

# 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

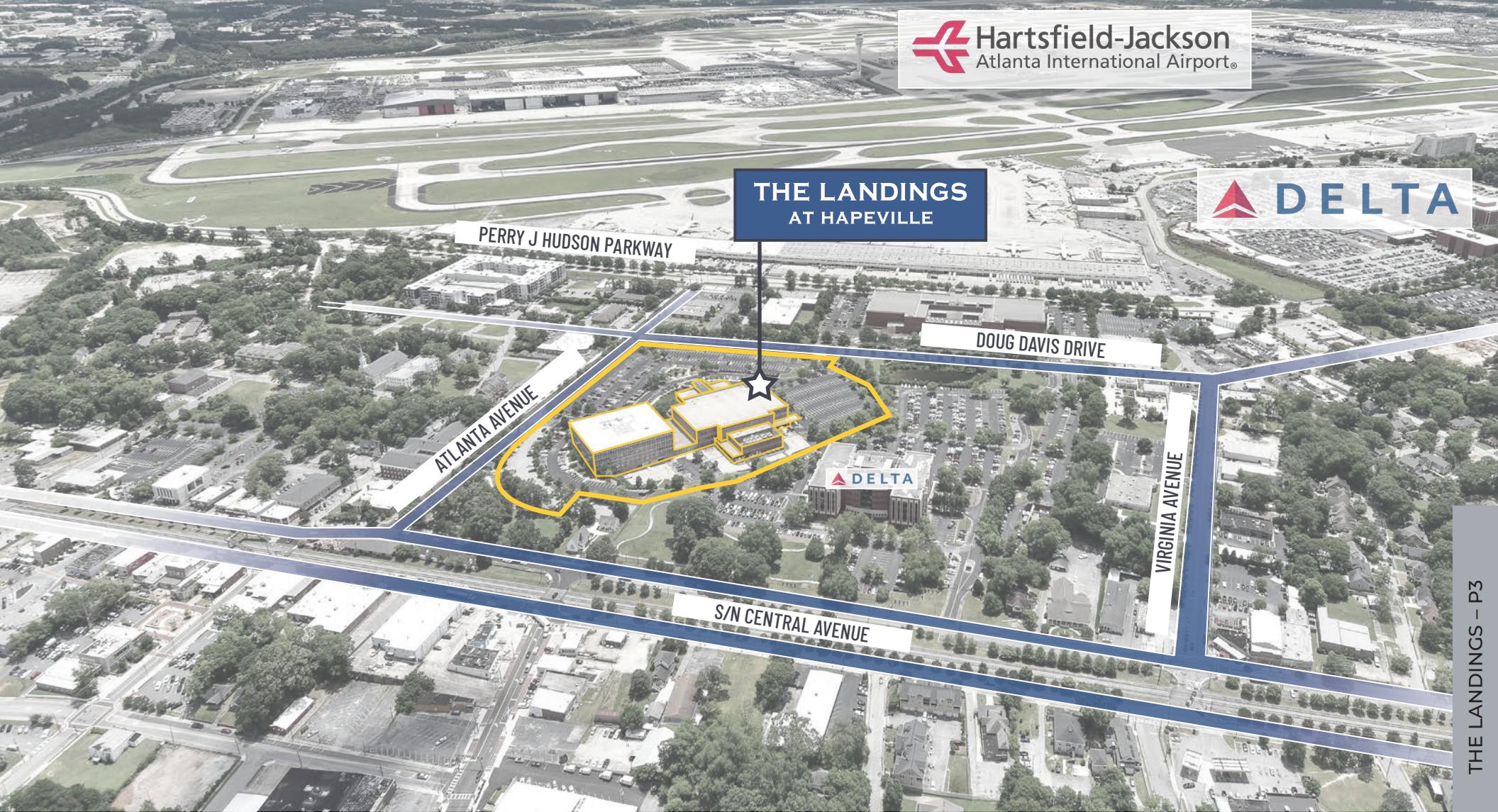


**290,000 RSF +/- AVAILABLE**

3585-3579 Atlanta Avenue, Hapeville, GA 30354

