

An aerial photograph of a campus in Hapeville, Georgia. The image shows a large, multi-story brick building complex with a flat roof, outlined in yellow. This complex is situated next to a large parking lot. In the background, there are other campus buildings, more parking areas, and a dense line of trees. In the far distance, the Atlanta skyline is visible under a hazy sky. The overall tone of the image is professional and modern, with a focus on the campus environment.

THE LANDINGS AT HAPEVILLE

YOUR OFFICE, YOUR CAMPUS
STEPS FROM DOWNTOWN HAPEVILLE

335,000 RSF ON 14.87 ACRES OF CAMPUS

THE LANDINGS AT HAPEVILLE



290,000 RSF +/- AVAILABLE

3585-3579 Atlanta Avenue, Hapeville, GA 30354

LARGE BLOCK OF MODERN OFFICE SPACE

LOCATED BETWEEN AIRPORT AND DOWNTOWN HAPEVILLE



**THE LANDINGS
AT HAPEVILLE**

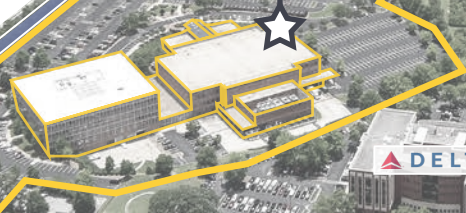
PERRY J HUDSON PARKWAY

DOUG DAVIS DRIVE

ATLANTA AVENUE

VIRGINIA AVENUE

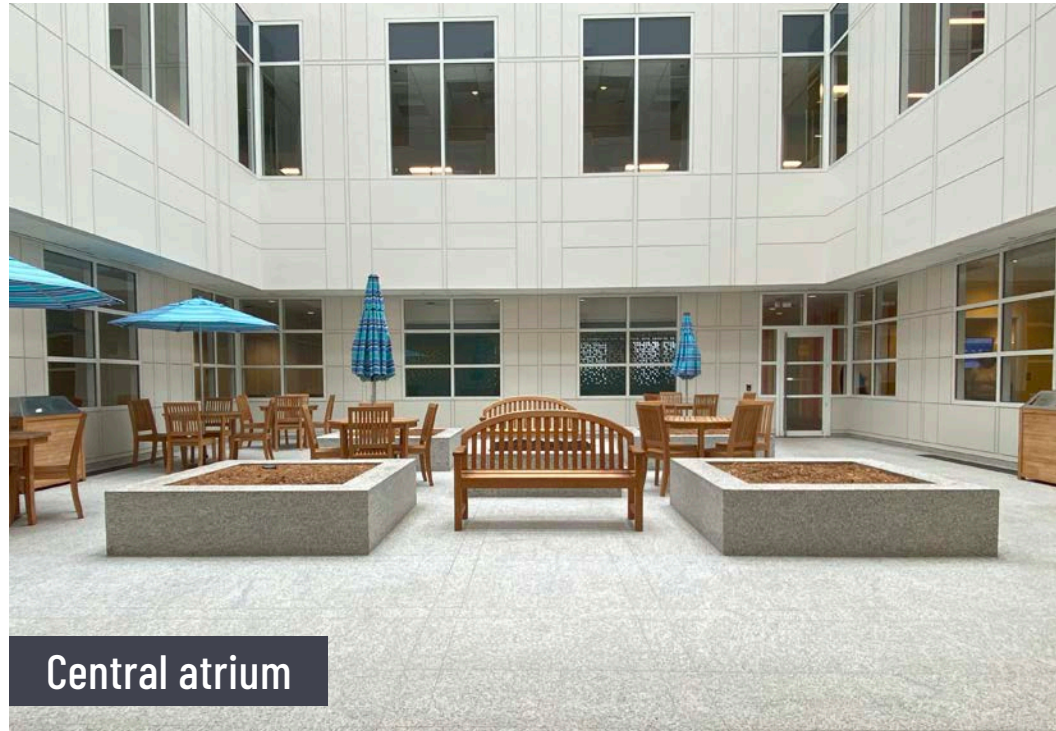
S/N CENTRAL AVENUE



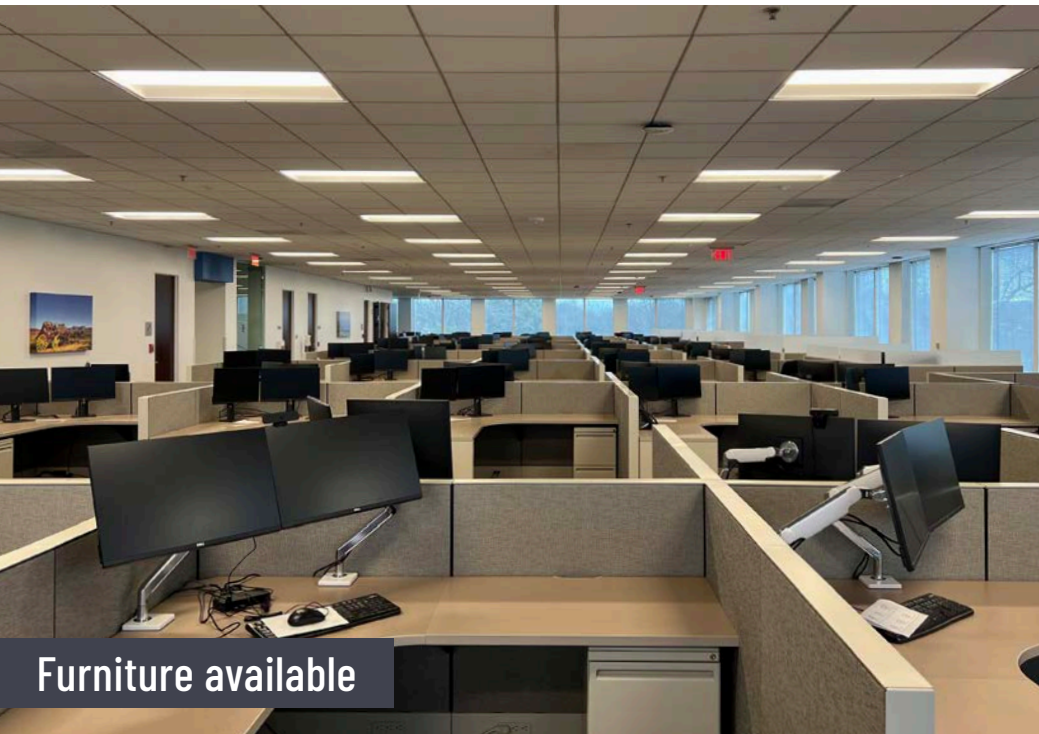
3579 ATLANTA AVENUE - REPRESENTATIVE IMAGES



Interiors renovated in 2019



Central atrium



Furniture available



5th floor in Shell Condition

3585 ATLANTA AVENUE - REPRESENTATIVE IMAGES





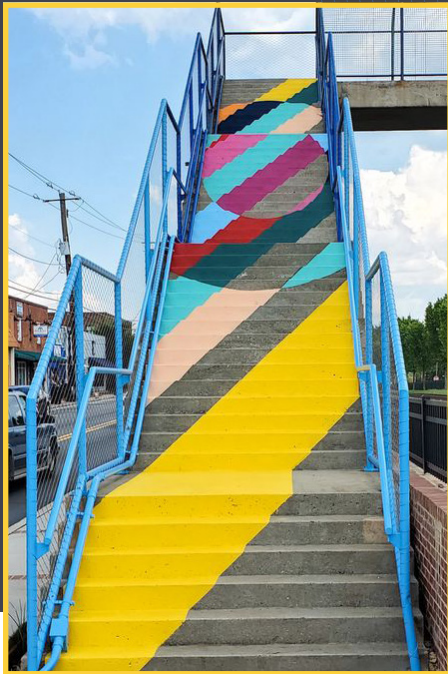
LOCAL AMENITIES

Hapeville provides The Landings' tenants with an abundant variety of walkable food and leisure options within a short distance.

