

560

EDGEWOOD

~62,400 RSF

CLASS A CREATIVE OFFICE SPACE AVAILABLE  
FOR SALE OR LONG / SHORT TERM LEASE

OLD FOURTH WARD | ATLANTA

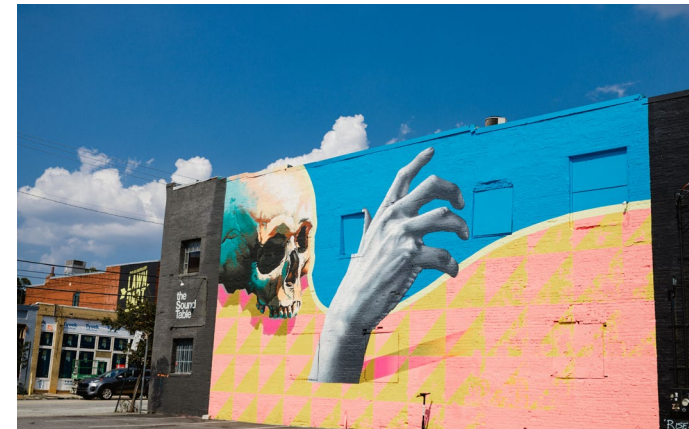




# History meets possibility at 560 Edgewood

A 1920s warehouse that once housed an original Coca-Cola bottling operation has been reimagined for the Atlanta of today and tomorrow.

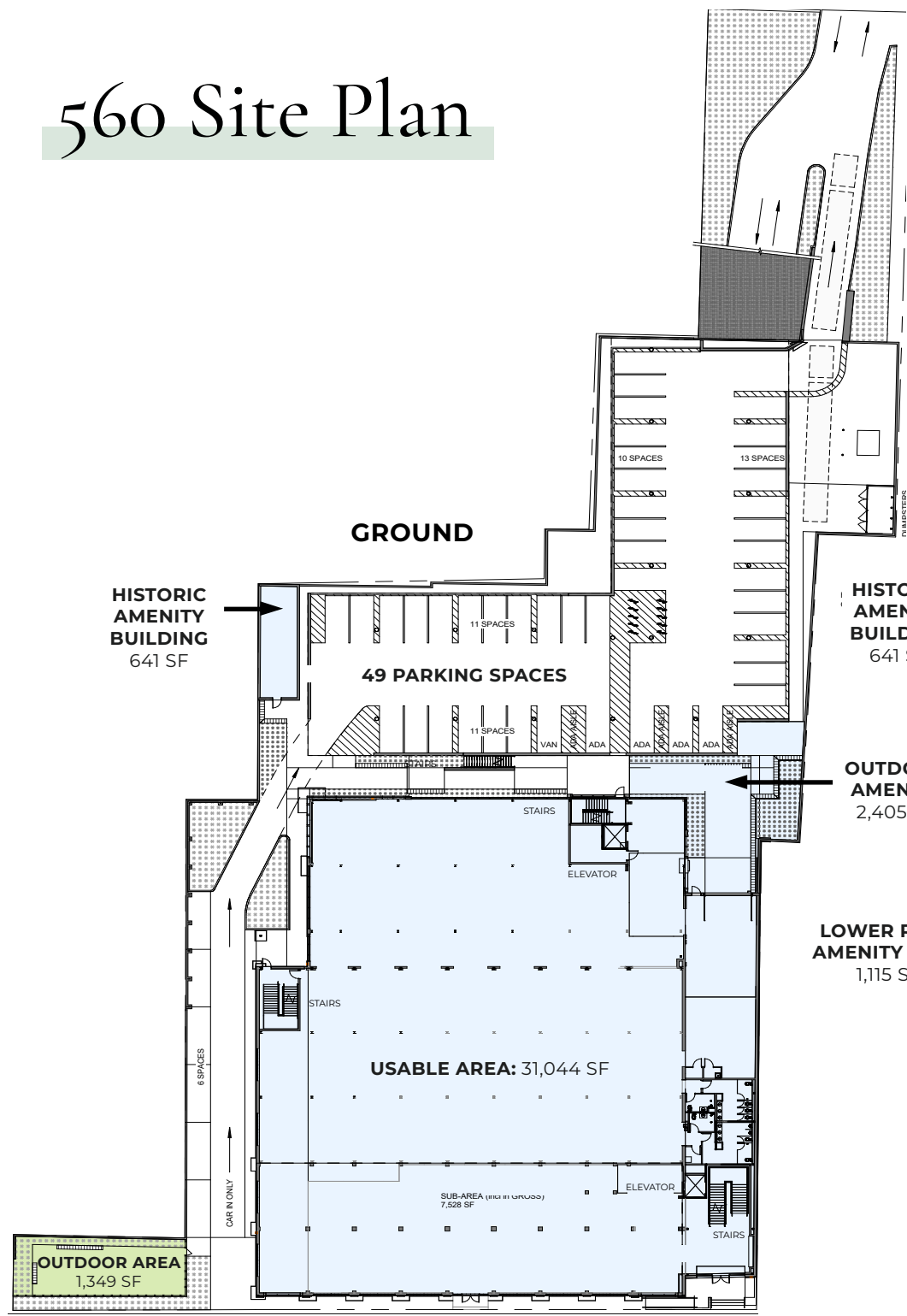
With a total of ~62,400 RSF of class A creative office space and desirable amenities, easy access to I-85 & 1-20, and ideally located in the bustling and walkable Old Fourth Ward - 560 Edgewood is where innovative Atlanta wants to work.



