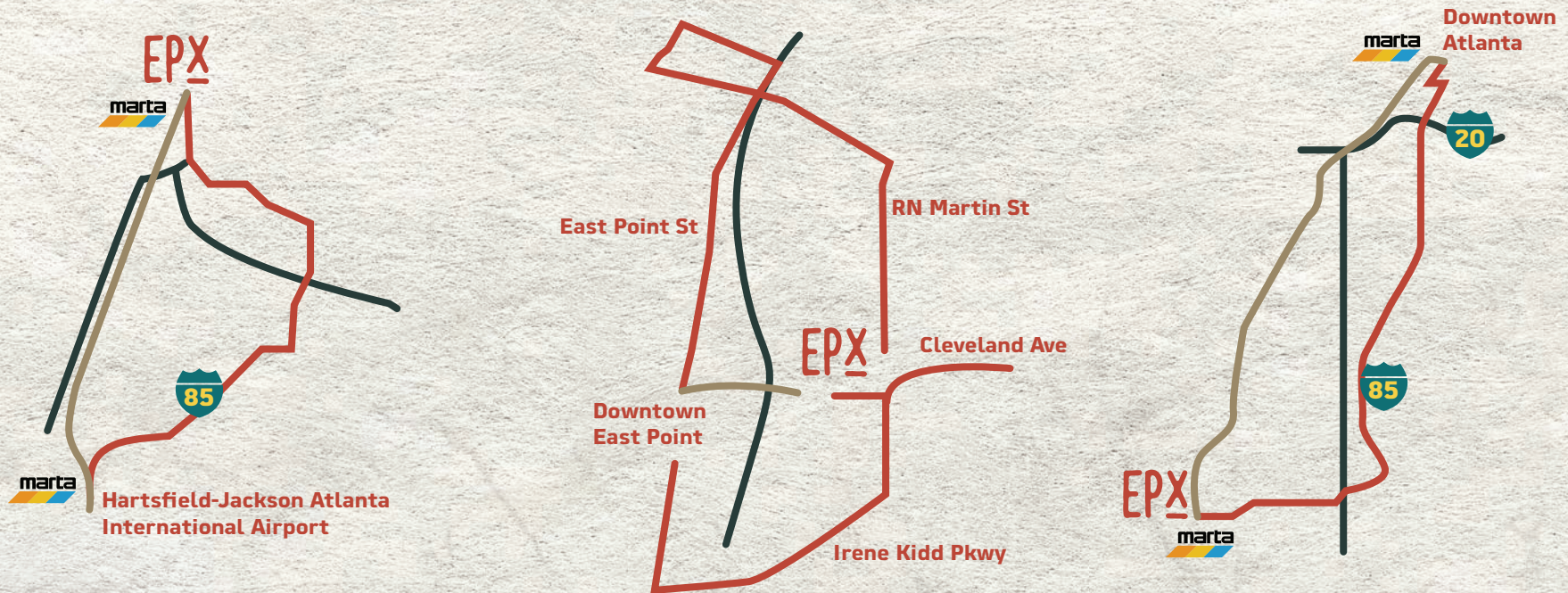
EAST FORREST AVE

MAIN STREET

NORMAN BERRY DRIVE

# EPX - GETTING HERE IS EASY

Our flexible, mixed-use and commercial real estate spaces are designed to bring the best of city life to your front door. Within easy access of planes, trains and automobiles, EPX is anchored by the East Point Marta Station and on the main line whether you're headed Downtown or to your next flight.