- 1 Porsche Experience Center Atlanta
- 2 Paper Plane
- 3 Brass Tap Hapeville
- 4 The Rooftop at Overland
- 5 Volare Wine & Bistro
- 6 Apron
- 7 Dwarf House (Flagship Chick-Fil-A Restaurant)
- 8 Thai Heaven
- 9 Don Chon
- 10 Subway
- 11 Red Snapper Fish & Chicken
- 12 Quadrant Fitness
- 13 Domino's Pizza
- 14 Pit Boss BBQ
- 15 Grecian Gyro
- 16 Moe's Southwest Grill
- 17 Dunkin'
- 18 Schlotzsky's
- 19 Jimmy John's
- 20 Dua Hapeville
- 21 Johnny's New York Style Pizza
- 22 Willy's Mexicana Grill & Howlin' Willy's

THE NEIGHBORHOOD

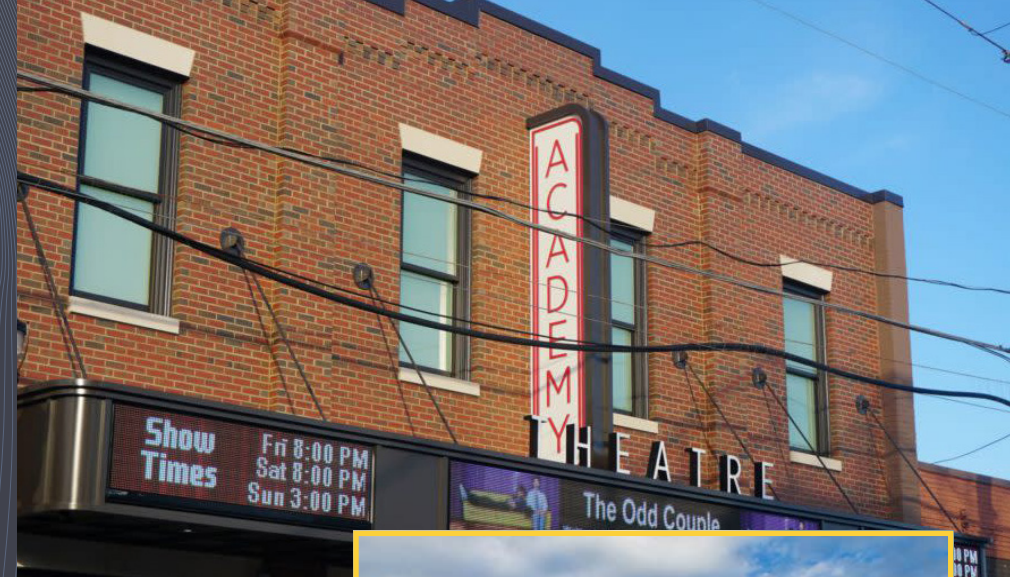
Hapeville, GA has a rich history as a transportation and industrial hub, and today boasts a thriving arts scene with numerous galleries showcasing local artists.