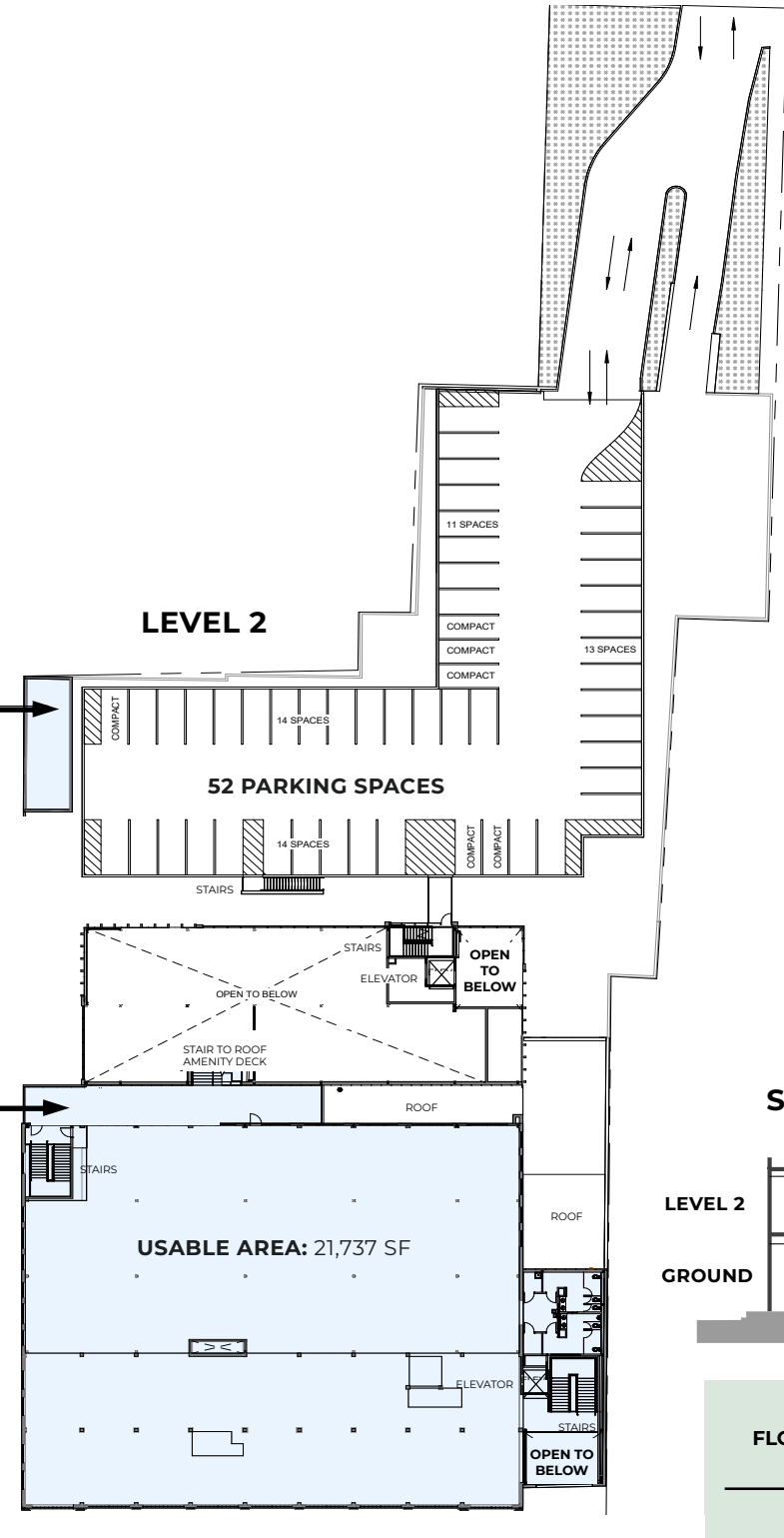
## 560 DETAILS & AMENITIES

-  private, secure parking with 140 spaces on-site (2.5/1000 ratio)
-  secure bike parking (25 spaces)
-  12'10" - 20'8" ceiling heights
-  reimagined office entrance lobby along with upgraded fire protection and electrical systems
-  new elevator, stairwells, HVAC units, roof, storefronts, and rooftop patio area
-  beautiful, historically rich original architecture
-  exterior signage + branding opportunity complete with downtown skyline views
-  amenity rich neighborhood located adjacent to Atlanta BeltLine
-  close proximity to MARTA Transit System