**9**  
MINUTES



**11**  
MINUTES



**To Hartsfield-Jackson Atlanta International Airport**

9 minutes by car;  
11 minutes by MARTA

**5**  
MINUTES



**7**  
MINUTES  
BY FOOT



**To Downtown East Point**

5 minutes by car;  
7 minutes by foot

**14**  
MINUTES

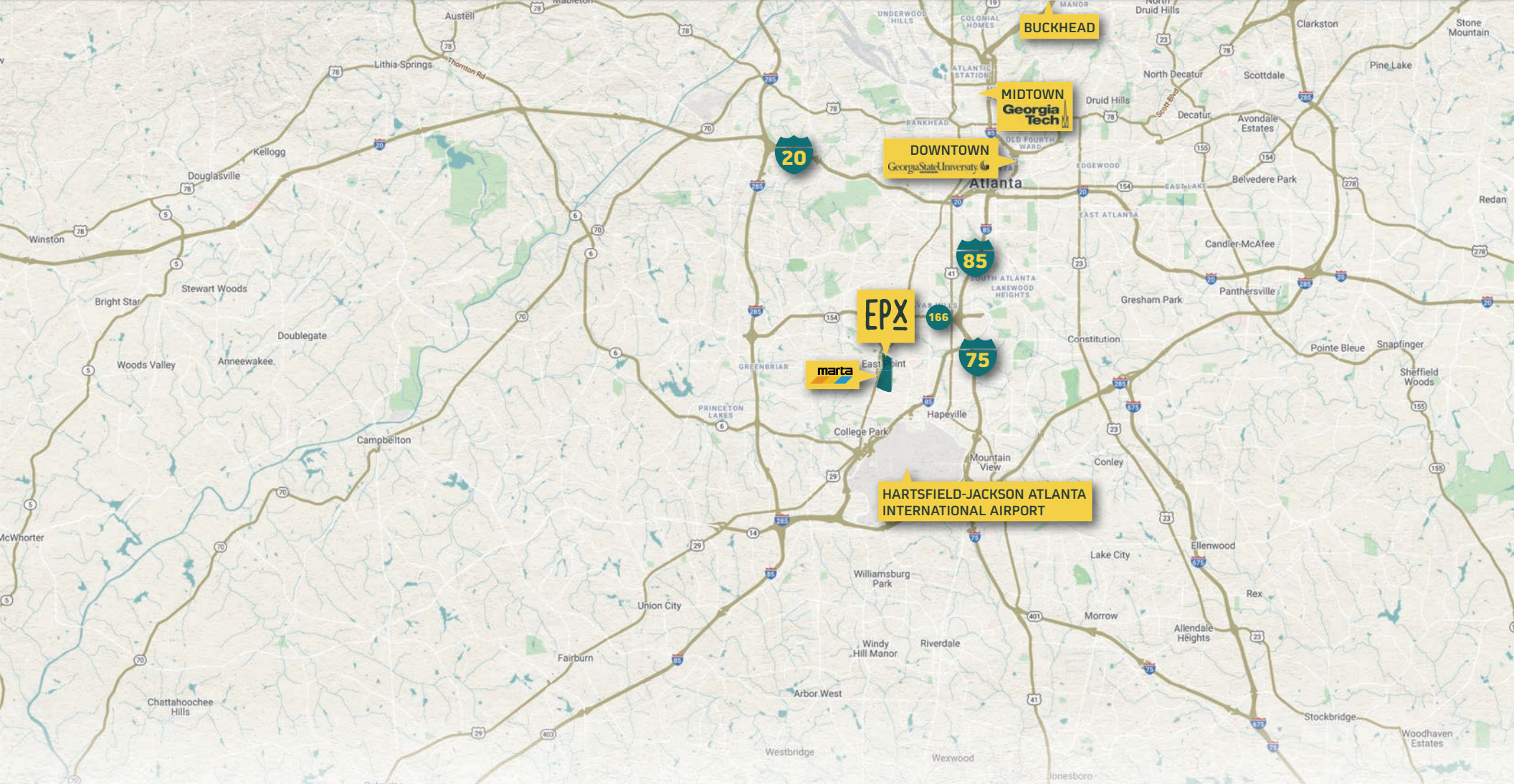


**25**  
MINUTES



**To Downtown Atlanta**

14 minutes by car;  
25 minutes by MARTA



## Key Commute Times

Airport 9 minutes | Downtown 13 minutes | Midtown 15 minutes | Buckhead 22 minutes | Peachtree City 35 minutes | Newnan 36 minutes | McDonough 42 minutes

# CONNECTED & CONVENIENT

From Buckhead and Midtown to the airport and beyond, EPX is homebase without the hassle. This southside development also offers easy access to OTP communities like Peachtree City and Newnan and in-town neighborhoods like EAV and O4W.