# LARGE BLOCK OF MODERN OFFICE SPACE

LOCATED BETWEEN AIRPORT AND DOWNTOWN HAPEVILLE

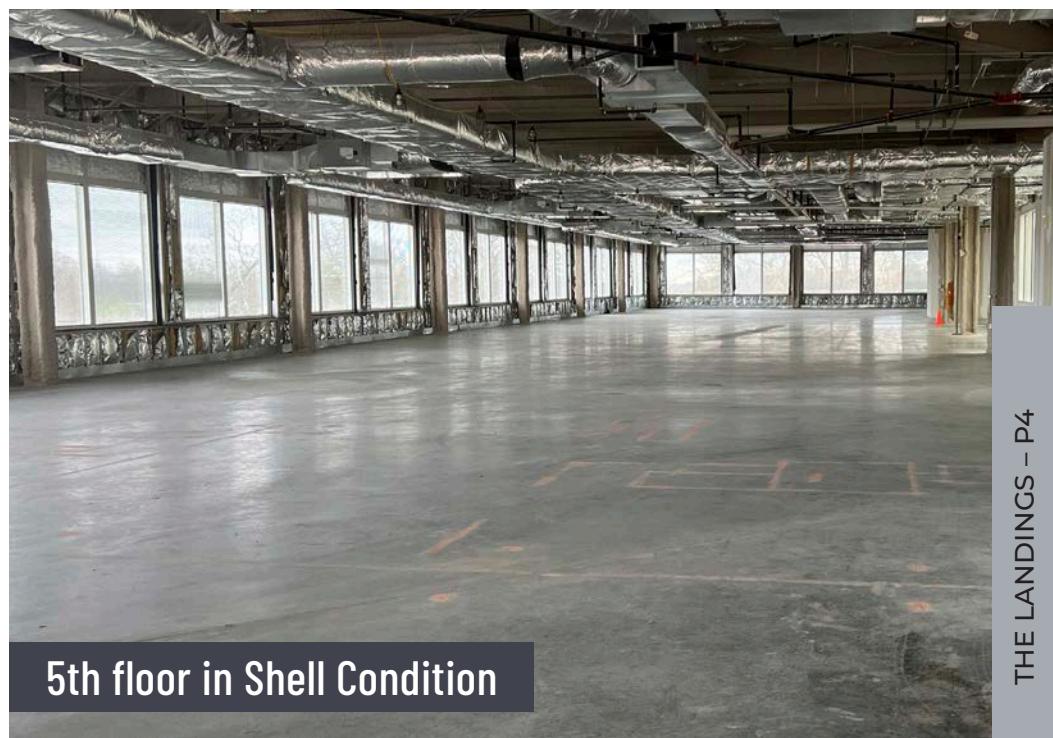
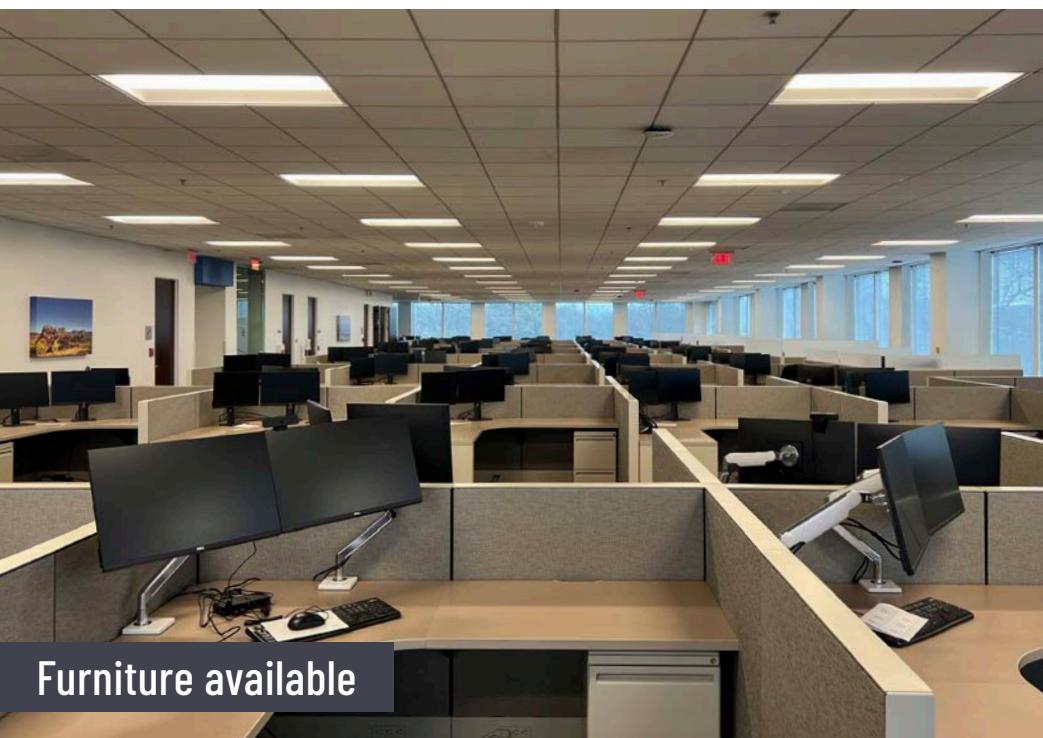


