

KIRKWOOD, ATLANTA

112 ROGERS ST SE | ATLANTA, GA 30317

# OFFICES

AT PULLMAN FLATS

CREATIVE LOFT OFFICE SPACE  
2,000–17,000 SF

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## ADDRESS

112 Rogers Street SE  
Atlanta, GA 30317

## FEATURES

- Creative Loft Office Space in Kirkwood
- Across the street from the Pullman Yards Development
- Within one mile of two Marta Stations
- Just two blocks from the Pullman Trail
- 5 per 1,000 SF parking ratio
- 3,500–15,000 SF of open office plans
- 2,000 SF retail, boutique, office, and medical space



# MULTI-USE FIRST FLOOR

2,200 square feet of retail, boutique, office & medical space.





# OFFICE RENDERING

3,500–17,000 square feet available.

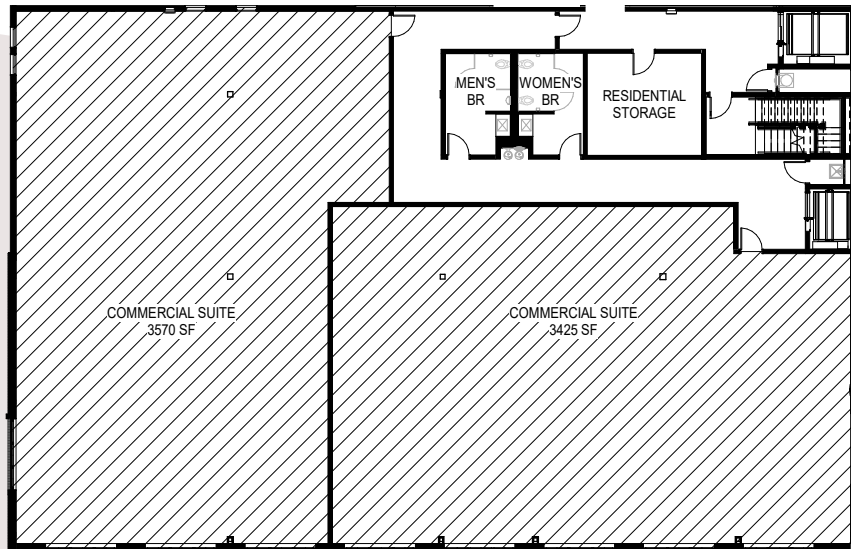


# FLOOR PLANS

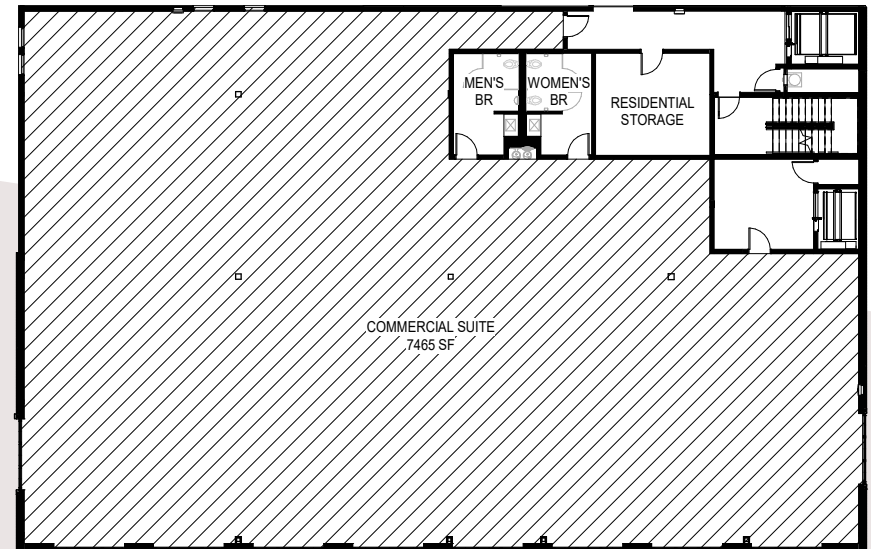
3,500 – 17,000 square-foot open office plans.