# KEY LEASE TERMS

- **SPACE AVAILABLE: 1,000 – 62,000 SF**
- **GENEROUS TENANT IMPROVEMENT ALLOWANCE**
- **LEASE TERM NEGOTIABLE - MINIMUM OF 3 YEARS**
- **BASE RENT OF \$24/SF**

## EPX BENEFITS

- Event spaces and other programs available to all tenants
- Customer/market engagement opportunities with on-site activations
- Custom strategies for small businesses supported by management team

\*All lease terms and property information are estimates and approximations. Please contact us for more information.



**BUGGYWORKS**



**JEFFERSON STATION**

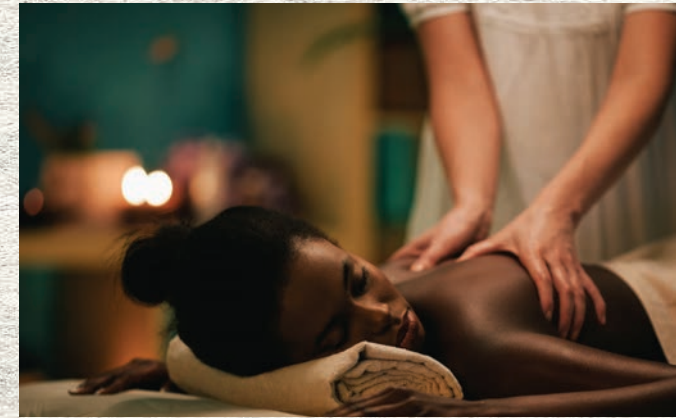


# HEALTH, WELLNESS & HAPPINESS ARE CORNERSTONES OF A STRONG COMMUNITY



**EPX real estate is designed to morph as the needs of the community change. We believe in the power of healers and welcome wellness practitioners of all disciplines to bring positive energy and life-changing services to our urban Main Street community. Flexible, accessible spaces are available for:**

- **Health Counselors**
- **Family Clinics**
- **Dentist Office**
- **Physical Therapy**
- **Alternative Medicine**
- **Massage Therapists & Chiropractors**
- **Health Spas**
- **Biomedical R&D Facilities**





# ART & ARTISTS TURN A GROUP OF BUILDINGS INTO A VIBRANT COMMUNITY



At EPX, we know that art is integral to culture. It is a unifying force with the power to help people connect. We're calling all passionate creators to join us in building a culture of inclusivity and passion. Maker spaces and studios are available for:

- DIY & Emerging Arts
- Musicians
- Film Makers
- Writers
- Sculptors
- Fabricators
- Photographers
- Jewelry Makers
- Fashion Designers



# DOERS ARE DONE WITH THE DAILY GRIND & THAT INCLUDES TRAFFIC JAMS

EPX is uniquely positioned to offer the best of urban living without the hassles of traffic. Workers from all walks of life are demanding easy access to public transit — and we've got it. Our spaces are 2 MARTA stops from Hartsfield-Jackson Int'l Airport and 4 from Midtown Atlanta — no car (or cussing) required.



# "BUY LOCAL" ISN'T JUST A NICE THOUGHT — IT'S A WAY OF LIFE AROUND HERE

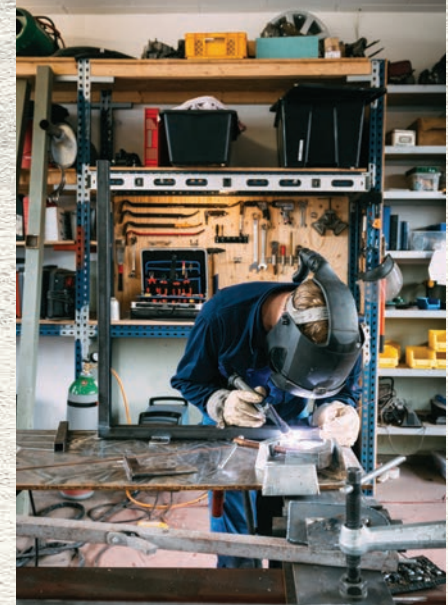
When we say Main Street not mainstream, we mean it. We welcome Small Businesses and put our money where the Doers are — up front and street level. At EPX, we've set aside prime real estate for those just starting out, such as:

