

1200

WHITE STREET

ATLANTA, GA 30310 | WESTSIDE BELTLINE

Ackerman & Co.



A New Retail Hub in The West End

1200 White Street is an unparalleled opportunity for retailers and restaurants to be part of the vibrant transformation in the historic West End. This thriving neighborhood is attracting popular breweries, local and regional eateries, fitness studios, experiential brands, and an eclectic mix of unique retailers eager to tap into its energy.

From small footprints to big-box spaces

1200 White Street offers versatile space configurations for virtually every type of retailer – from large spaces of 50,000 SF-plus for grocery stores and other big-box retailers to smaller footprint options starting at 1,500 SF.

Prime location, convenient access

Ideally located at the heart of South Atlanta’s development surge, 1200 White Street is just down the road from Lee + White, one of Atlanta’s most exciting mixed-use destinations, and near other high-profile projects such as Murphy Crossing, The Met, Pittsburgh Yards, and the West End Mall redevelopment.

The property’s direct access to the Atlanta BeltLine, the massively popular multi-use trail, brings a steady flow of foot traffic right to your storefront. Plus, it’s less than a mile from the West End MARTA rail station, with seamless connectivity to all of Atlanta’s major interstates, providing ease of access for metro Atlanta’s 6 million-plus residents.



Ackerman & Co.

INDUSTRIAL & OFFICE INQUIRIES

FRANK FARRELL | 770.913.3948 | ffarrell@ackermanco.net

CHRIS MILLER | 770.913.3989 | cmiller@ackermanco.net

RETAIL, RESTAURANT & ENTERTAINMENT INQUIRIES

KELLY WILSON | 770.913.3912 | kwilson@ackermanco.net

SUZANNE SHANK | 770.913.3943 | sshank@ackermanco.net



A Space Designed for Efficiency

Optimize Your Operations: The property features an impressive 22-foot clear height, ideal for companies requiring ample space and dock-high loading.

Ample Parking: 440 auto parking spaces, once restriped, provide ample room for your team and visitors, eliminating parking hassles.

Beyond the Building

Thriving Business District: 1200 White Street is surrounded by a dynamic business district offering a wealth of amenities. From casual dining options to retail stores, everything your team needs is within easy reach.

A Connected City: Easy access to major highways like I-20, I-75/85, and I-285 ensures access to and from around metro Atlanta.

**1200 White Street isn't just a space,
it's a strategic investment in your
company's future.**



1200 WHITE STREET

Now the sixth largest metro area in the U.S. with a population of 6.3 million, Atlanta is the economic engine of the Southeast and a hub for education, sports and entertainment.

1200 White Street is centrally located three miles southwest of Downtown Atlanta, providing easy access to the city's top attractions, including sports venues (Mercedes-Benz Stadium and State Farm Arena), and an array of cultural attractions (the Georgia Aquarium, the National Center for Civil and Human Rights, Centennial Olympic Park, the High Museum of Art). This great intown location combines with multimodal transportation options to ensure optimal connectivity.

Positioned in the heart of the West End neighborhood, 1200 White Street is just a block away from the vast amenities of the Lee + White mixed-use development, a popular destination for its breweries, restaurants and unique retail.

The Business Edge

Atlanta's diverse mix of businesses range from Fortune 500 companies to fast-growing startups, with an economy built around bioscience, cleantech, education, financial services, technology, film production and supply chain industries. These industries position the Atlanta MSA for continued growth. Atlanta boasts a lower cost of business than peer regions and ranks as one of the most business-friendly metros in the nation.

Hartsfield-Jackson Atlanta International Airport also has regained its rank as the world's busiest airport and generates a \$34.8 billion economic impact annually in metro Atlanta.

31

Fortune 500/100
Companies in Atlanta

200+

Inc 5000 Fastest growing
companies in the US

#1

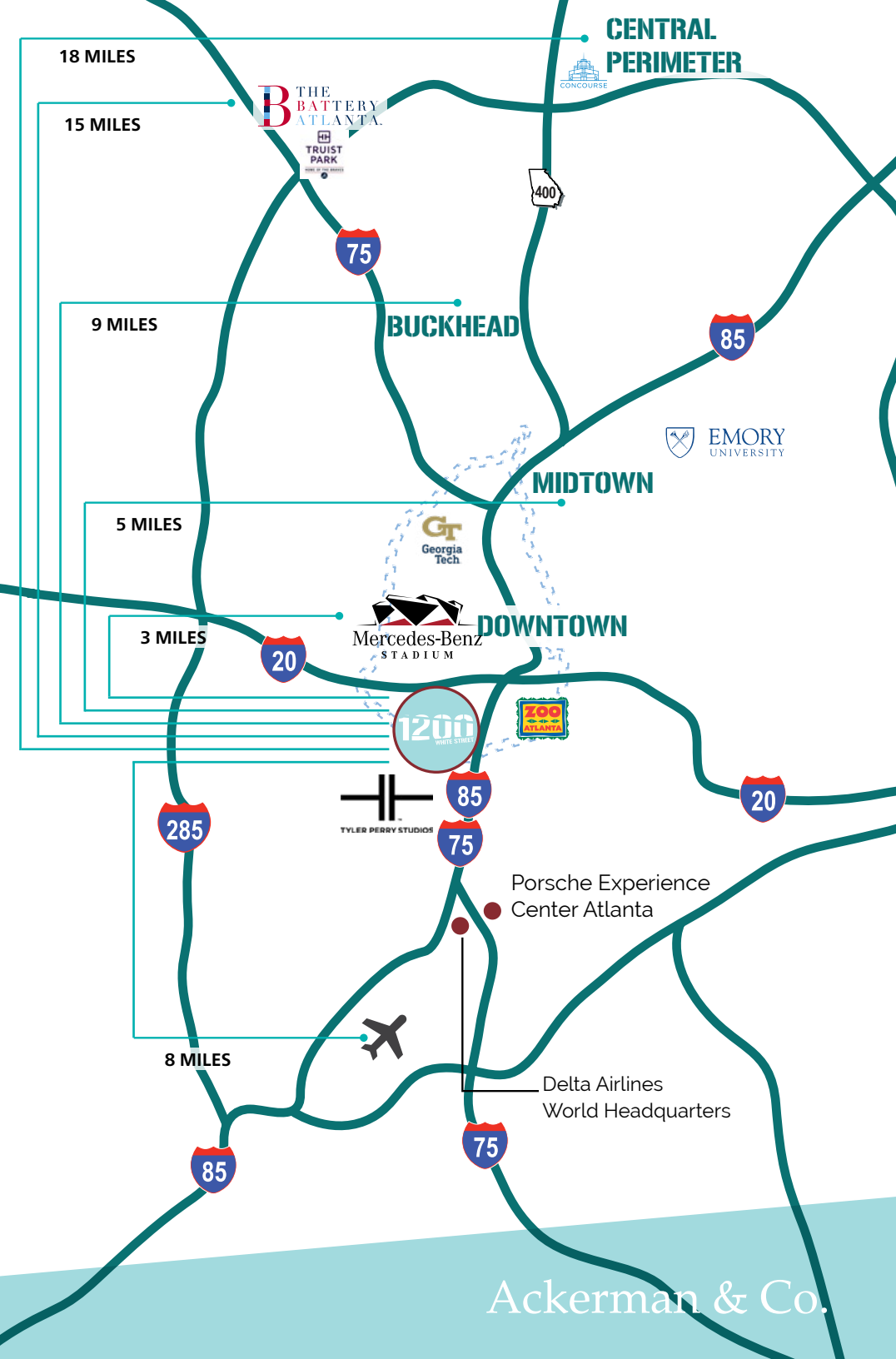
State for doing business
10 years in a row