COMMERCIAL FLOOR PLAN - LEVEL 1 **2,450 SF**



COMMERCIAL FLOOR PLAN - SPLIT FLOOR **3,750-7,500 SF**



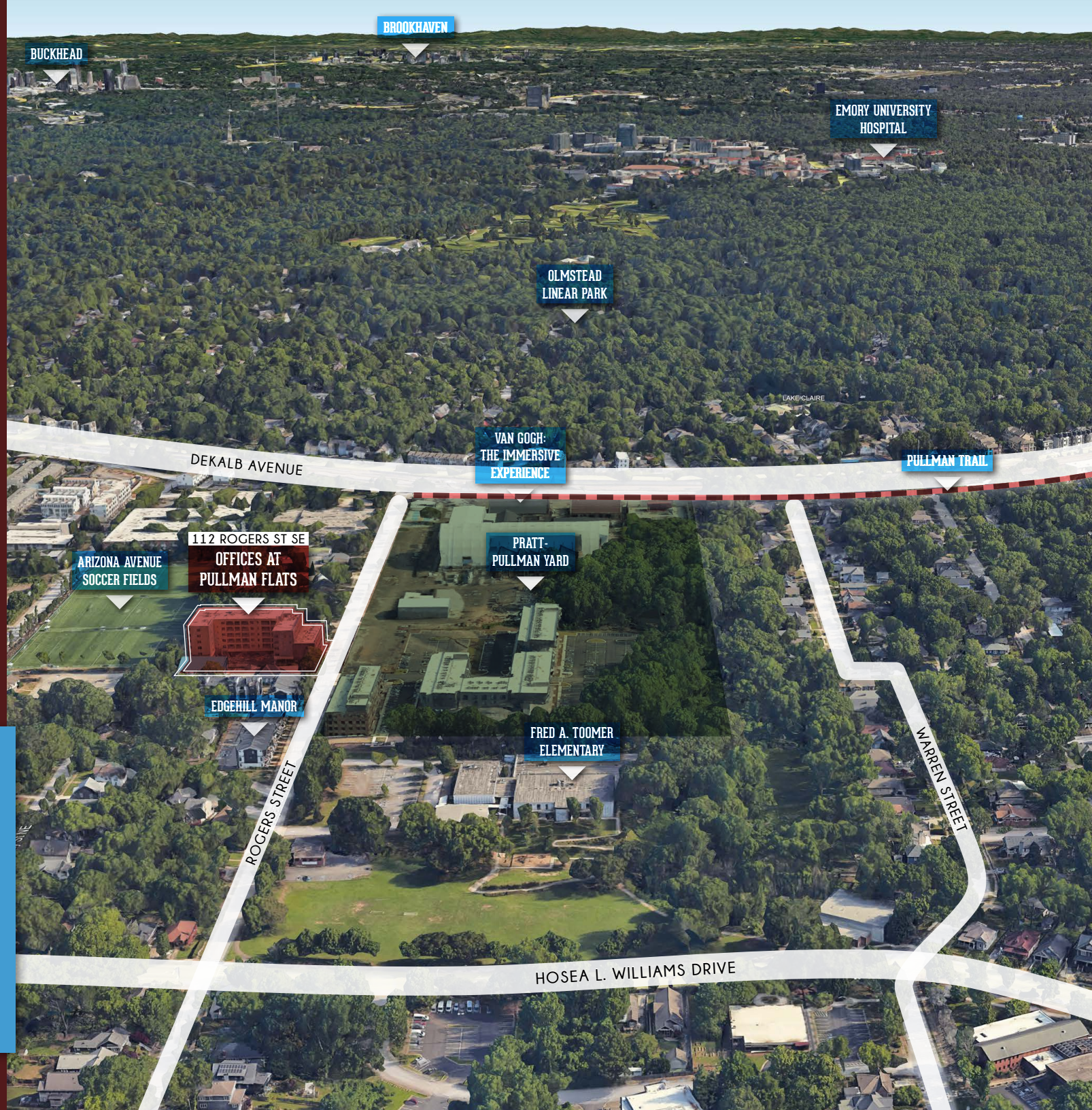
COMMERCIAL FLOOR PLAN - FULL FLOOR **3,750-7,500 SF**