 Hartsfield-Jackson  
Atlanta International Airport®

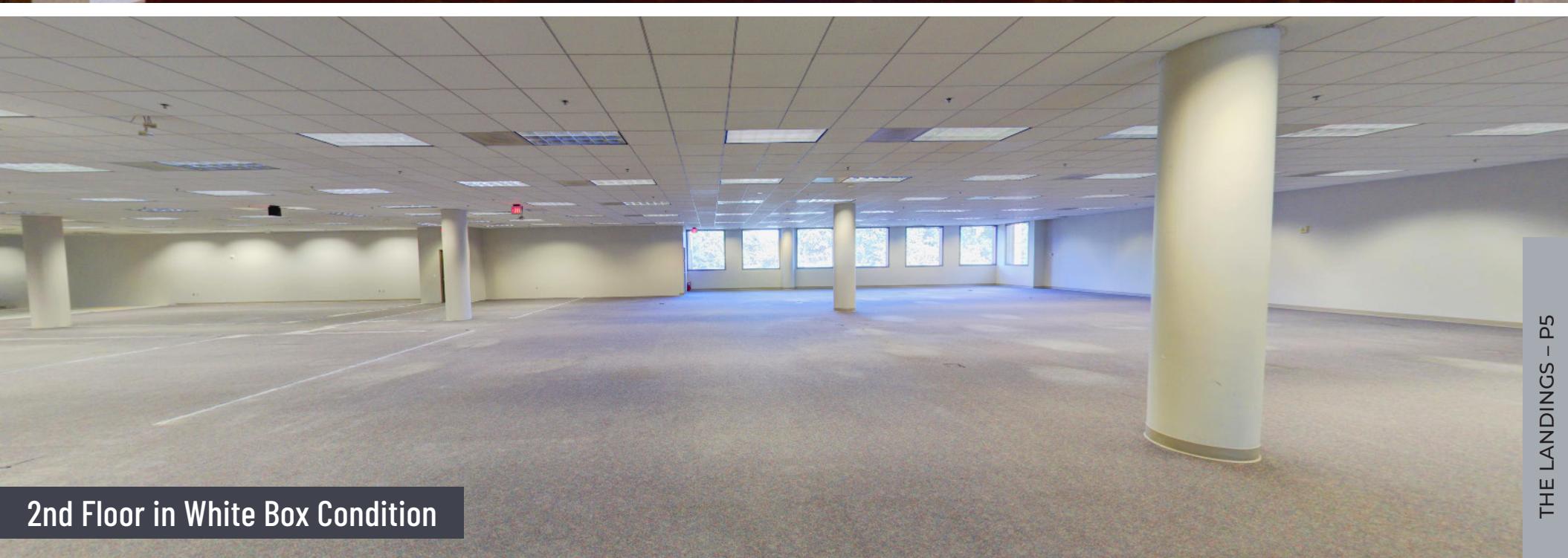
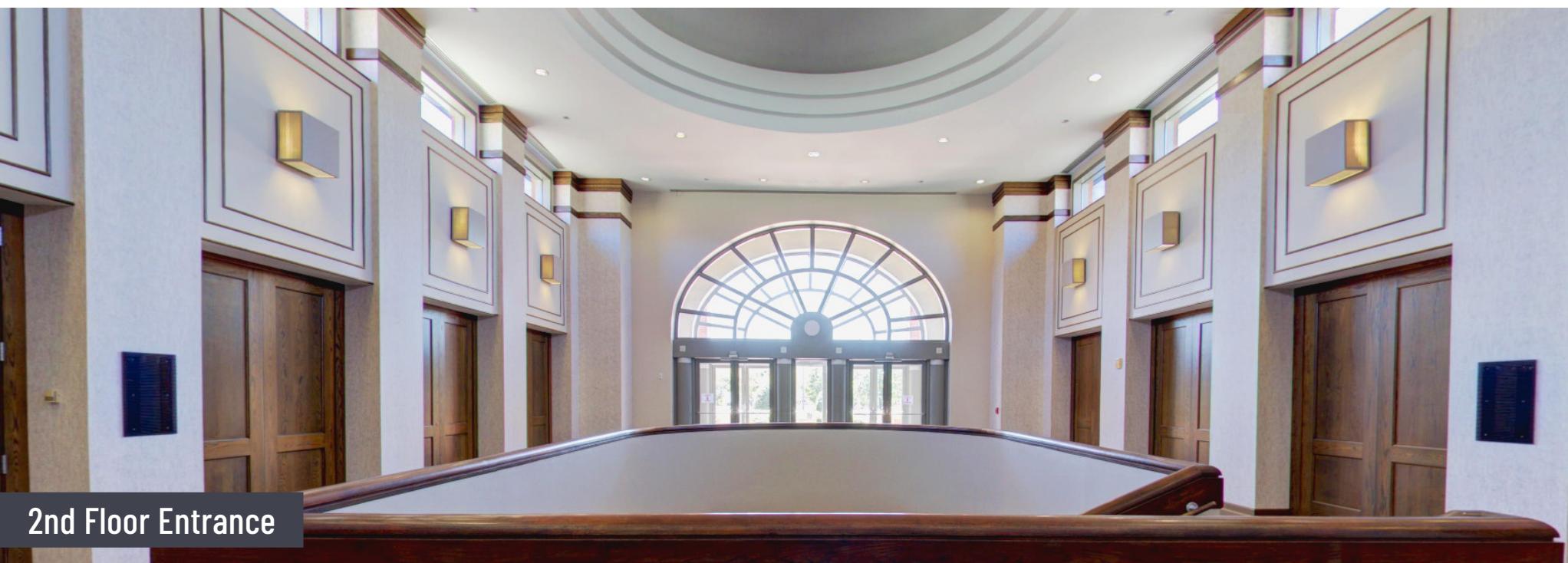
 DELTA