#3

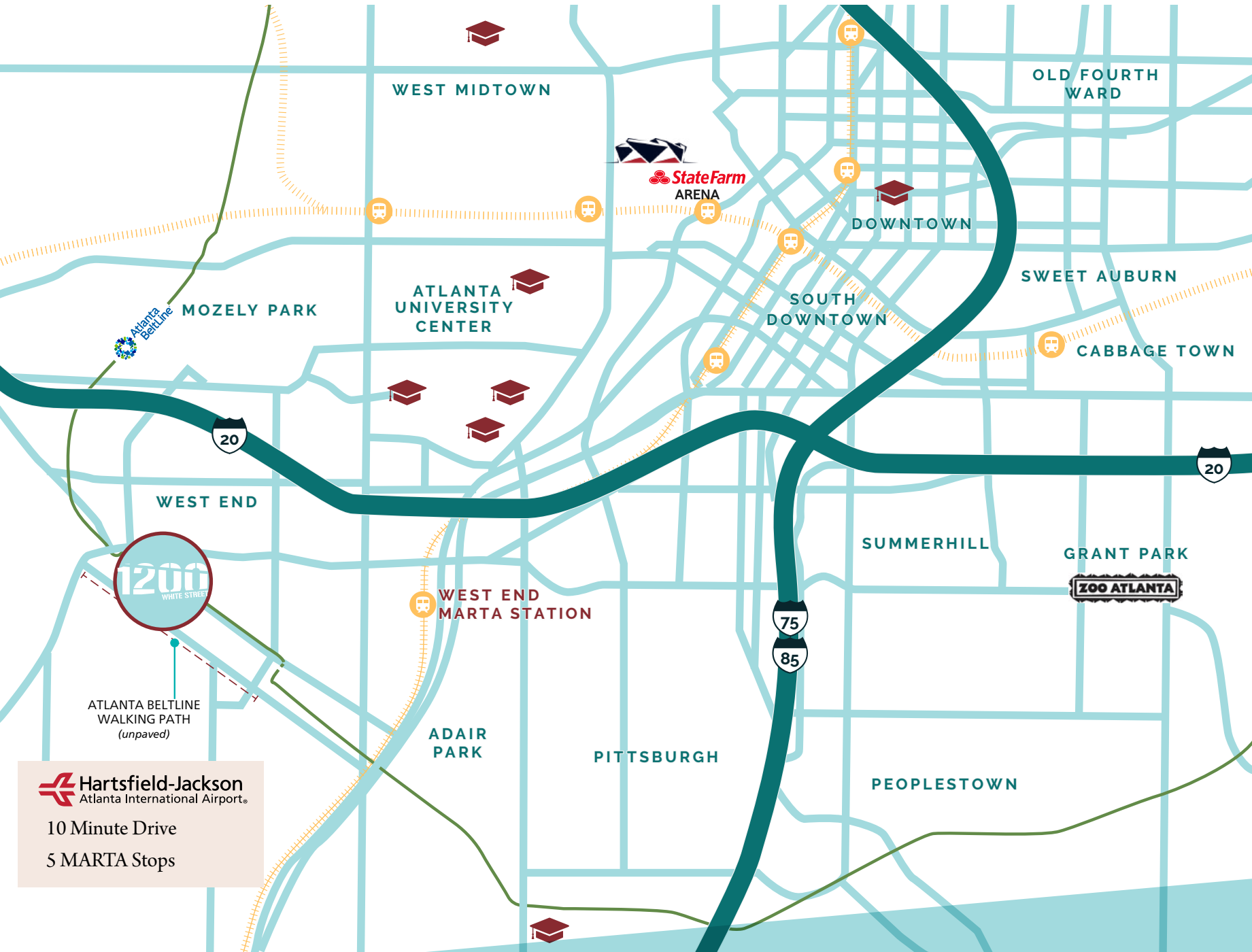
Metro in the US for
population growth

#5

Move-in destination
in the country



IN-TOWN CONNECTION



Downtown, Midtown, Old Fourth Ward, and West Midtown are all within a quick five-minute drive. Need to catch a flight? Hartsfield-Jackson, Atlanta's international airport, is just a ten-minute drive south.