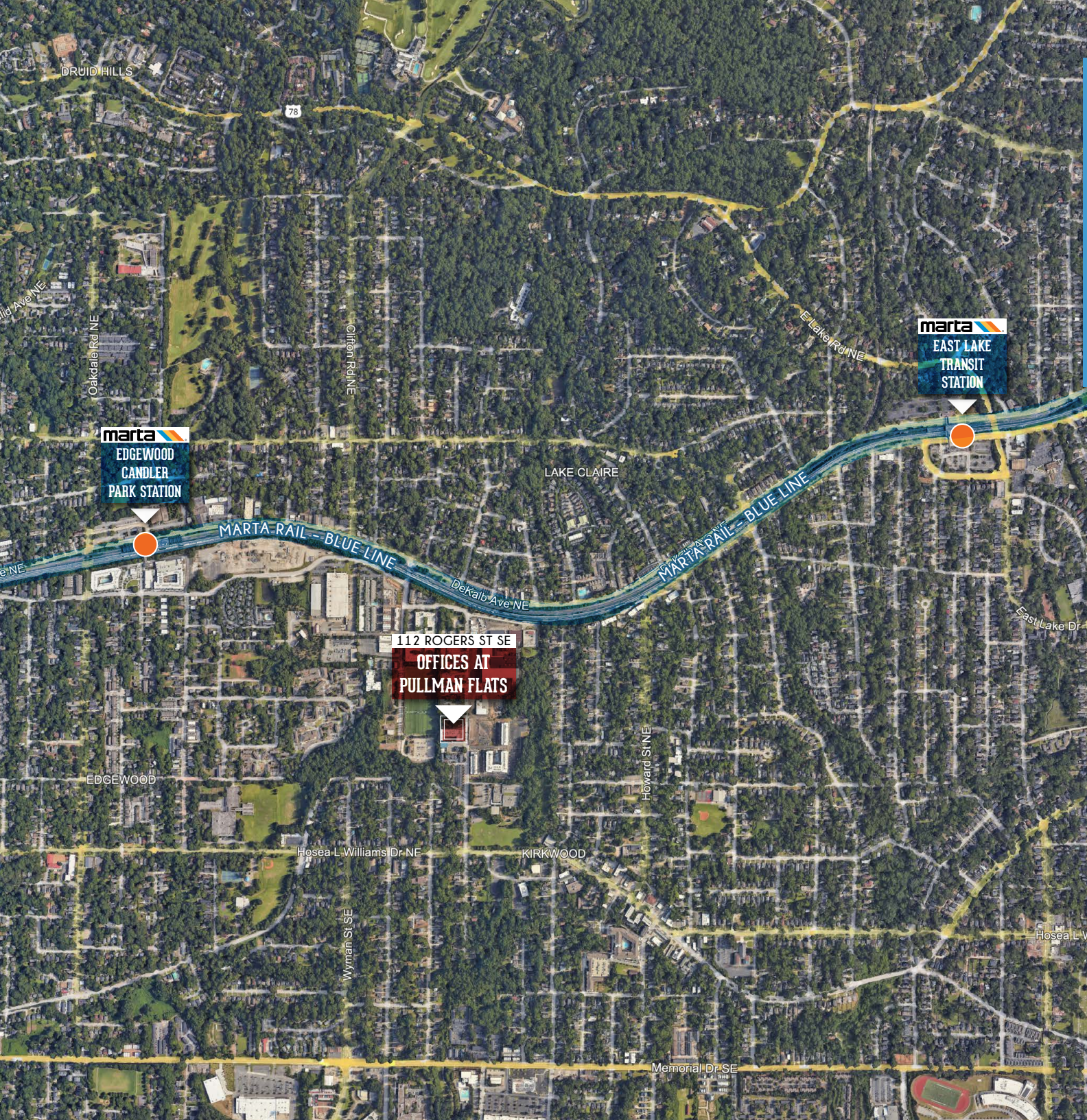
# IMMEDIATE VICINITY

Located in the heart of Kirkwood, across the street from the Pullman Yards development.

The site is just 2 blocks from the Pullman Trail.