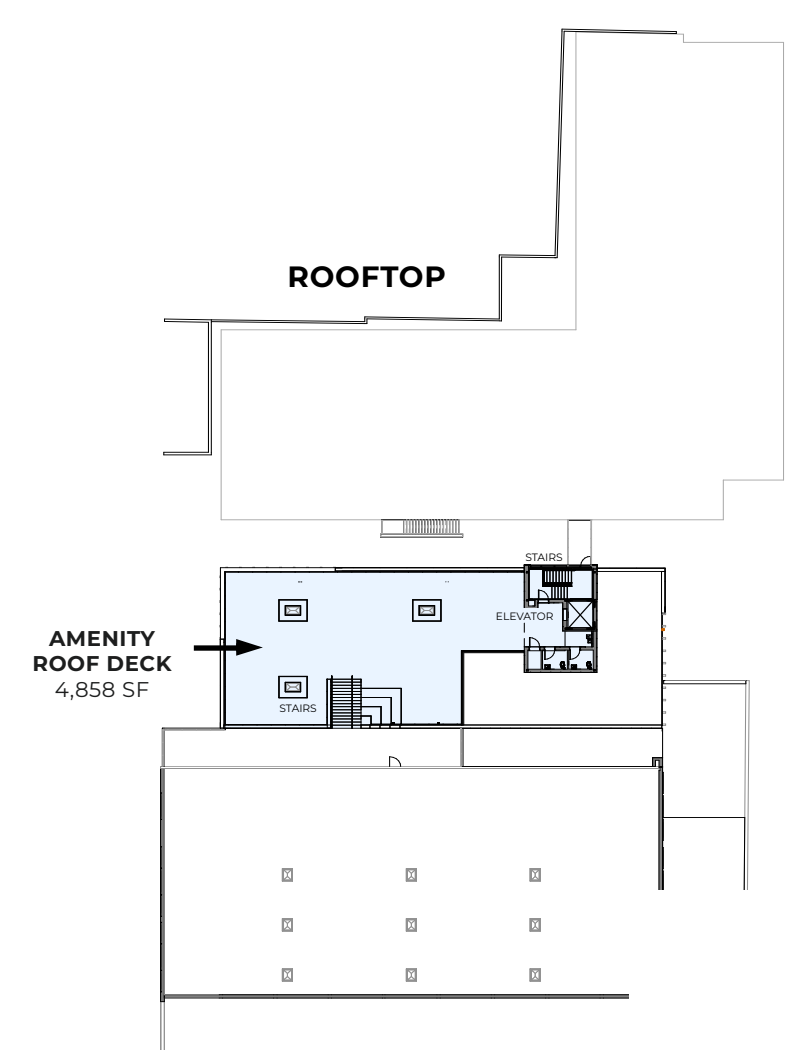
# 560 Site Plan



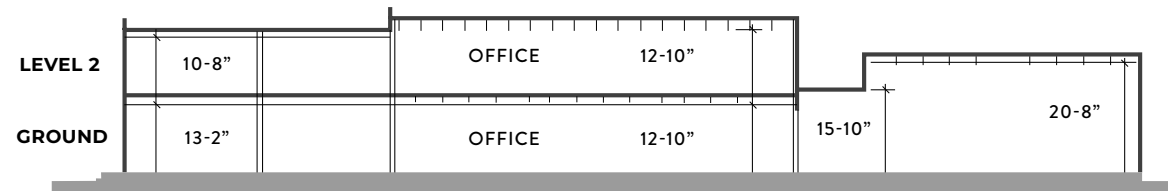
EDGEWOOD AVE



EDGEWOOD AVE



## STACKING PLAN



FLOOR	1	2	ROOF	TOTAL BUILDING GROSS + AMENITY
RSF	31,685	22,378	4,858	62,441

# Sample Office Test Fit

[CLICK HERE FOR FULL-PAGE TEST FITS](#)

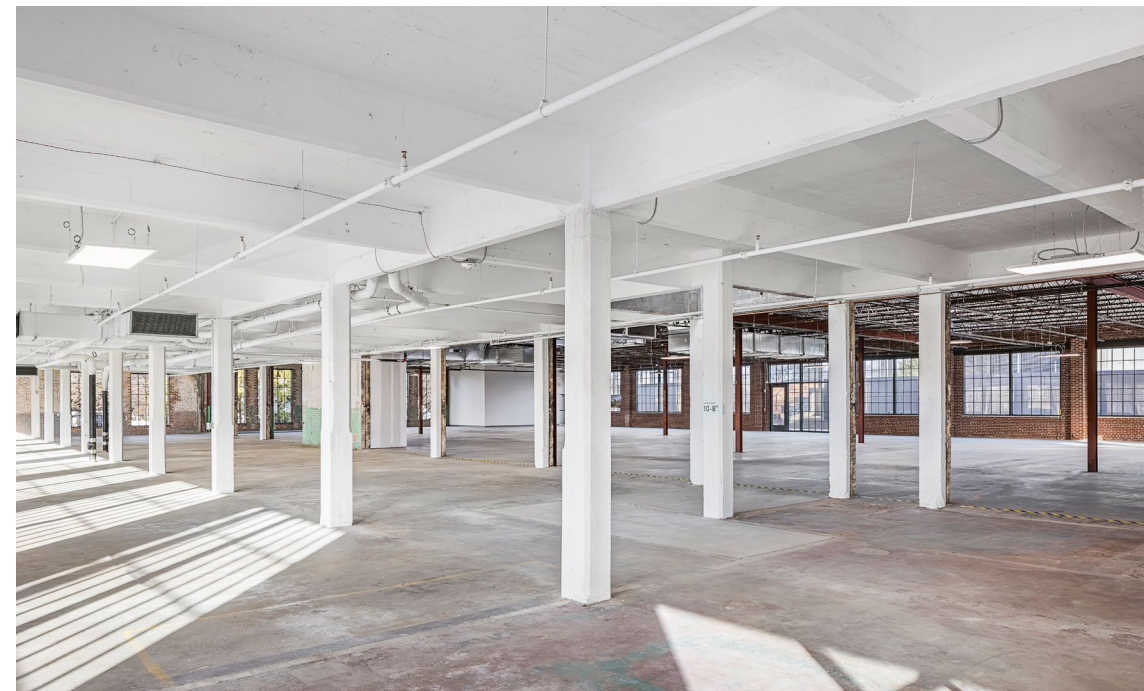
**GROUND**

**LEVEL 2**

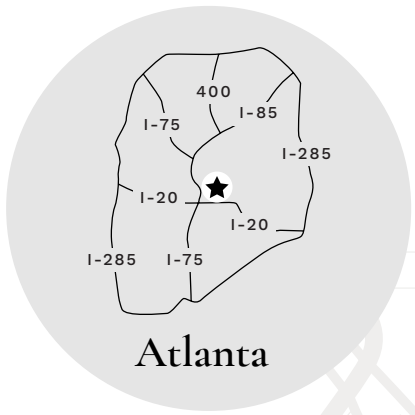


	1st	2nd		1st	2nd
<b>Executive Office</b>	6	3	<b>Break</b>		
<b>Standard Office</b>	6	4+	Breakroom / Event Space	1	1
<b>Conference Room</b>			Game Room / Lounge	1	-
Small (4-6 Person)	2	4	Client Coffee / Servery	1	-
Medium (7-10 Person)	2	-	<b>Amenity</b>		
Large (11-16 Person)	1	3	Fitness Center	1	-
Extra-Large (16+ Person)	1	-	Bike Storage	1	-
<b>Huddle Room</b>			Outdoor Patio	1	-
Phone	2	1	<b>Open Area (Workstation)</b>	138	106
4-6 Person	9	5	<b>Support</b>		
Booth	6	9	<b>Back-of-House</b>		
<b>Core</b>					