Prefer public transportation? No problem, MARTA can get you there in just five stops. WestEnd MARTA Station is 1 mile away and the new Murphy Crossing MARTA Station will be even closer, just a quick walk down the Atlanta BeltLine

Our proximity to top-ranked HBCUs, Georgia State, and Georgia Tech puts you at the center of a vibrant pool of highly-skilled and diverse recruits.

Surrounded by nearly every amenity imaginable: From national grocery stores steps away, to food halls, breweries and shopping a scotch down the BeltLine to a quick drive to animals at Zoo Atlanta or major events at Mercedes-Benz Stadium and State Farm Arena.

 **Hartsfield-Jackson**
Atlanta International Airport.
10 Minute Drive
5 MARTA Stops

1200 WHITE STREET

MIXED USE DEVELOPMENT
RESIDENTIAL



CENTENNIAL YARDS

MADISON YARDS

THE MET

LEE+WHITE

THE VIVIAN

ASHLEY AT SCHOLARS LANDING
BY INTEGRAL
NEW 212 UNITS

FREIGHT HOUSE
BY CIM GROUP
NEW 246 UNITS

ARTISAN YARDS
BY TBD
PROPOSED 1,500 UNITS

GEORGE & LEONARD
BY URBAND REALTY
NEW 217 UNITS

THE LARKIN

ALTA DAIRIES
BY PACES
NEW 312 UNITS

FORGE ATLANTA

VICTORY AT SUMMERHILL
BY INTERVEST
NEW 276 UNITS

LUMEN APTS

GRUBB APTS

HOPKINS & WHITE
23 TOWNHOMES

WEST END MALL

ABRAMS FIXTURES

YUGO AT SUMMERHILL
STUDENT HOUSING

SUMMERHILL BROADSTONE
276 UNITS

GLEN CASTLE

ASPEN HEIGHTS
220 STUDENT HOUSING

565 HANK
306 UNITS

GLENWOOD AT GRANT
BY AVILA
NEW 216 UNITS

PUBLIX SUMMERHILL STATION

915 GRANT
BY AVILA
NEW 201 UNITS

center
parc stadium

SUMMERHILL
BY HEDGEWOOD
NEW 101 TOWNHOMES

SENIOR HOUSING
BY TURNERNEW

THE BEXLEY
BY WEINSTEIN
NEW 319 UNITS

PRATT STACKS
120 TOWNHOMES

BOULEVARD @ GRANT PARK
BY MIDDLE STREET PARTNER
323 UNITS

MURPHY CROSSING
FUTURE MARTA STATION

MAVERICK FLATS
BY RANGEWATER
NEW 320 UNITS

THE BEACON

650 HAMILTON



TREES ATLANTA
URBAN ECOLOGY CENTER

GATEWAY AT EAST POINT
BY PRESTWICK
NEW 101 UNITS

MODERA REYNOLDSTOWN
BY MILL CREEK
NEW 380 UNITS

THE UPTON
BY META
NEW 346 UNITS

SKYLARK
BY RANGEWATER
NEW 319 UNITS

840 WOODROW
300 FLATS & 25 TOWNHOMES

EMPIRE
NEW 129 TOWNHOMES

marta
RED LINE

EMPIRE
NEW 129 TOWNHOMES

PITTSBURGH YARDS

THE VERGE
BY FAIRFIELD
NEW 300 UNITS

CHOSEWOOD PARK PHASE II

ZEPHYR
BY EMPIRE
NEW 1,000 UNITS

THE SWIFT TOWNHOMES

FORT MAC
PLANNED 2,000+ UNITS

marta
GOLD LINE

THRIVE TOWNHOMES
277 TOWNHOMES

NOLYN POINT
BY TOLL BROTHERS
NEW 24 HOMES

BOULEVARD & BENTEEN
BY EPIC
NEW 39 TOWNHOMES

1200



1200
WHITE STREET

TO 1200 WHITE ST
0.9 Miles
1,734 Steps

TO 1200 WHITE ST
1.1 Miles
2,120 Steps

marta
EXISTING WEST END
STATION
680 LEE STREET

LEE + WHITE

marta
FUTURE MURPHY'S
CROSSING
MURPHY STREET



1200
WHITE STREET



Steps Away from Everything

The Atlanta BeltLine Westside Trail is a scenic, 3.2-mile path that winds through the city's historic Westside neighborhoods. It offers a unique blend of urban landscapes, green spaces, and cultural attractions. From vibrant murals to charming parks, the trail provides a delightful escape from the hustle and bustle of the city. Enjoy a leisurely walk, bike ride, or jog while taking in the sights and sounds of Atlanta's rich heritage.