THE LANDINGS  
AT HAPEVILLE

# 3579 ATLANTA AVENUE - REPRESENTATIVE IMAGES



# 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.

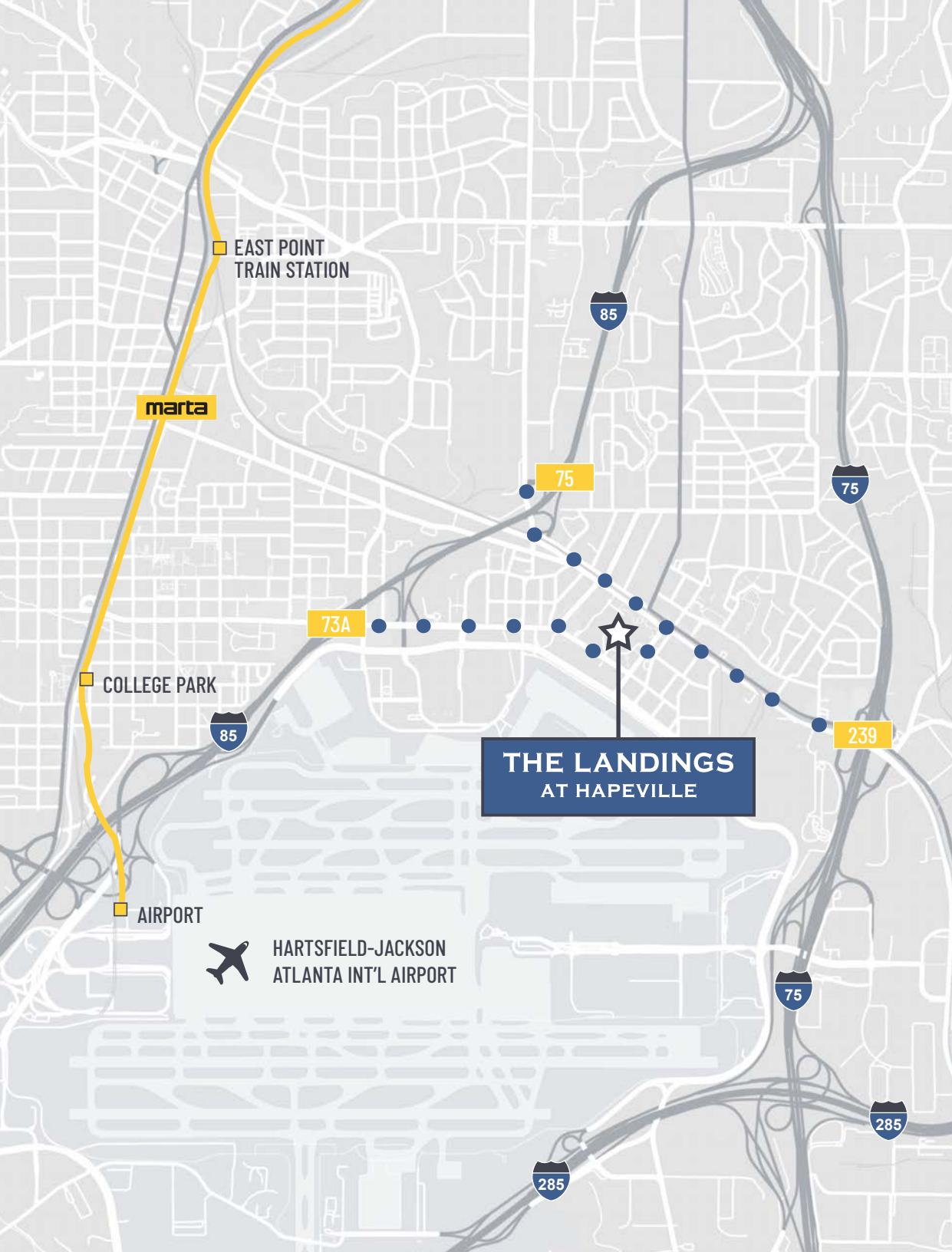
(Top: Whitney and Micah Stansell  
Bottom: Atlanta's Lotus Eaters Club)



## 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:



TAKE EXIT 239 FOR  
US-19 / CENTRAL AVE.