Hapeville Arts Alliance

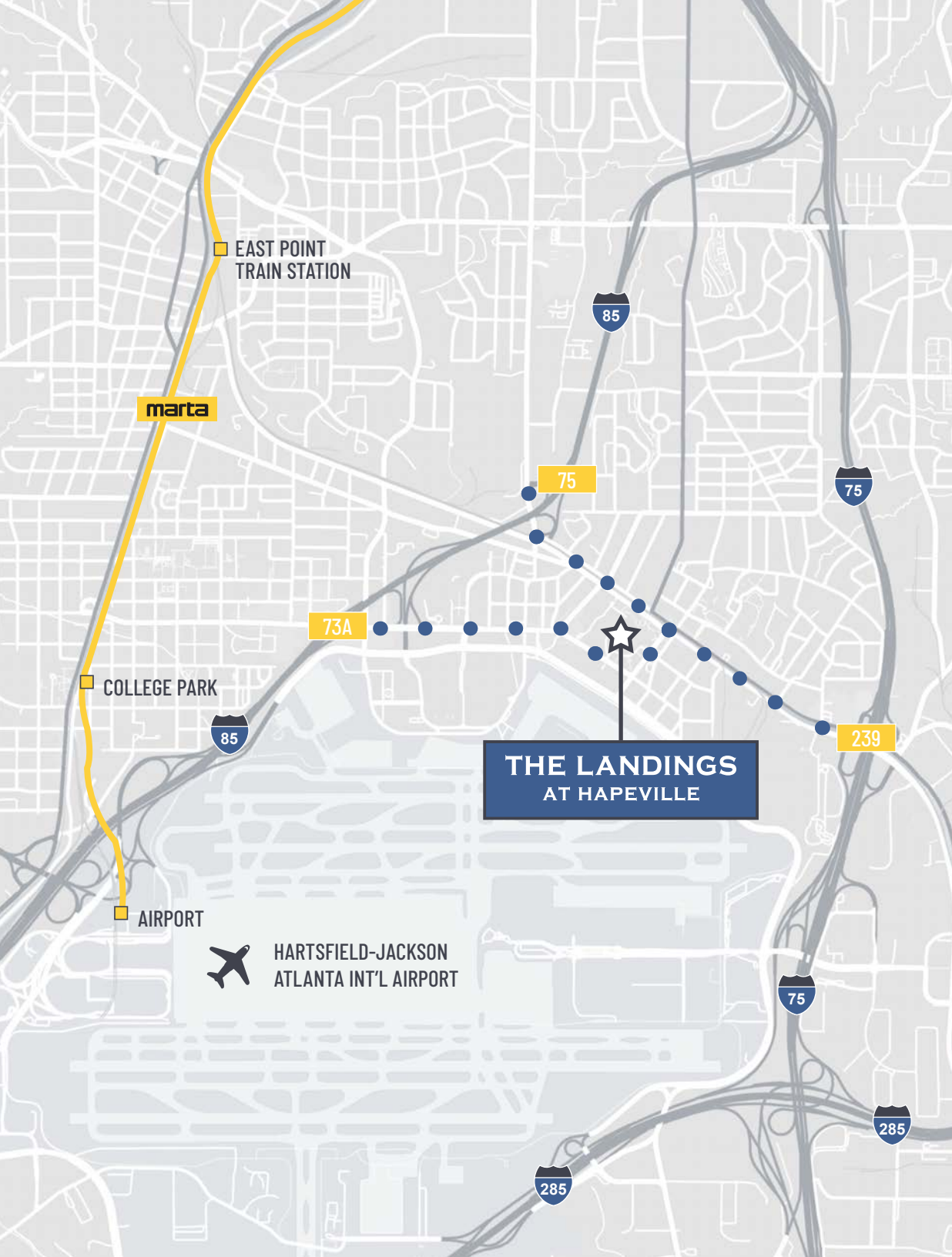
Visitors to Hapeville, GA can admire a variety of stunning murals and public art installations throughout the city created by local artists.

(Top: Whitney and Micah Stansell
Bottom: Atlanta's Lotus Eaters Club)



Historic Icons

Hapeville is home to the Academy Theatre (top), Georgia's longest running professional theatre, whose notable alumni include Samuel L. Jackson and the Dwarf House (Bottom), Chick-Fil-A's Flagship restaurant and the founding place of their chicken sandwich.



ACCESSIBILITY

Easy access to Atlanta's major highways and next door to the largest airport in the world (per number of flights and passengers.)

Directions to The Landings via:



SOUTH

TAKE EXIT 239 FOR
US-19 / CENTRAL AVE.