FLOOR	1	2	TOTAL
<b>EMPLOYEES</b>	152	112	264 (~1/200 USF)



# Our Location



## Access Key

I-75 and I-85 Access

I-20 Access

Atlanta BeltLine Trail

Freedom Park Trail

MARTA Transit

Atlanta Street Car

### Location

I-85 & I-75

King Memorial MARTA Station

Atlanta BeltLine Eastside Trail

Freedom Park Trail

Hartsfield Jackson Airport

Georgia State

Georgia Tech

Emory University

Edgewood Entertainment District

Hotel District

### Time

5 min. drive

2 min. drive  
5 min. bike ride  
10 min. walk

2 min. bike ride  
9 min. walk

3 min. bike ride  
9 min. walk

15 min. drive

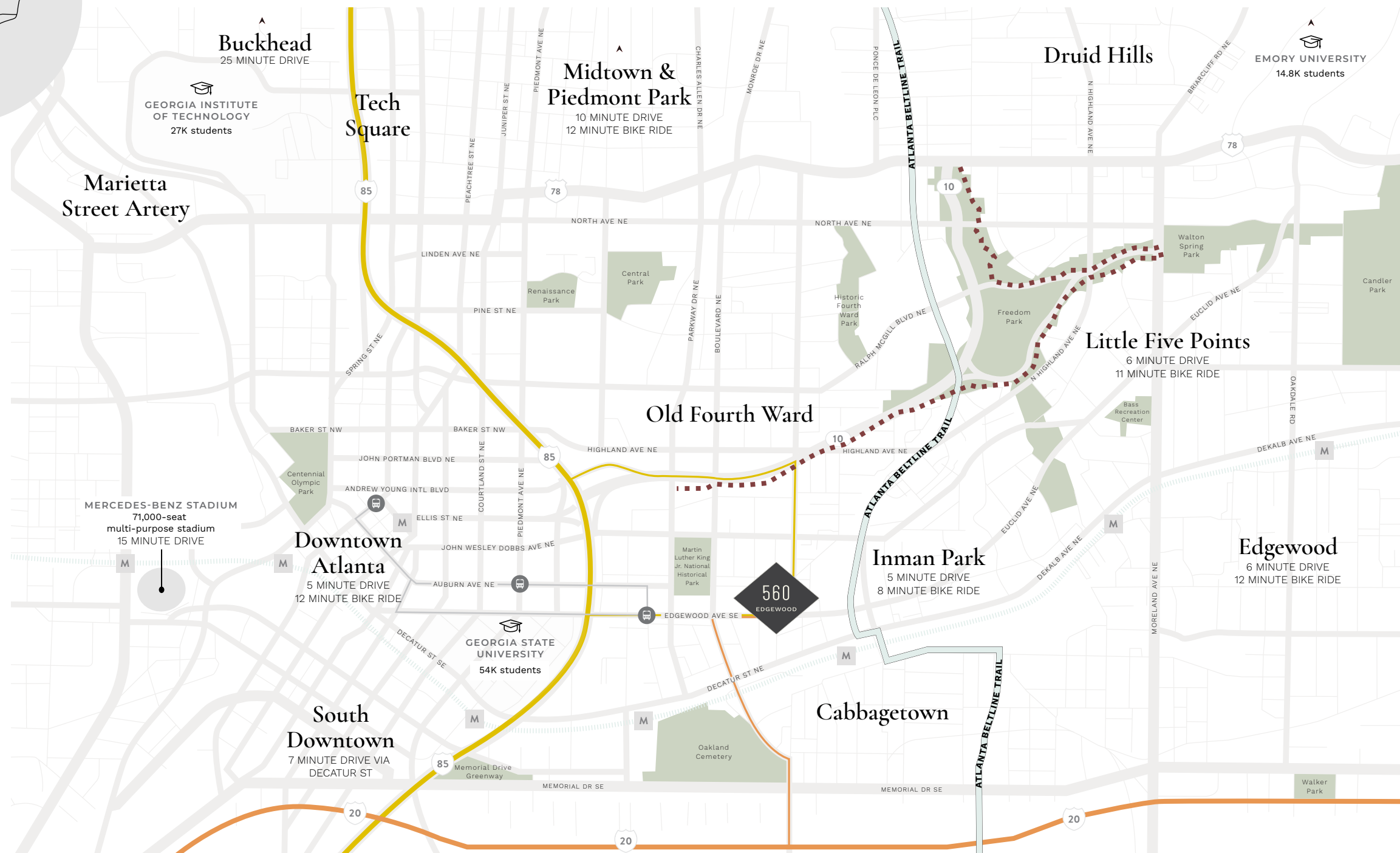
2 min. drive  
5 min. bike ride  
15 min walk