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



TAKE EXIT 239 FOR  
US-19 / CENTRAL AVE.



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

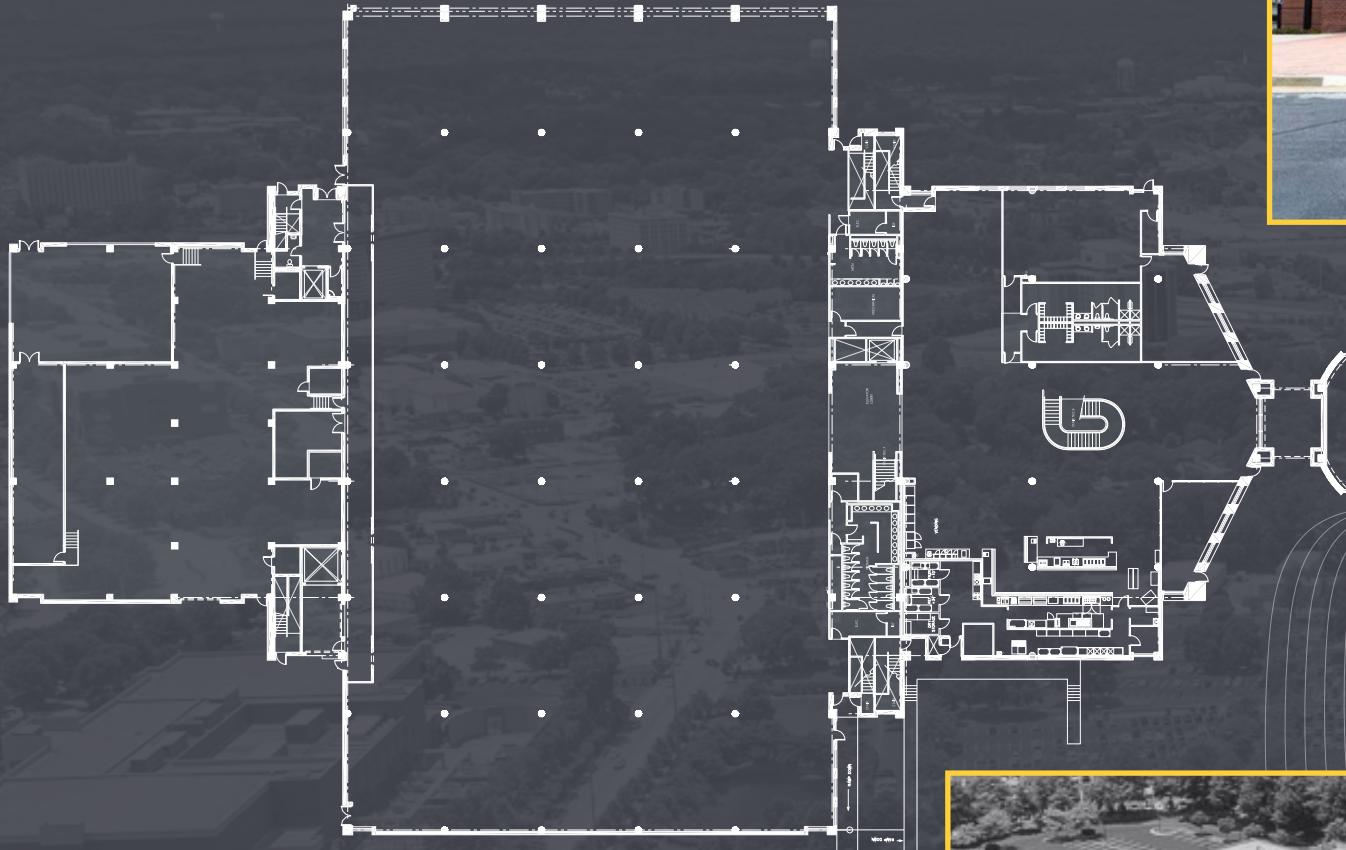
- OAKLAND CITY STATION:  
5.8 MILES FROM THE PROJECT
- COLLEGE PARK STATION:  
2.8 MILES FROM THE PROJECT
- ATLANTA AIRPORT STATION:  
3.9 MILES FROM THE PROJECT