SOUTH

TAKE EXIT 75 FOR SYLVAN
RD. TOWARDS CENTRAL
AVE. / HAPEVILLE



NORTH

TAKE EXIT 239 FOR
US-19 / CENTRAL AVE.



NORTH

TAKE EXIT 73A FOR
VIRGINIA AVE. TOWARDS
AIR CARGO

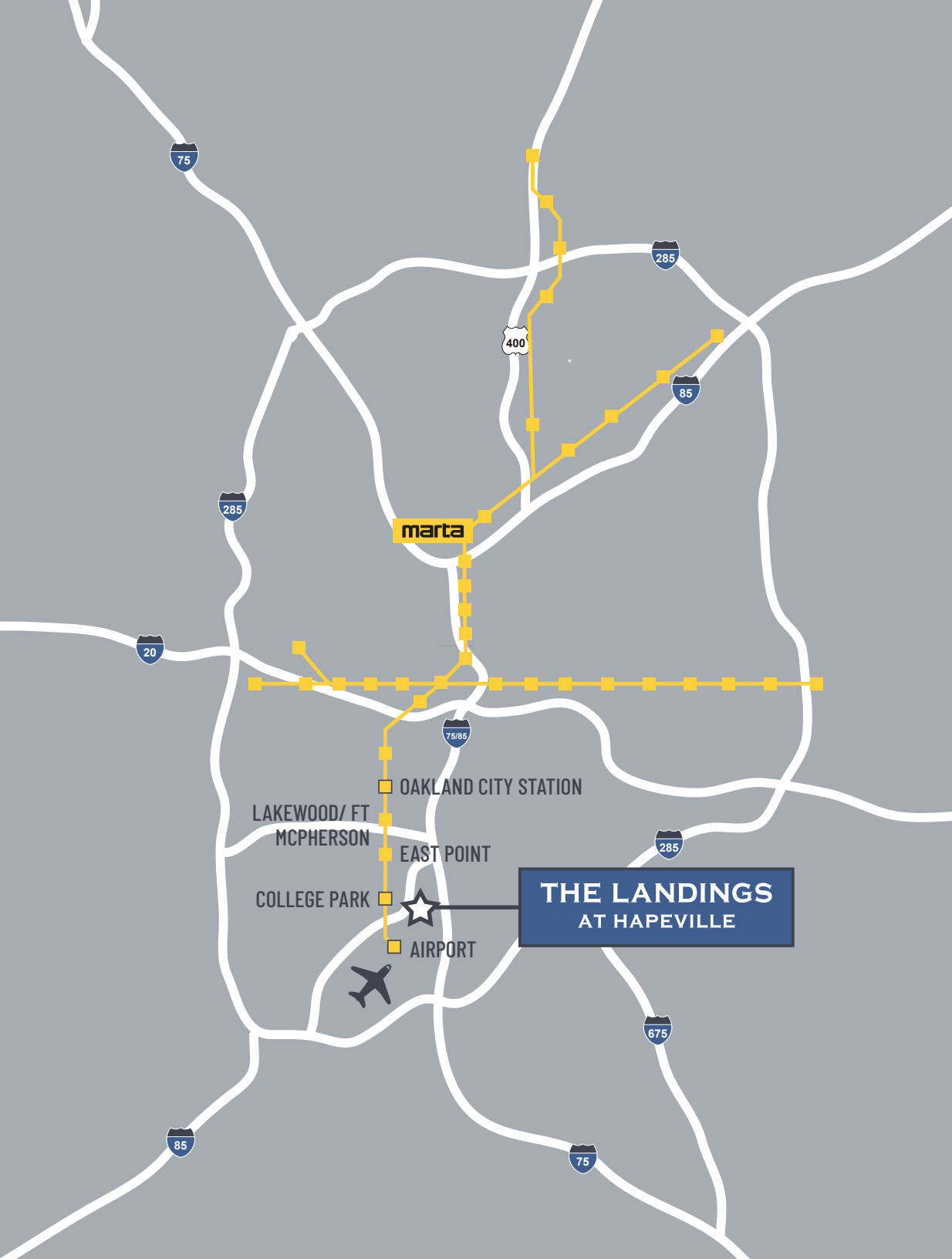
MARTA BUS ROUTE

Convenient MARTA Bus Stop

MARTA Bus Route 172 picks up and drops off at the Building every 45 minutes from 5:12am-12:42am