12 min. drive

15 min. bike ride  
15 min. drive

1 min. walk

6 min. drive



**Buckhead**  
25 MINUTE DRIVE

**Tech Square**

**Midtown & Piedmont Park**  
10 MINUTE DRIVE  
12 MINUTE BIKE RIDE

**Druid Hills**

**EMORY UNIVERSITY**  
14.8K students

**Marietta Street Artery**

**Downtown Atlanta**  
5 MINUTE DRIVE  
12 MINUTE BIKE RIDE

**MERCEDES-BENZ STADIUM**  
71,000-seat multi-purpose stadium  
15 MINUTE DRIVE

**GEORGIA STATE UNIVERSITY**  
54K students

**South Downtown**  
7 MINUTE DRIVE VIA DECATUR ST

**Old Fourth Ward**

**Inman Park**  
5 MINUTE DRIVE  
8 MINUTE BIKE RIDE

**Little Five Points**  
6 MINUTE DRIVE  
11 MINUTE BIKE RIDE

**Edgewood**  
6 MINUTE DRIVE  
12 MINUTE BIKE RIDE

**Cabbagetown**









**560**  
EDGEWOOD

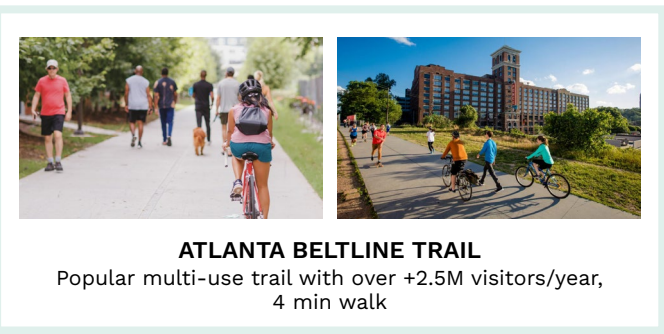
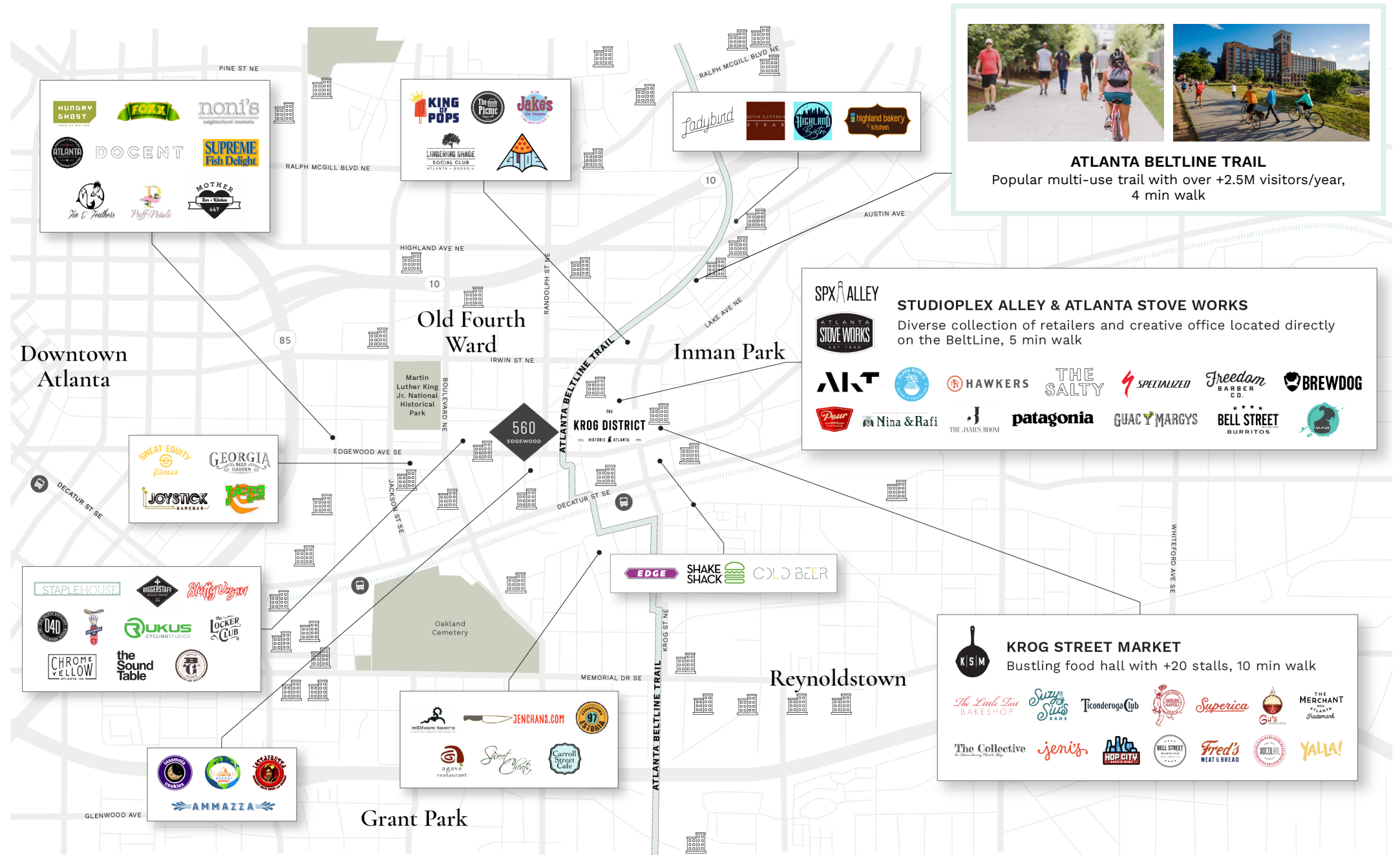
# The Neighborhood

As the birthplace of Martin Luther King, Jr., Old Fourth Ward has always been home to some of Atlanta's richest history. In recent years, it has also emerged as a modern center of commerce, dining, and entertainment.