- Health-Food Stores
- Barbers & Cosmetologists
- Makeup Artists
- Coffee & Bottle Shops
- Bakeries & Cafés
- Lifestyle & Fitness Studios
- Pop-Up Concepts
- Clothing & Home Goods Boutiques
- Tailors & Dry Cleaners
- Design Showrooms



# IF "THE 9-5" IS MORE LIKE 24/7, THIS IS THE PLACE FOR YOU

We believe in the Doers of the world, in the people who roll up their sleeves, in those who see an opportunity and figure out how to make it better, together. That's the EPX ethos and that's why we've designed spaces exclusively for entrepreneurs, including:



- Social Enterprise
- Sub-Contractors
- App & SaaS Developers
- Professional Services
- Start-Up Companies
- Design & Marketing Firms
- Architecture Studios
- R&D Companies



# JEFFERSON STATION

## Building Attributes

- Built in 1930
- Formerly a clothing and canvas mill
- Restored in 2000
- 70,193 SF High Character Loft Office building with ~20,000 SF floor plates, large windows, 13'-16' high ceilings that boast beautiful wood beams
- Completely updated electric
- Potential Signage opportunity visible to MARTA Rail
- Building and monument signage located on Norman Berry Drive (6,000VPD)
- 90 parking spaces (3 spaces per 1,000 SF)
- Security guard located at front lobby during business hours
- Key-card access into the building 24/7
- Security Cameras operating 24/7

\*All lease terms and property information are estimates and approximations. Please contact us for more information.