Bus Route 172

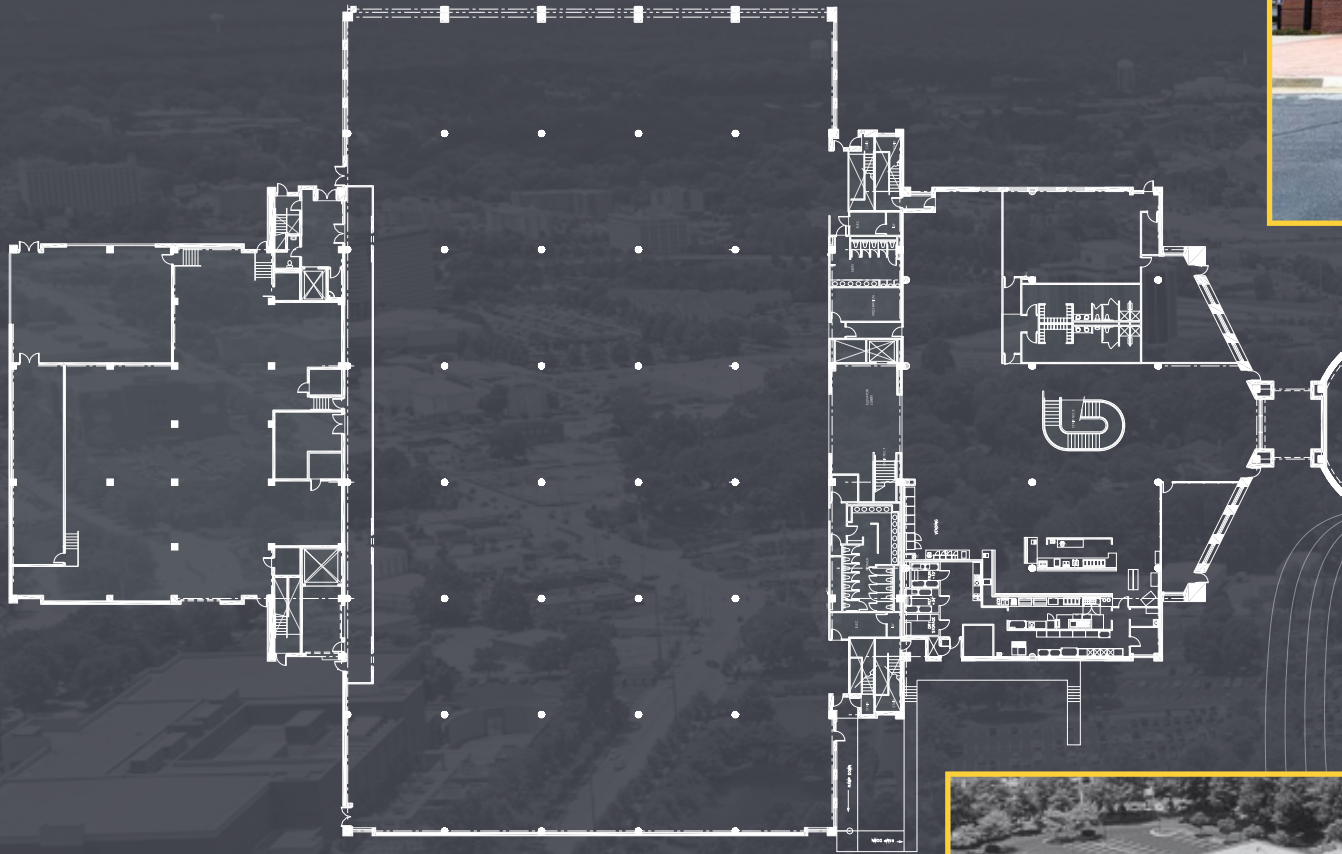
- OAKLAND CITY STATION:
5.8 MILES FROM THE PROJECT
- COLLEGE PARK STATION:
2.8 MILES FROM THE PROJECT
- ATLANTA AIRPORT STATION:
3.9 MILES FROM THE PROJECT



