



ECHO
ST. WEST
ATL

WORKSPACE REIMAGINED

765 Echo & 745 Echo

Lincoln

MENLO EQUITIES

We're at the

EPICENTER OF IT ALL

ECHO
ST. ATL

1.5 MILES WESTSIDE PARK AT
BELLWOOD QUARRY

1 MILE MICROSOFT 90+
ACRE CAMPUS

WESTSIDE
BELTLINE CONNECTOR

ATLANTA
BELTLINE TRAIL
1 MILE

ATLANTIC
STATION
2 MILES

MIDTOWN
CBD
2.5 MILES

GEORGIA
TECH
0.5 MILES

2 MILES GEORGIA WORLD
CONGRESS CENTER

2 MILES STATE FARM
ARENA

2 MILES THE GULCH

1.5 MILES MERCEDES BENZ
STADIUM

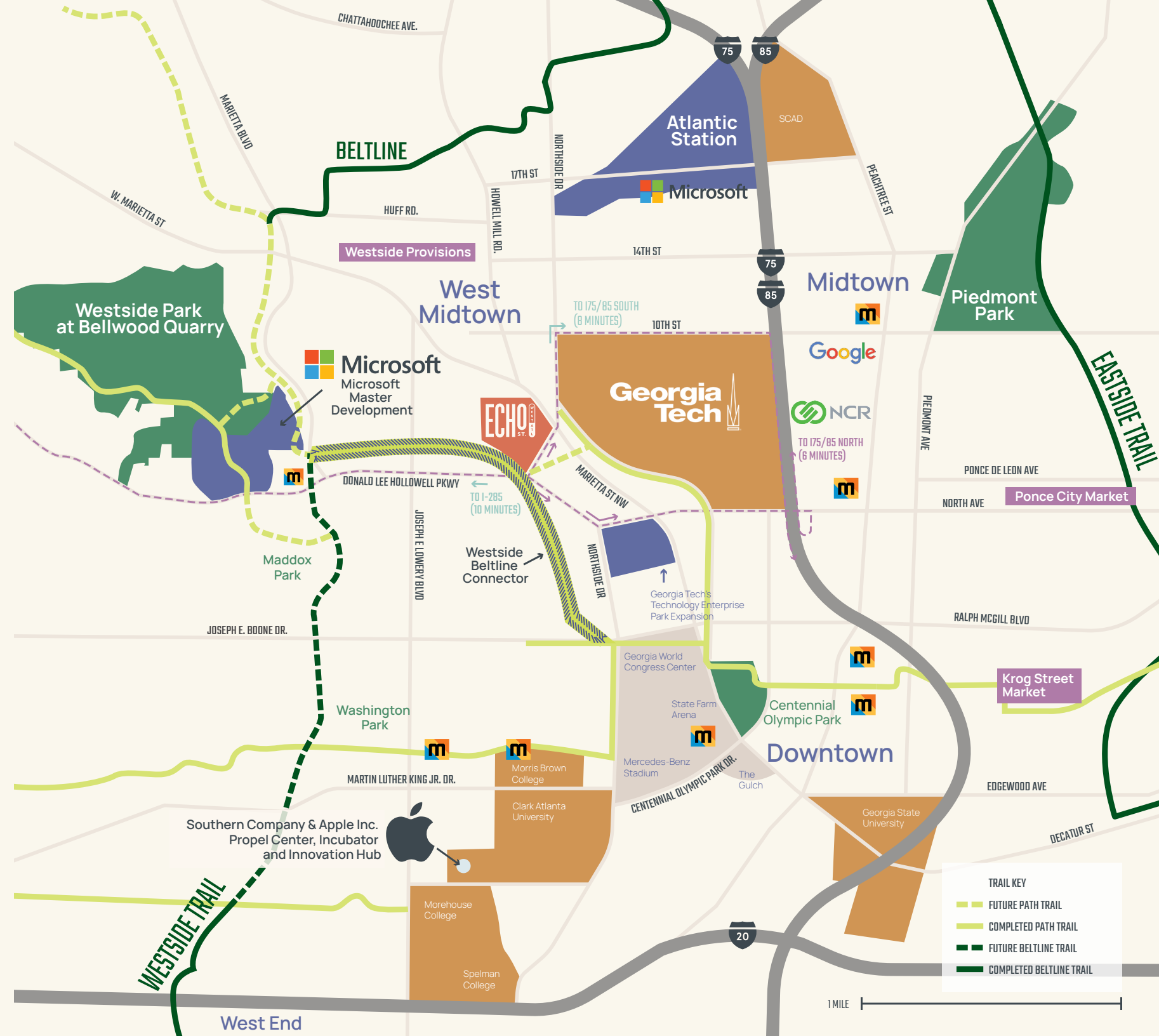
2.5 MILES ATLANTA UNIVERSITY CENTER
MOREHOUSE, SPELMAN, CLARK ATLANTA, MORRIS BROWN

Find us at the intersection of

TECHNOLOGY + COMMUNITY

It's more than a modern workspace— it's a part of one of Atlanta's most storied neighborhoods; a community we're very proud to be a part of.

Location is everything...but so is culture, and Atlanta has one to brag about. Since acquiring this property, we have worked with local leaders and non-profit organizations to think of ways that we can preserve the neighborhood values - in and around the English Avenue and Westside communities to celebrate the history and give back to the people that make this city so special.



ATLANTA UNIVERSITY CENTER, SOUTHERN COMPANY AND APPLE, INC.

Southern Company and Apple have partnered with educators and community stakeholders to launch the Propel Center, a new digital learning hub, business incubator, and global innovation headquarters in Atlanta, Georgia for students of HBCUs.