**marta**  
EDGEWOOD  
CANDLER  
PARK STATION

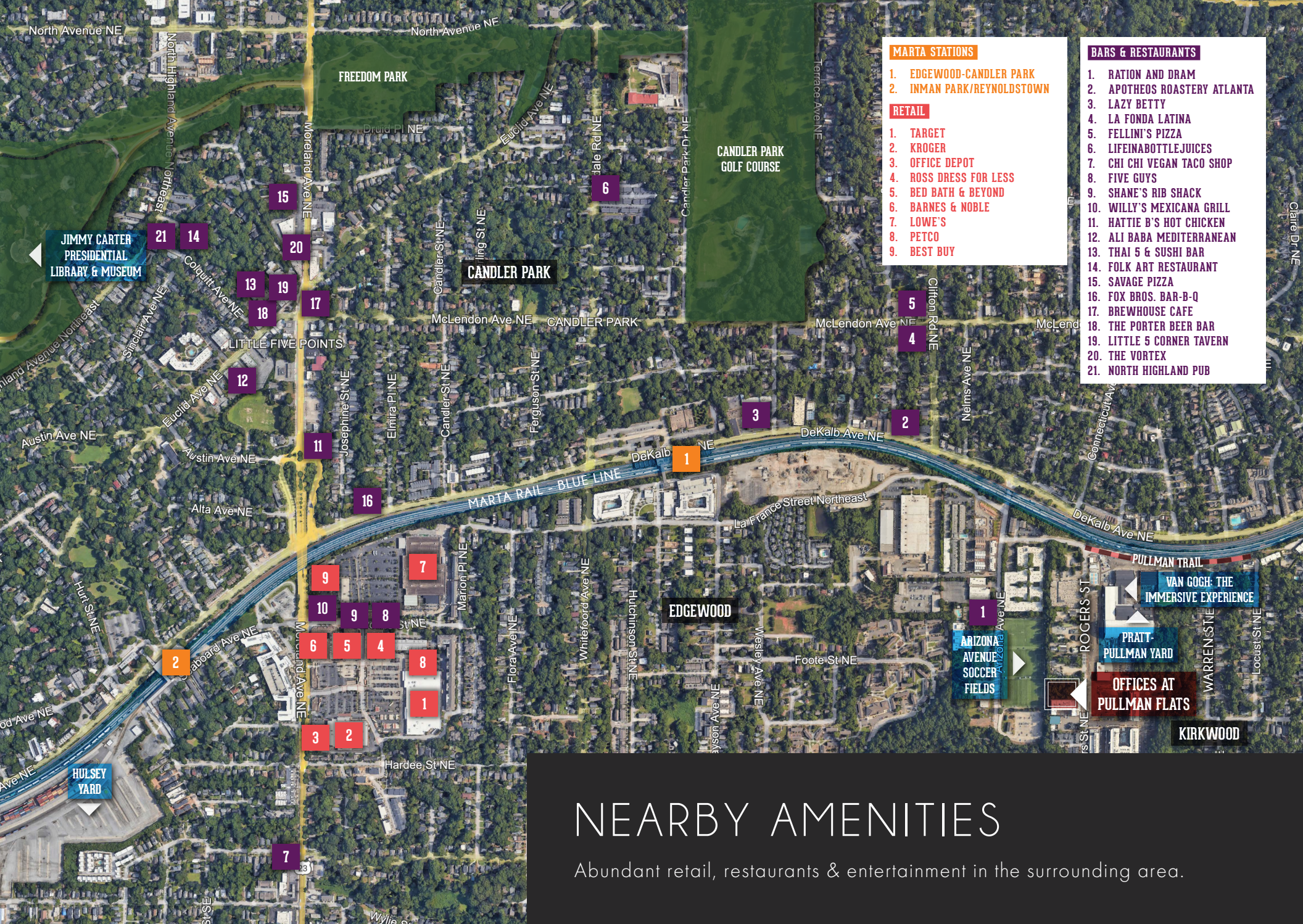
**marta**  
EAST LAKE  
TRANSIT  
STATION

**112 ROGERS ST SE**  
**OFFICES AT**  
**PULLMAN FLATS**

# IDEALLY LOCATED

Less than one mile from 2  
MARTA stations.





- MARTA STATIONS**
1. EDGEWOOD-CANDLER PARK
  2. INMAN PARK/REYNOLDSTOWN
- RETAIL**
1. TARGET
  2. KROGER
  3. OFFICE DEPOT
  4. ROSS DRESS FOR LESS
  5. BED BATH & BEYOND
  6. BARNES & NOBLE
  7. LOWE'S
  8. PETCO
  9. BEST BUY

- BARS & RESTAURANTS**
1. RATION AND DRAM
  2. APOTHEOS ROASTERY ATLANTA
  3. LAZY BETTY
  4. LA FONDA LATINA
  5. FELLINI'S PIZZA
  6. LIFEINABOTTLEJUICES
  7. CHI CHI VEGAN TACO SHOP
  8. FIVE GUYS
  9. SHANE'S RIB SHACK
  10. WILLY'S MEXICANA GRILL
  11. HATTIE B'S HOT CHICKEN
  12. ALI BABA MEDITERRANEAN
  13. THAI 5 & SUSHI BAR
  14. FOLK ART RESTAURANT
  15. SAVAGE PIZZA
  16. FOX BROS. BAR-B-Q
  17. BREWHOUSE CAFE
  18. THE PORTER BEER BAR
  19. LITTLE 5 CORNER TAVERN
  20. THE VORTEX
  21. NORTH HIGHLAND PUB