# TYPICAL FLOOR PLATE

1st Floor (59,954 RSF)

Virtual Tour

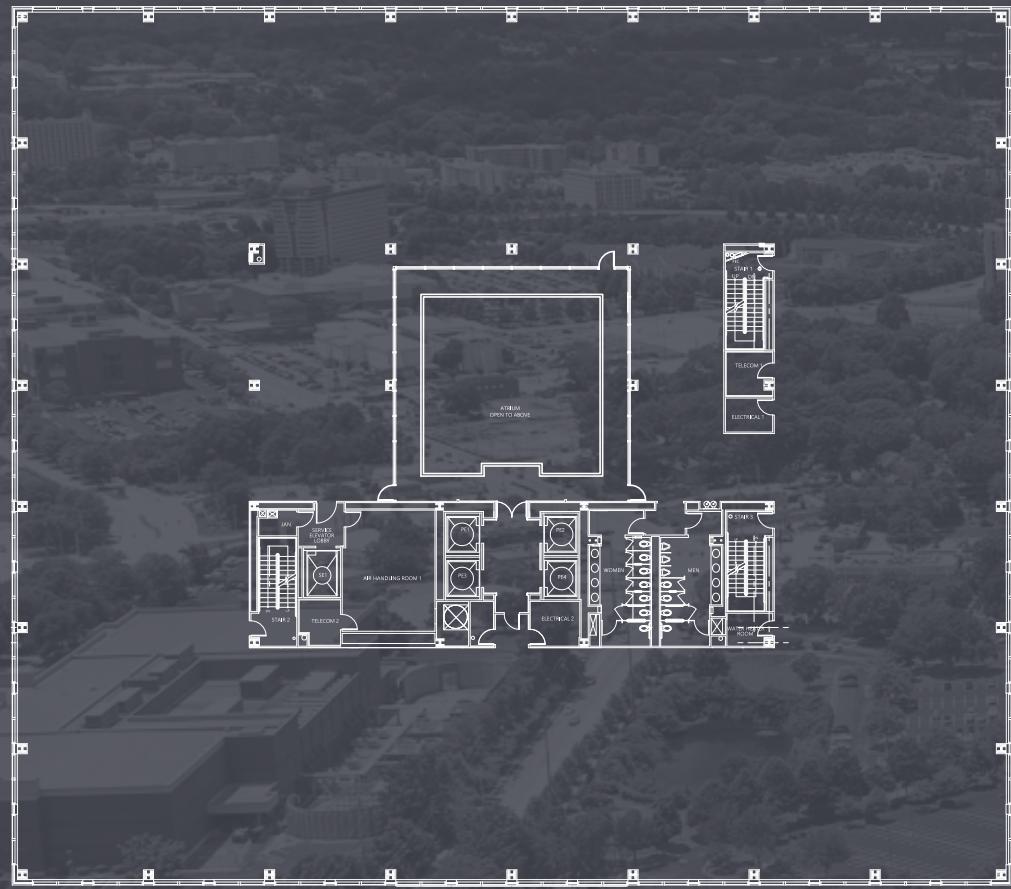


3585 ATLANTA AVE



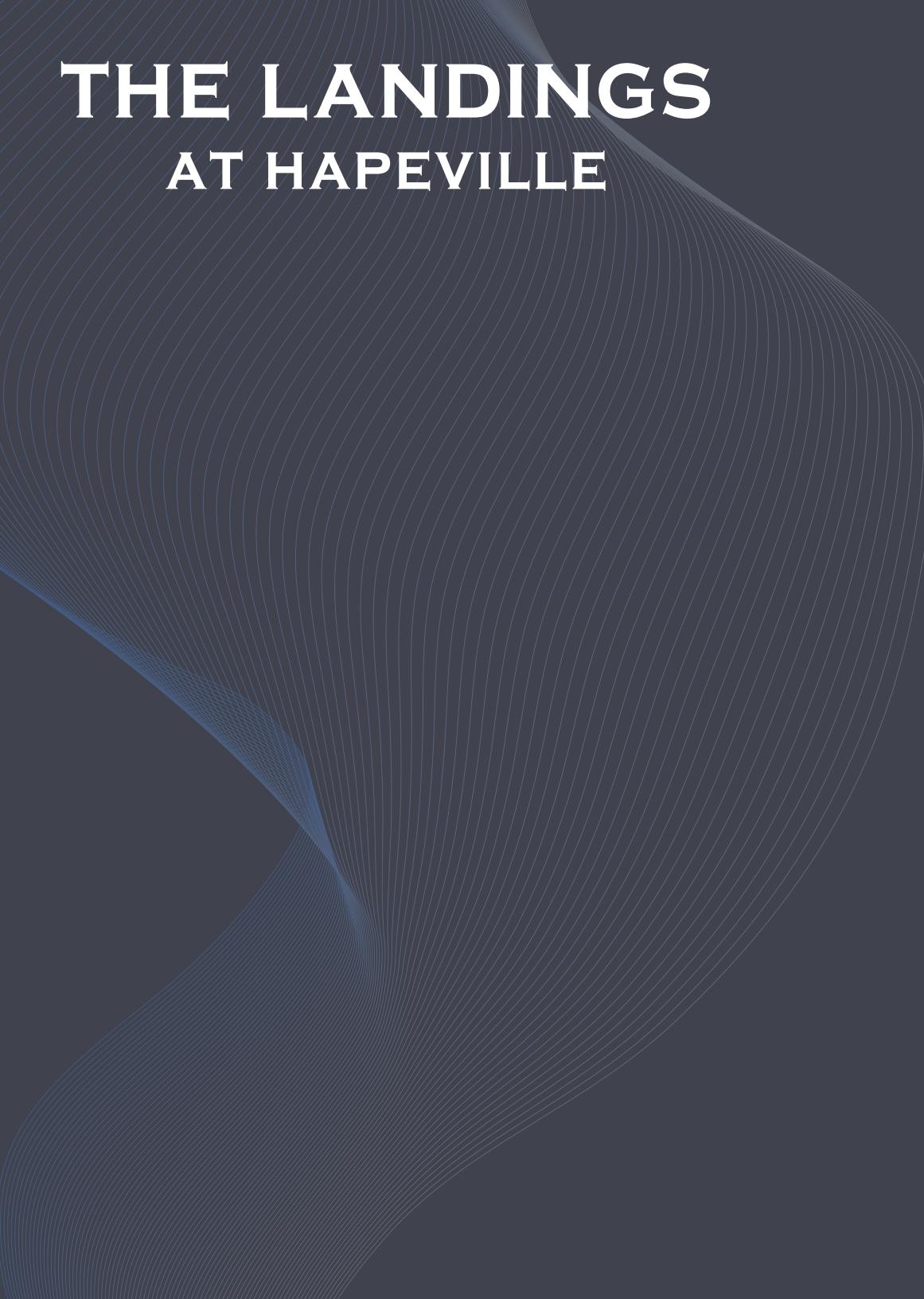
## **TYPICAL FLOOR PLATE**

## 5th Floor (34,501 RSF)



# 3579 ATLANTA AVE

# THE LANDINGS AT HAPEVILLE



**FOR LEASING  
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**STREAM**