## Key Lease Terms

**Availability:** 760 - 35,777 SF

**Max Contiguous SF:** 20,587 SF

**Commencement Date:** 90-120 days  
from Lease Execution

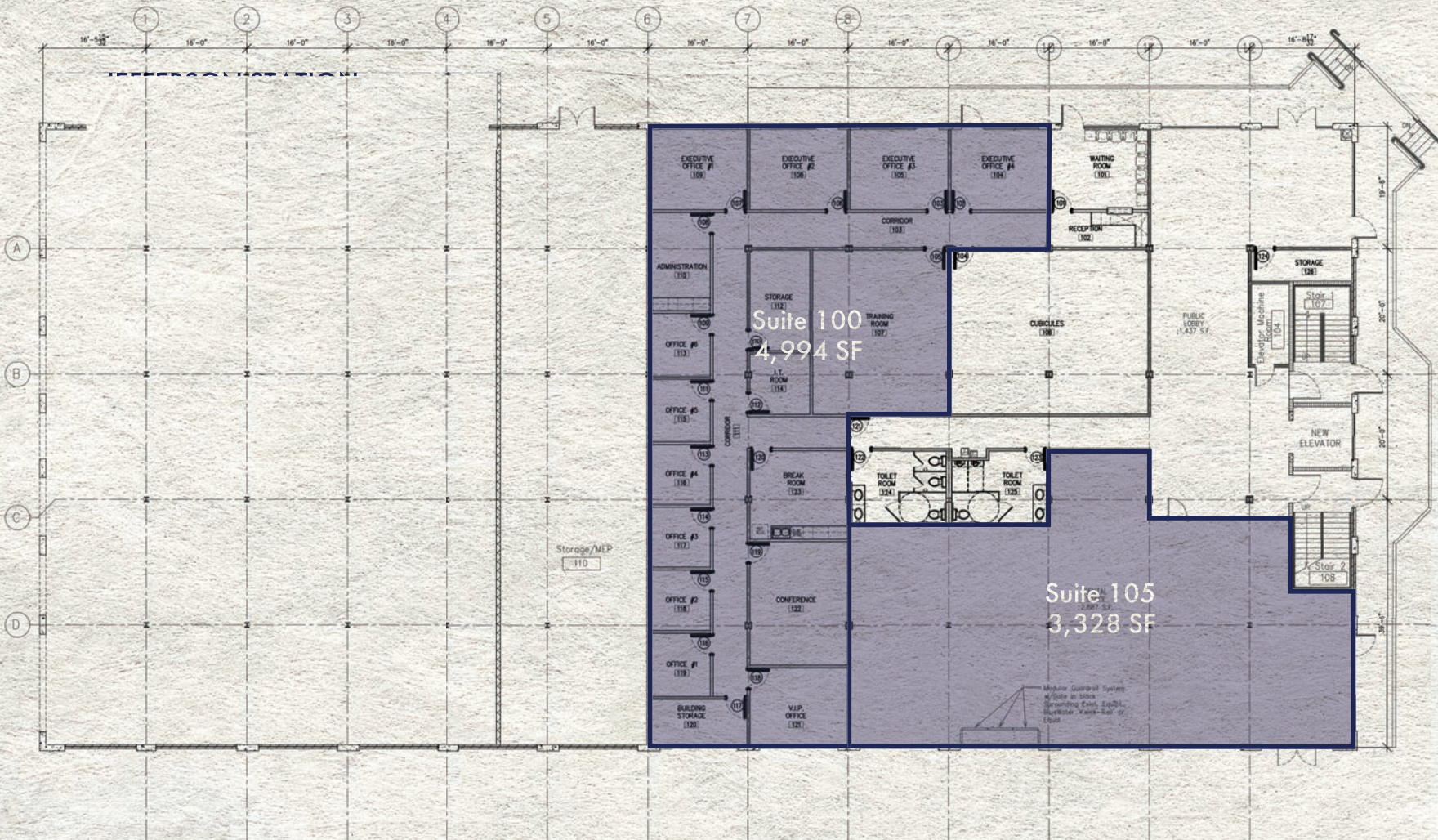
**Lease Term:** 3-15+ years

**MG Rate ("Base Rent"):** \$24.00 PSF

**Escalations:** 3% annually

**TIA:** Generous TIA