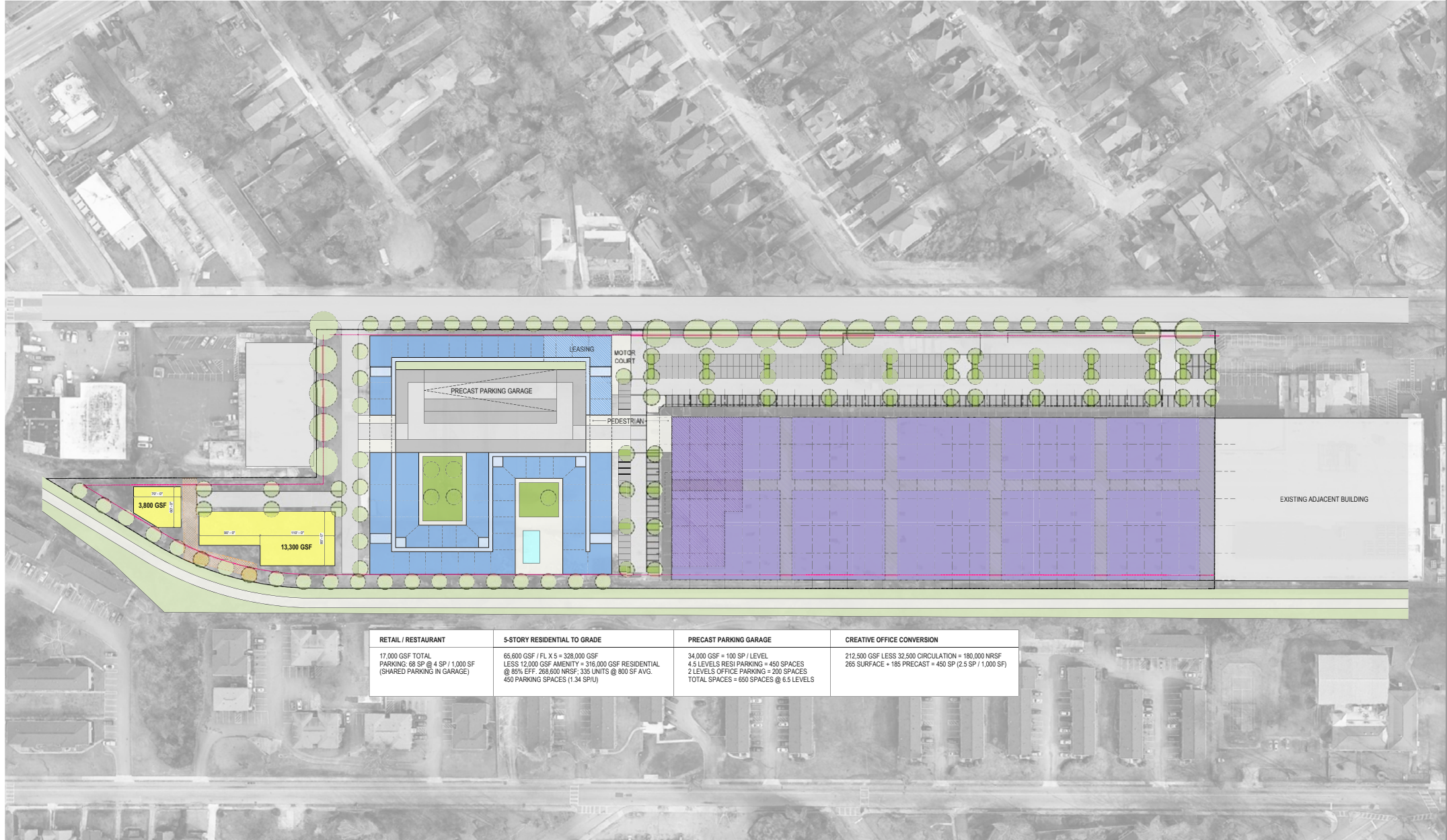
The Best Walkable Amenities

1200 White Street puts you right in the heart of Atlanta's hottest neighborhood. Just a short stroll away, you'll find the vibrant Lee+White development, offering a unique mix of shopping, dining, and entertainment. Explore the bustling food hall, sip a craft cocktail at the central bar, or relax on the Great Lawn. From rock climbing adventures to world-class healthcare and award-winning distilleries, Lee+White has everything you need.

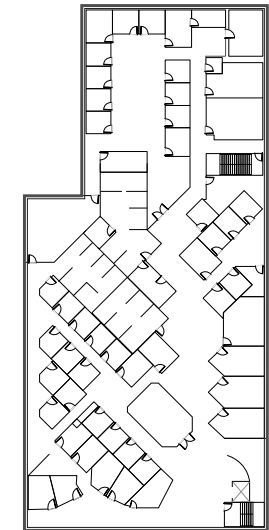
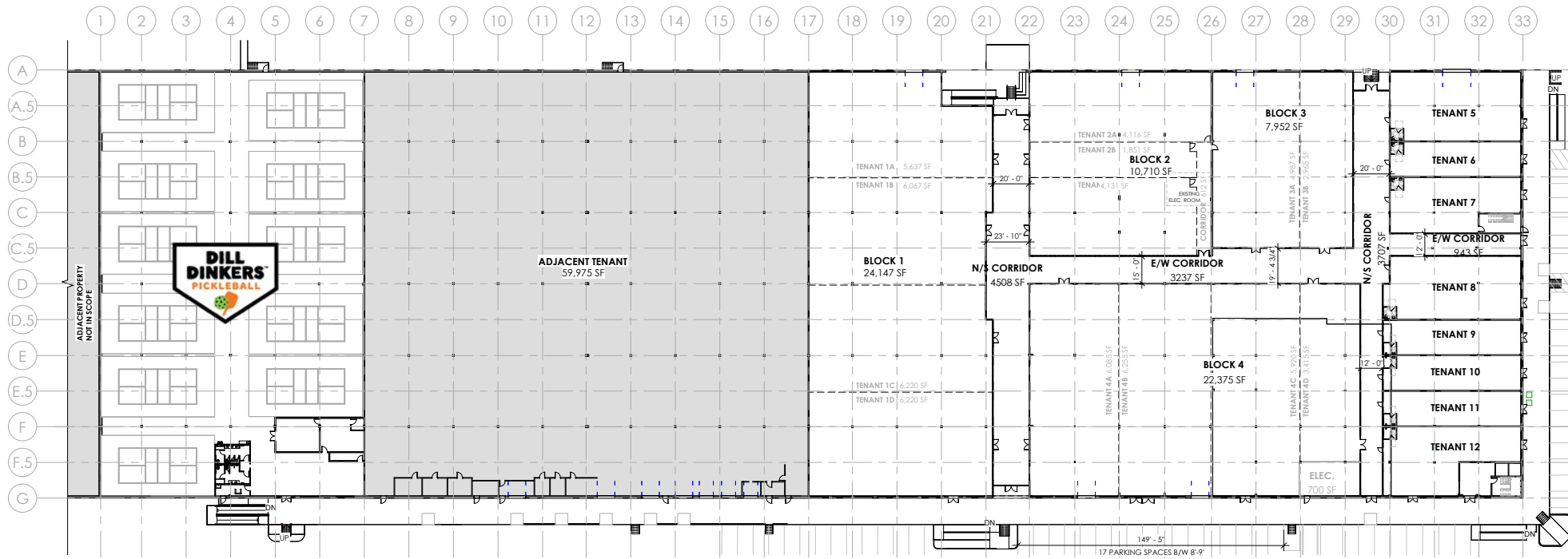