TYPICAL FLOOR PLATE

1st Floor (59,954 RSF)

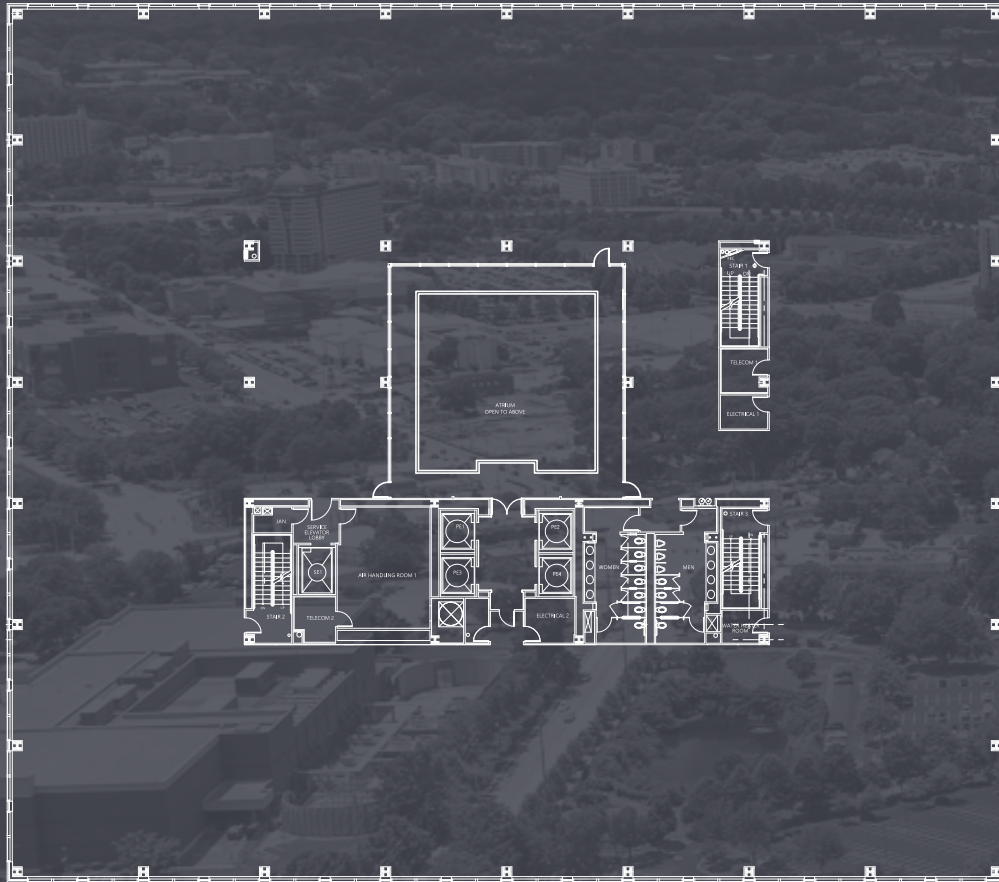
Virtual Tour



3585 ATLANTA AVE

TYPICAL FLOOR PLATE

5th Floor (34,501 RSF)



3579 ATLANTA AVE

THE LANDINGS AT HAPEVILLE

FOR LEASING CONTACT

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