depending on  
creditworthiness of tenant and lease term

**Additional Rent:** In addition to Base Rent,  
tenant will pay for its own in suite janitorial.



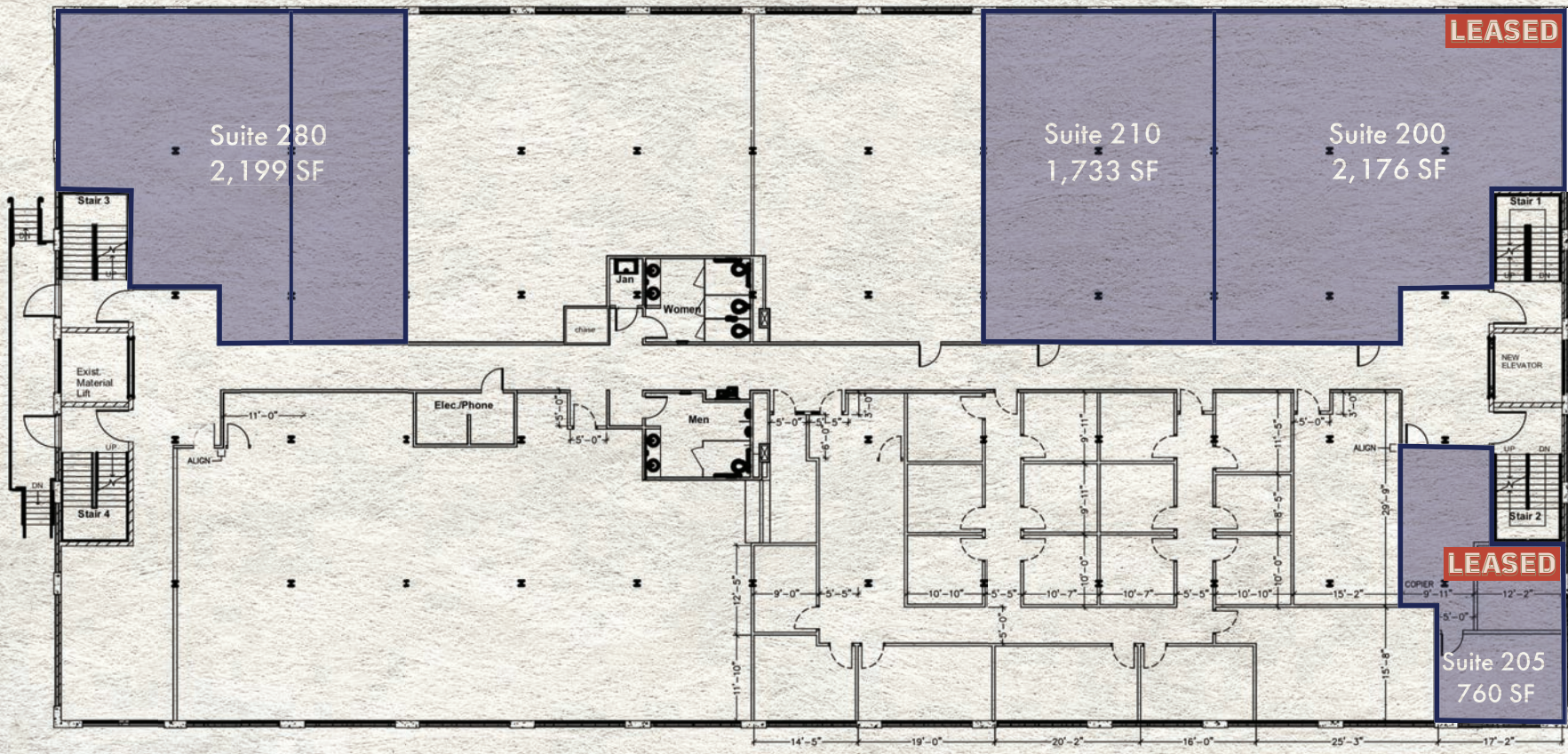
**Co-working, film production, social activism and R&D labs all deserve a major upgrade. We suggest you start here.**