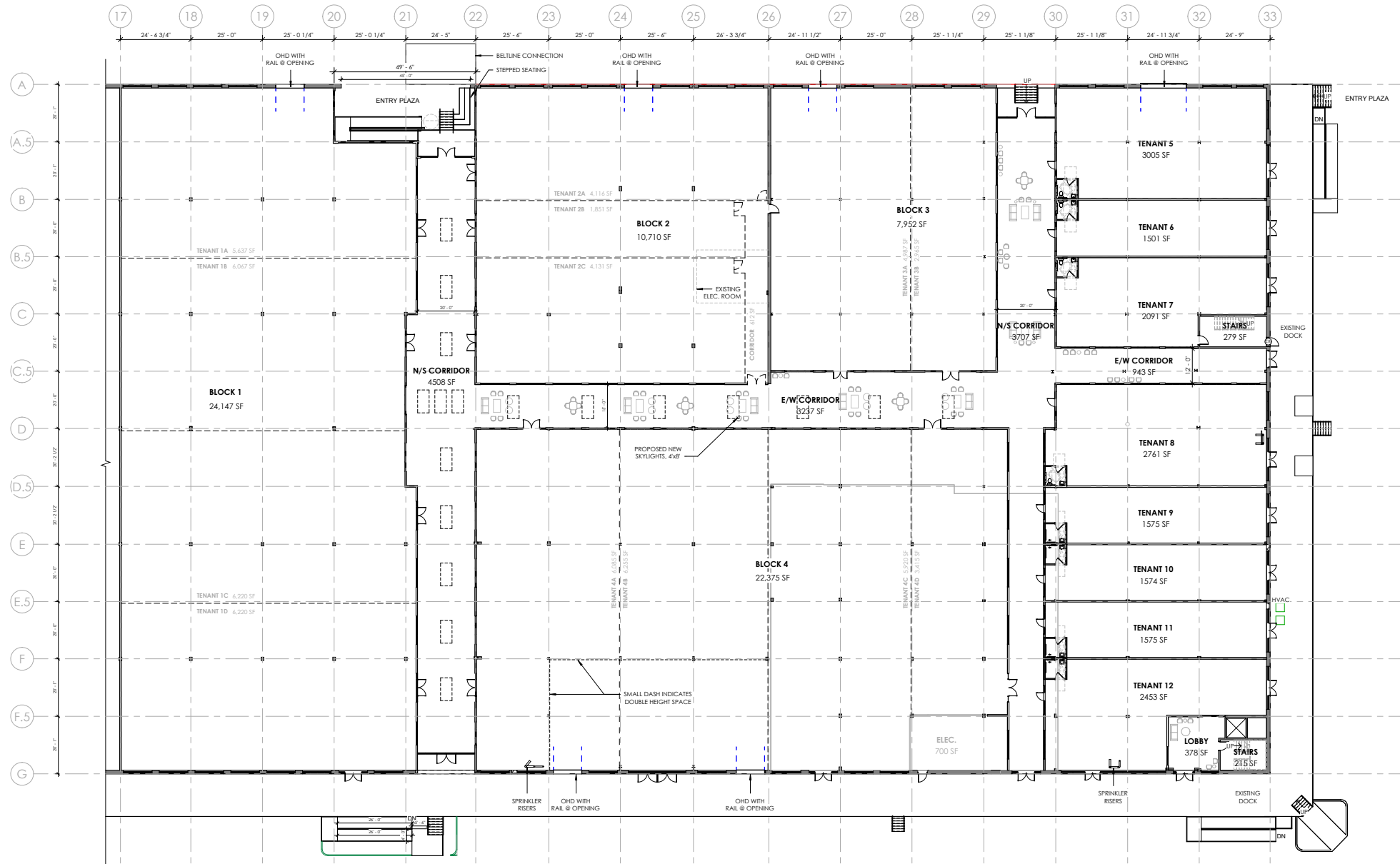
Ackerman & Co.

SITE PLAN WITH RESIDENTIAL

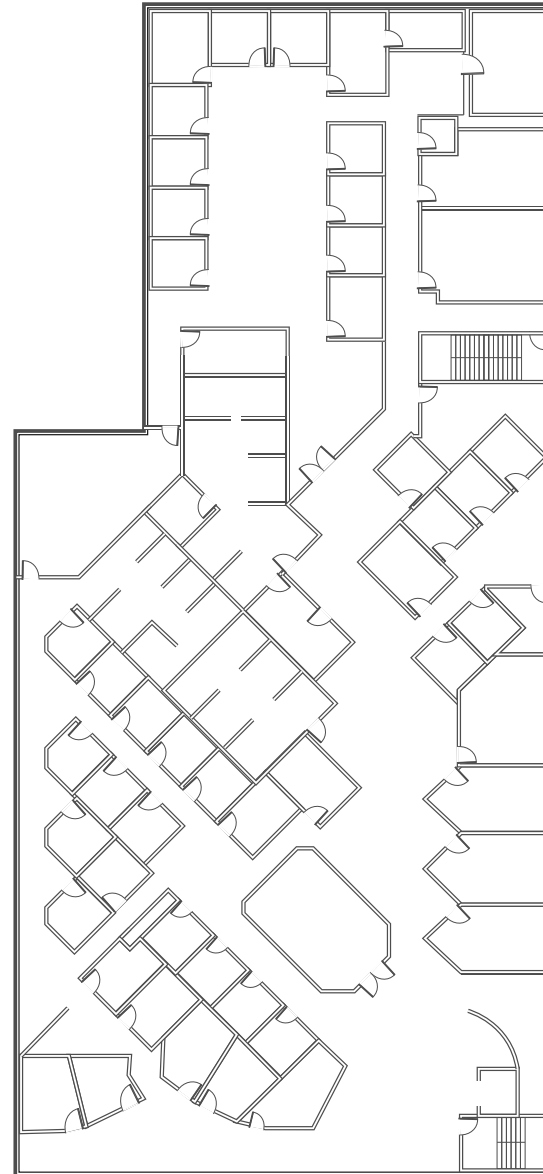
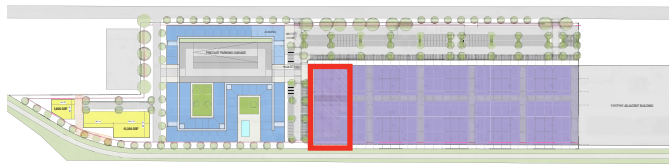