The multi-use Atlanta BeltLine Trail connects those who live, work, and play in Old Fourth Ward to wider Atlanta, while hubs of activity and amenities like the Krog Street Market and Studioplex Alley boast some of the cities' best restaurants and retailers, drawing locals and visitors alike. Weekday or weekend; morning, afternoon, or night; there's something good going down in OFW.

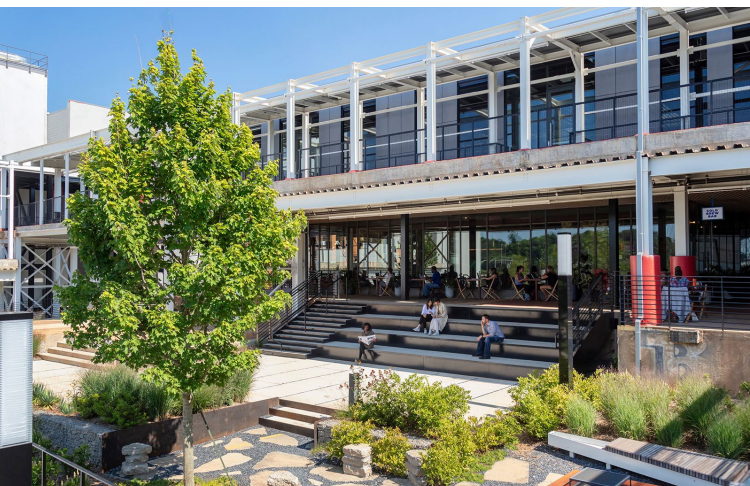
## At A Glance

 WALK SCORE <b>93</b>	 BIKE SCORE <b>89</b>
 PUBLIC TRANSIT STOPS WITHIN A 1/2 MILE <b>5</b>	 RESTAURANTS WITHIN A 1/2 MILE <b>150</b>
 MEDIAN AGE <b>32</b>	 EDUCATIONAL ATTAINMENT <b>71%</b>
 POPULATION DENSITY (PSM) <b>10,745</b>	 AVERAGE HOUSEHOLD INCOME <b>\$133,639</b>



# THE ATLANTA BELTLINE TRAIL AS A Development Catalyst

The BeltLine has proven to be the most prolific real estate development catalyst in the history of the Southeast. Since 2005 an excess of \$1 billion of new development has emerged. Currently there are more than 80 developments either completed or underway, representing over 12,000 new residential units and 1,500,000 SF of non-residential space.