# NEARBY AMENITIES

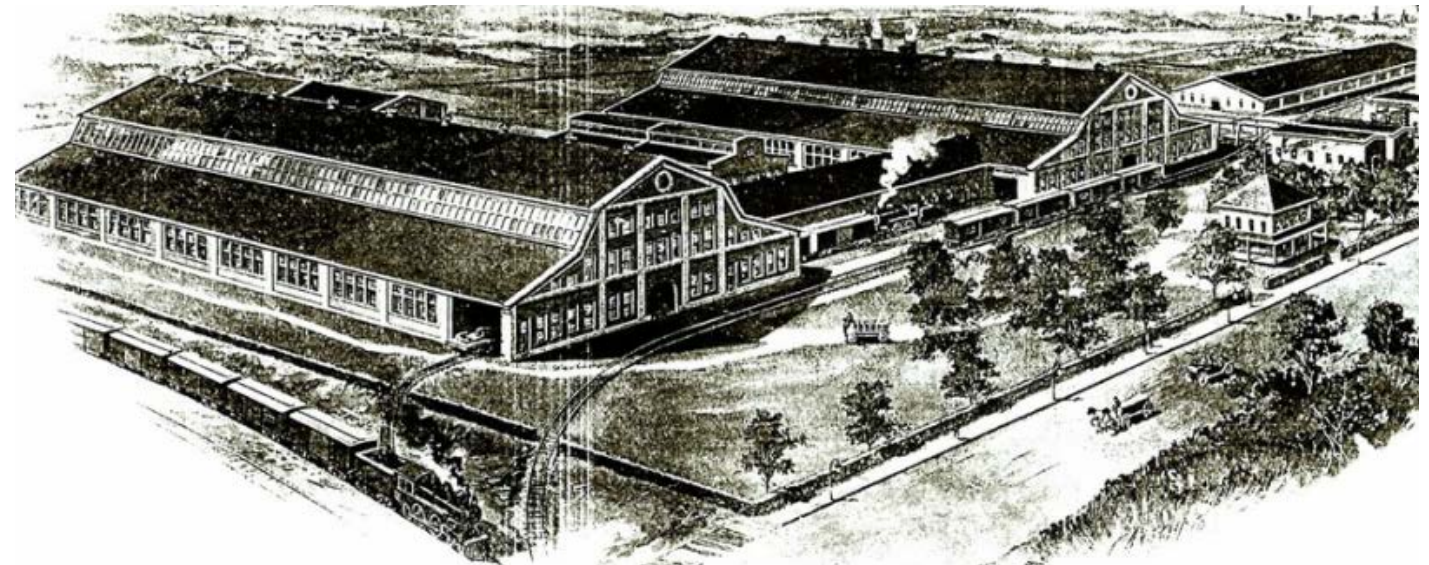
Abundant retail, restaurants & entertainment in the surrounding area.



# PRATT- PULLMAN YARD

## HISTORY

Pratt Engineering operated a sugar and fertilizer processing plant on the site starting in 1904 (and made munitions there during World War I) before it was purchased in 1926 by the Pullman company to repair their railroad sleeper cars until the mid-1950s. It was a train repair and manufacturing yard under several names until the 1970s.





## FILM INDUSTRY

The site's large, abandoned buildings became a favorite filming location for hits like "The Hunger Games," "Divergent," and "Baby Driver," so it seems natural that the site was purchased by LA-based Atomic Entertainment to become a hub for filmmakers and creatives.



## VAN GOGH: THE IMMERSIVE EXPERIENCE



## ENTERTAINMENT

The "Van Gogh: The Immersive Experience" recently opened in the iconic Building 1 and will be onsite through at least the end of the year. The first restaurants and bars open on the site this month, too, including The Abby Singer pub. Also debuting is the Historic Rail Park, a "moveable alcohol park" inside modified shipping containers that will traverse the district on uncovered, historic rail lines.

PRATT-  
PULLMAN  
YARD