**EXISTING UPPER
LEVEL CREATIVE SPACE**
19,585 SF

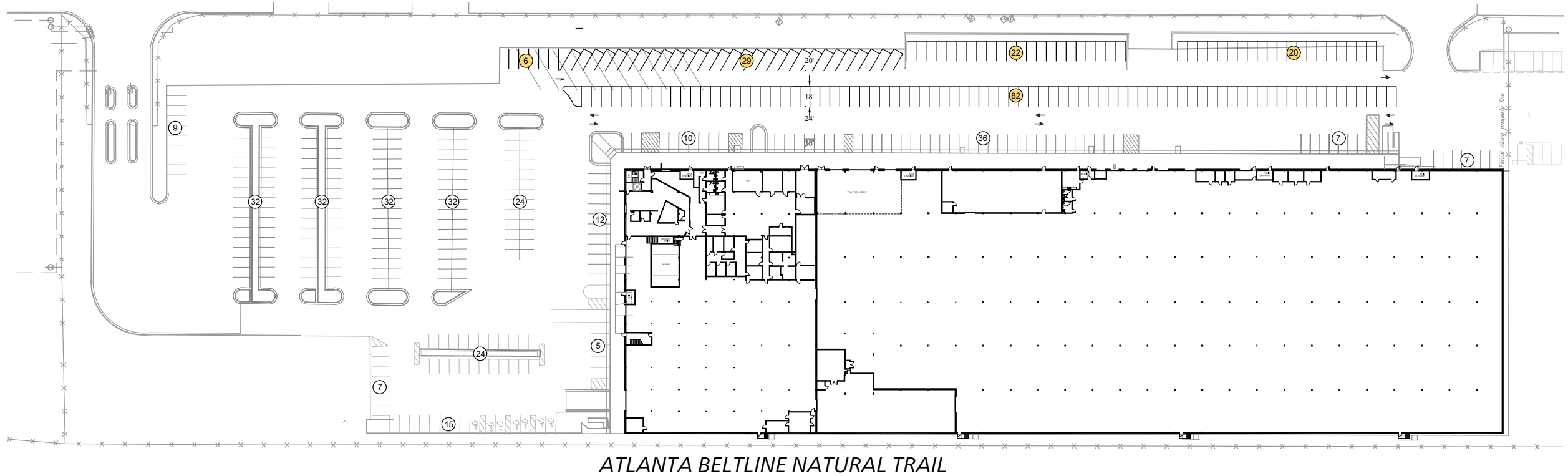




EXISTING SECOND FLOOR CREATIVE SPACE



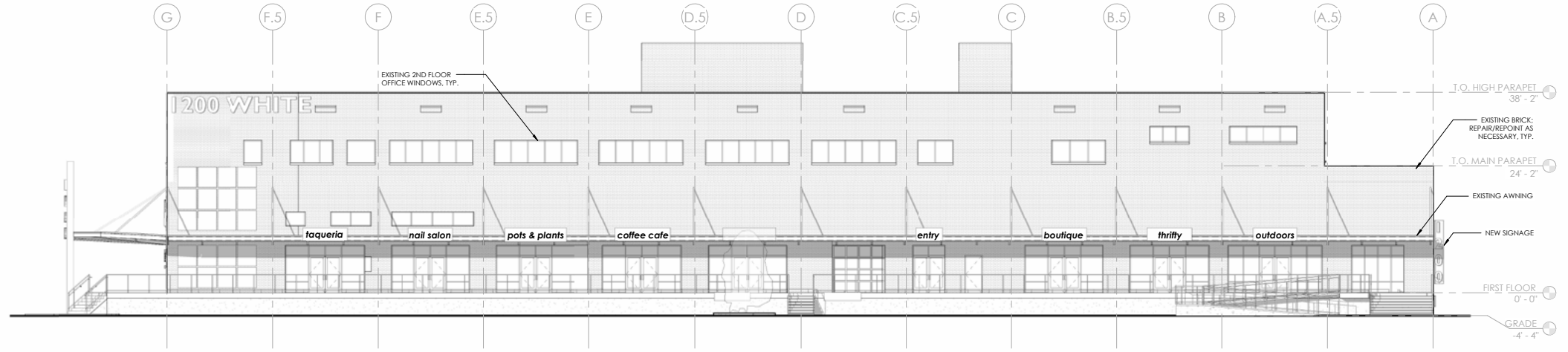
WHITE STREET



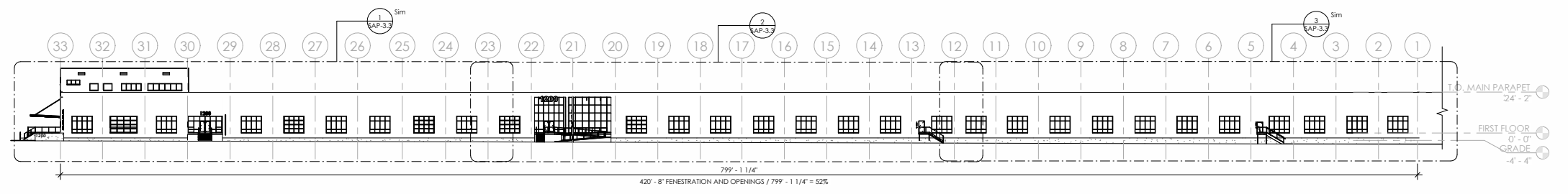
PARKING

284 existing vehicle spaces

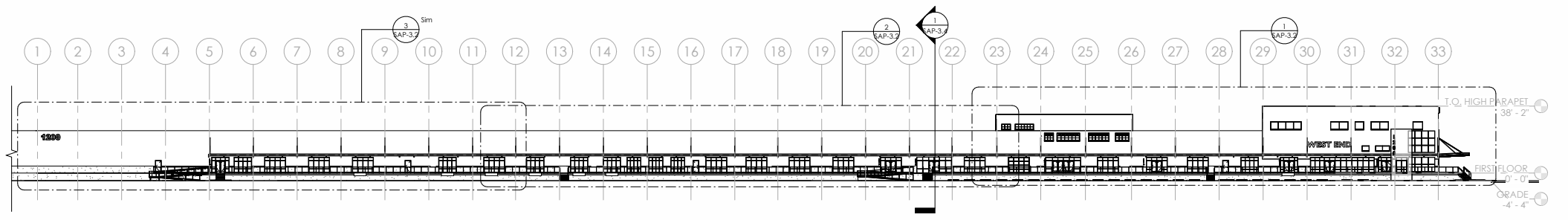