## ATLANTA DAIRIES

Rooted in industrial heritage, Atlanta Dairies includes over 79,000 SF of a curated mix of specialty shopping, dining, creative office, and entertainment venues, all connected by greenspace.

## STUDIOPLEX ALLEY

An approximate 30,000 SF of retail expansion at Studioplex boasting dining and shopping on the BeltLine.

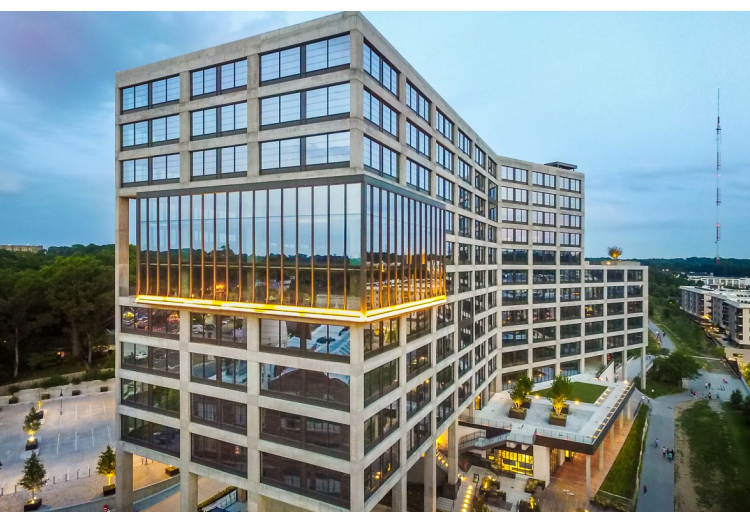


## KROG STREET MARKET

Krog Street Market was designed to be as authentic as the 1920's warehouse it occupies. Located in the heart of Inman Park, this community hotspot houses over 20 market stalls offering an eclectic mix of restaurants, retailers and shops.

## PONCE CITY MARKET

This 2.1 million SF adaptive reuse project was completed in 2015 and includes 550,000 SF of office space, 330,000 SF of retail space, and 259 apartment units. Planned expansion includes a 100,000 SF timber office building and 400 units of flexible housing, as well as a residential tower along the BeltLine.



## 725 PONCE

725 Ponce is an innovative 370,000 square foot mixed-use tower, featuring modern industrial architecture, Class A amenities, public art and integrated BeltLine connections.

## COMMON GROUND

This reclaimed warehouse is a 75,000 SF mixed-use office and retail project with direct access to the BeltLine. Common Ground is an epicenter of rooftop bars, BeltLine patios, and expansive open suites which make it a prime hangout spot for the community.



## WALDO'S

Hilton's new lifestyle micro-hotel brand will house over 129,000 SF of office and retail along with a 147-key boutique hotel. The property will also include an underground parking deck, landscaped courtyard, and a "Living Room" where work and play commune.

## FOURTH WARD PROJECT

Fourth Ward will be one of the largest and most transformative new mixed-use developments on the BeltLine boasting over 1.6 million SF across 12 acres with world-class architecture and an imaginative blend of public and private spaces to seamlessly integrate into an already thriving community.





# 560 Edgewood Project Team

OWNER / DEVELOPER

 ASANA PARTNERS

ARCHITECT

ASD | SKY

GENERAL CONTRACTOR

**Balfour Beatty**

LEASING

 CAPITAL  
REAL ESTATE GROUP

SHORT-TERM PRODUCTION

BACKLOT



**560**  
**EDGEWOOD**

*Get In Touch*



**BENNETT GOTTLIEB**

404.400.7192  
bennett.gottlieb@capitalre.com

**JOHN THORNTON**

404.400.7451  
john.thornton@capitalre.com



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