- 3,000-8,322 SF Available
- Creative Loft Office
- Structural Wood Beams
- Potential for indoor/outdoor connectivity on the 1st Floor

**JEFFERSON STATION**



**EPX**



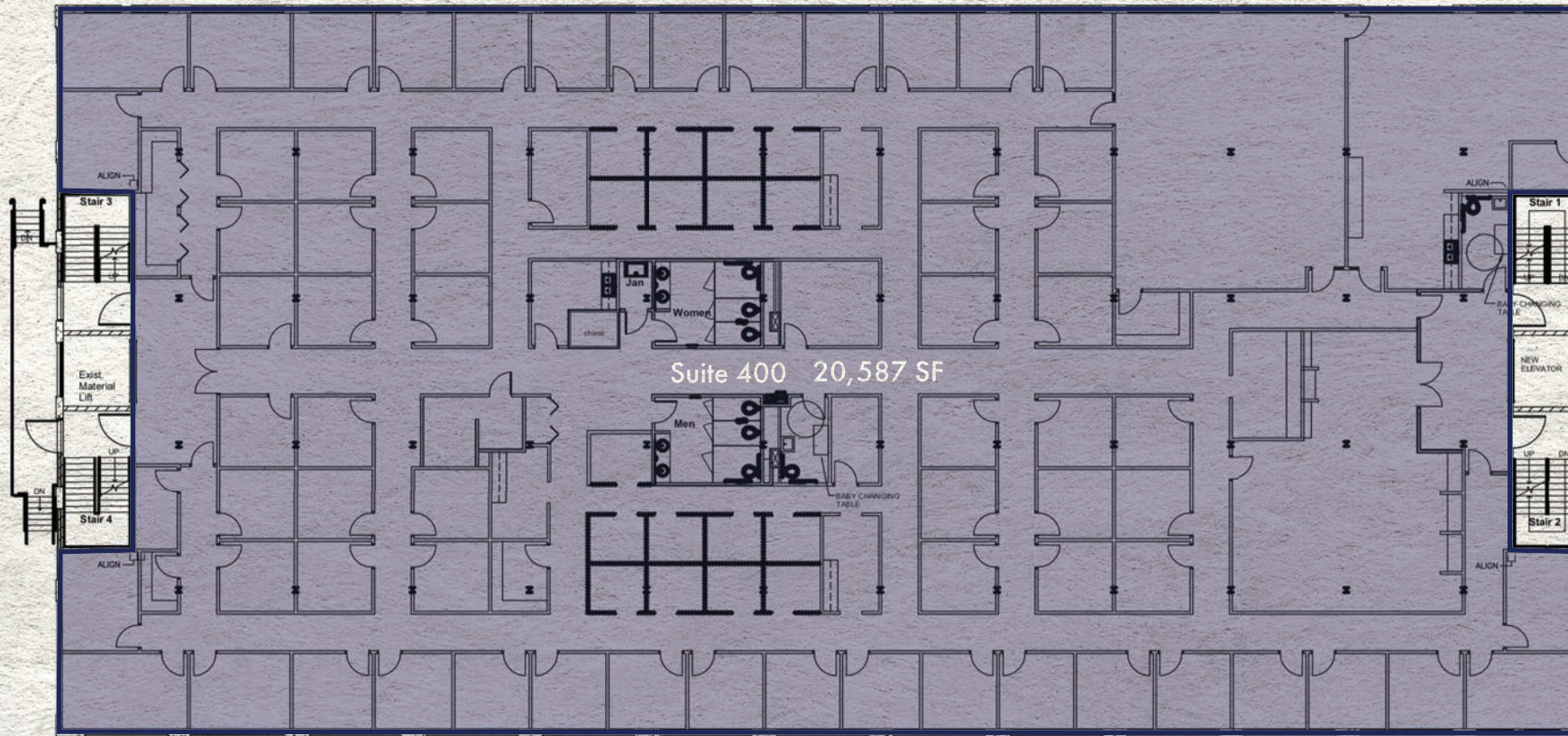
**Calling all bakers, makers, musicians, artists and healers! EPX will level up your start-up.**