159 potential additional spaces



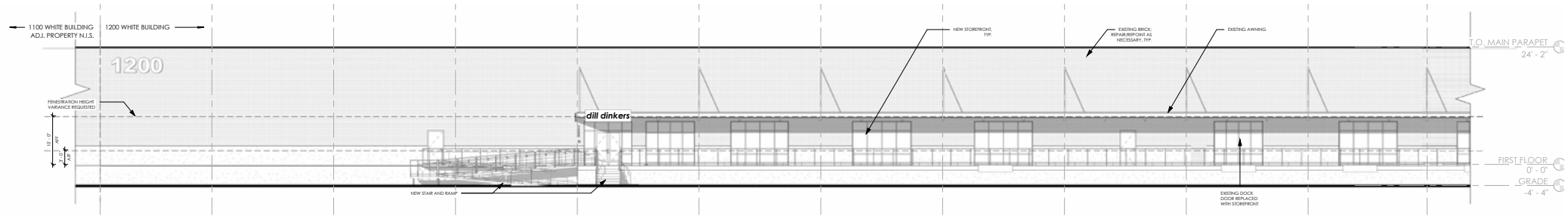
3 1" = 10'-0" WEST ELEVATION



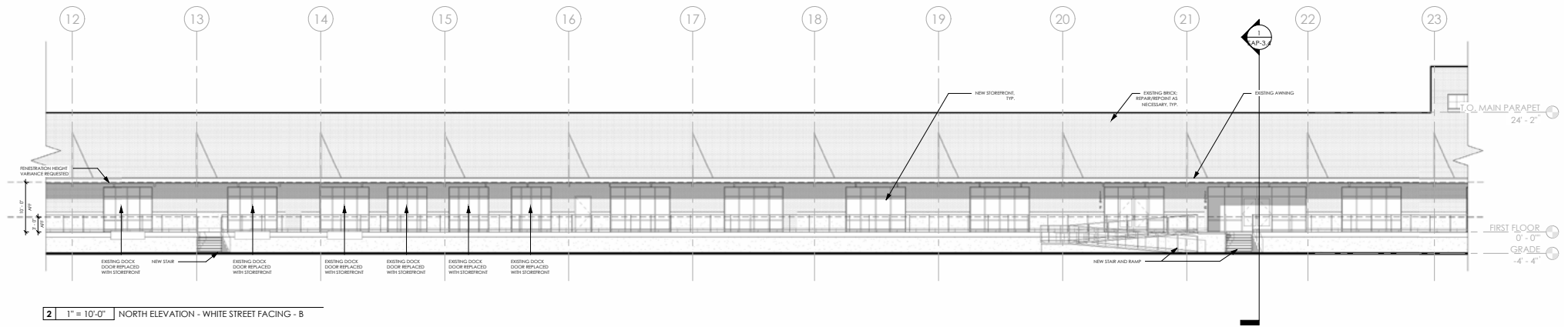
2 1" = 30'-0" SOUTH ELEVATION - BELTLINE FACING



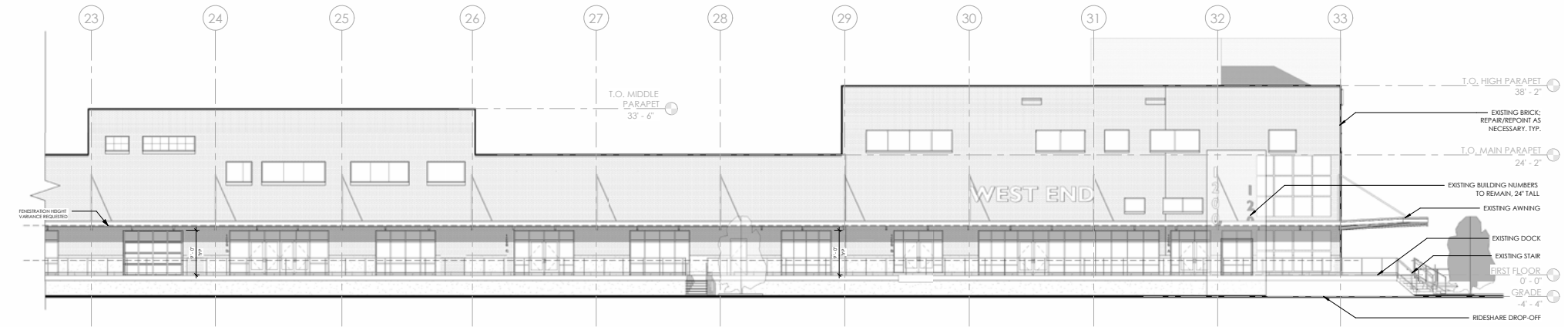
1 1" = 30'-0" NORTH ELEVATION - WHITE STREET FACING



3 1" = 10'-0" NORTH ELEVATION - WHITE STREET FACING - A



2 1" = 10'-0" NORTH ELEVATION - WHITE STREET FACING - B



1 1" = 10'-0" NORTH ELEVATION - WHITE STREET FACING - C



Property rendering - View from White Street



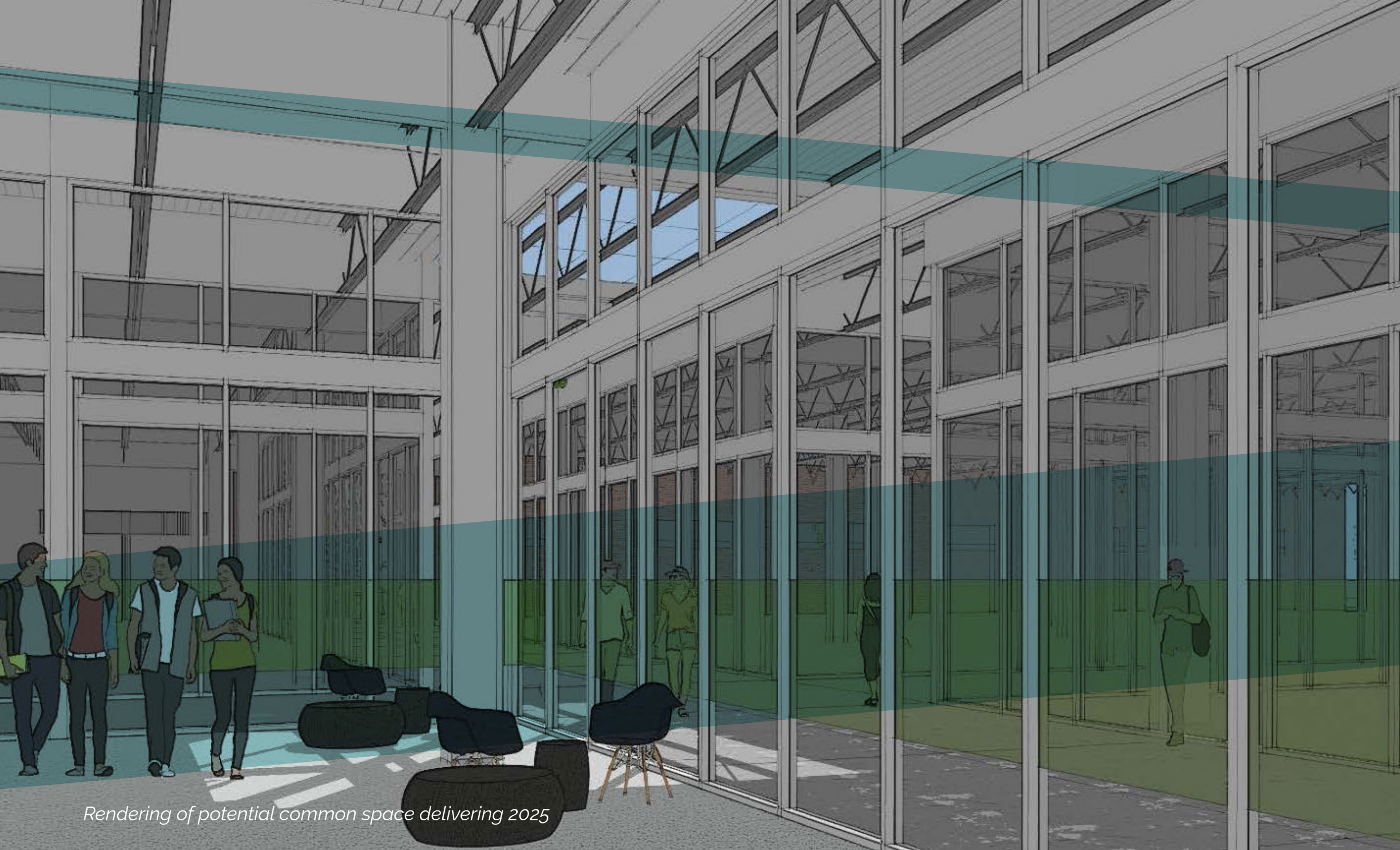
Property rendering - View from Atlanta BeltLine



SCAN TO SEE MORE



SCAN TO SEE MORE



Rendering of potential common space delivering 2025



First floor office



Second floor office



Existing warehouse area - pre-renovation

The neighborhoods surrounding 1200 White Street are experiencing tremendous single and multifamily residential development growth. Just steps away, across the street, Hopkins White Townhomes are planned to break ground later this year.



1 PLAN NORTH
1/8" = 1'-0"



1 PLAN SOUTH
1/8" = 1'-0"

RESIDENTIAL DEVELOPMENT

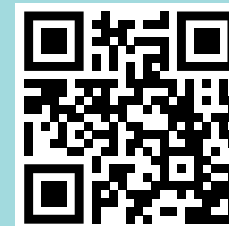


E PLAN
1/4" = 1'-0"

1200
WHITE STREET



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SCAN TO SEE MORE

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