- 760-3,909 SF Available
- Creative Loft Office
- Structural Wood Beams
- 2nd Floor Space

**JEFFERSON STATION**



**EPX**



Suite 400 20,587 SF

**Tired of corporate greige and fake "post industrial" details? So are we. Try soaring ceilings and historic architecture instead.**

- 5,000-20,587 SF Available
- Opportunity to occupy entire 4th floor of the building
- Top floor space allowing for Unique High Vaulted Ceiling w/ Structural Wood Beams
- Creative Loft Office

**JEFFERSON STATION**



**EPX**



# BUGGYWORKS

## Building Attributes

- Built in 1890
- Formerly a Buggy and Wagon factory
- Restored in 2000
- Building 100 is a 48,936 SF High Character Loft Office building with ~16,000 SF floor plates, large windows, high ceilings that boast beautiful wood beams
- Completely updated electric, new elevator installed, building common areas lofted
- Shared outdoor/greenspace amenity for open-air gathering and meeting space
- Potential Signage opportunity visible to MARTA Rail
- 334 parking spaces ( 4+ spaces per 1,000 SF)
- Key-card access into the building 24/7
- Security Cameras operating 24/7

\*All lease terms and property information are estimates and approximations. Please contact us for more information.



## Key Lease Terms

**Availability:** 733 - 26,976 SF

**Max Contiguous SF:** 16,000 SF

**Commencement Date:** 90-120 days  
from Lease Execution

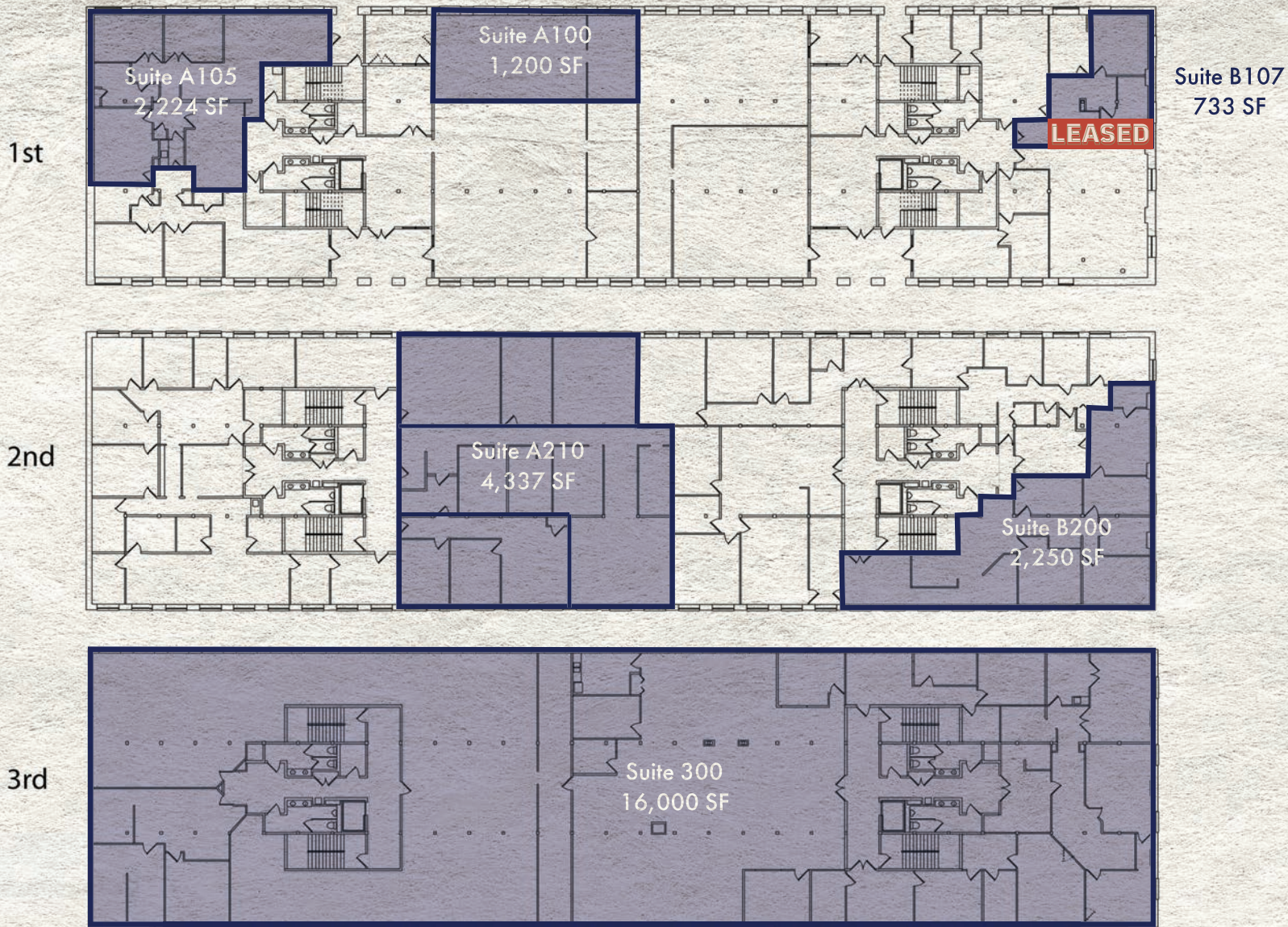
**Lease Term:** 3-15+ years

**MG Rate ("Base Rent"):** \$24.00 PSF

**Escalations:** 3% annually

**TIA:** Generous TIA depending on  
creditworthiness of tenant and lease term

**Additional Rent:** In addition to Base Rent,  
tenant will pay for its own in suite janitorial.



**2 fashion stylists, 3 lawyers, a coffee roaster, and a sculptor walk into a bar ... it's no joke, EPX has it all.**

**BUGGYWORKS**



**EPX**



# A COMMUNITY BUILT FOR THE FORWARD MOVING SPIRIT

**INVESTMENT & LEASING OPPORTUNITIES**



[KAIROSOPPORTUNITY.COM/PROPERTIES](https://kairosopportunity.com/properties)  
[SALES@KAIROSDEVELOPMENTCORP.COM](mailto:SALES@KAIROSDEVELOPMENTCORP.COM)  
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