BELTLINE

The Atlanta BeltLine is the most comprehensive revitalization effort ever undertaken in the City of Atlanta and among the largest, most wide-ranging urban redevelopment and mobility projects currently underway in the United States.

MICROSOFT MASTER DEVELOPMENT

90+ acre master planned mixed-use development recently purchased by Microsoft located just over a mile away from ESW.

GEORGIA TECH

Georgia Tech offers the #2 annualized ROI in higher education in the nation with enrollment of over 36K students and is under a mile away.

WESTSIDE PARK AT BELLWOOD QUARRY

Just over one mile away is the new 26.5 million Westside Park, home to Atlanta's largest greenspace at over 280 acres. Upon completion, the park will connect the Proctor Creek Greenway and the Chattahoochee corridor with the BeltLine.



UNMATCHED ACCESS

0.5 MILES

(Less than 0.5 miles) GA Tech, West Midtown CBD, Westside Connector Trail

1.0 MILE

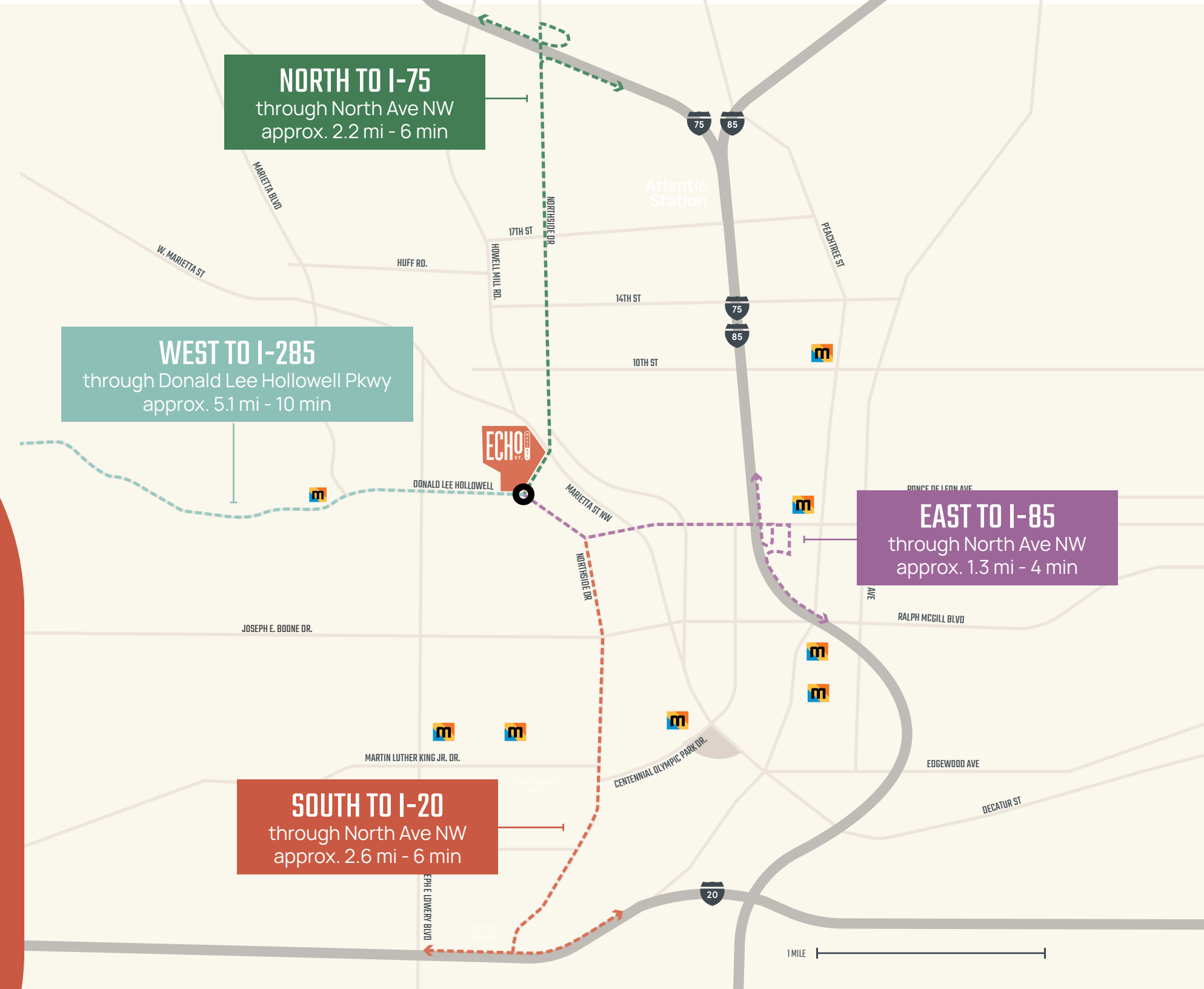
MARTA Bankhead Station, Atlanta Westside Beltline Trail, Microsoft Master Development, Westside Park at Bellwood Quarry

1.5 MILES

Atlantic Station, Mercedes-Benz Stadium, Georgia World Congress Center, State Farm Arena, AUC

Located at the intersection of 2 four-lane state highways providing unparalleled access from all directions.

As a crossroads of culture, commerce, and creativity, this Village of Ideas is united with the best of downtown Atlanta via major roadways, pathways, and public transit—including sitting directly on the BeltLine and shuttles to MARTA.



300_k

SF OFFICE

50_k

SF RETAIL

292

RESIDENTIAL UNITS

16_k

SF EVENT SPACE

20_k

SF ARTIST +
MAKER SPACE

6.5

ACRES OUTDOOR, REC, +
ENTERTAINMENT SPACES

Where life
unfolds

Echo Street West is the thoughtful response to a modern lifestyle, rooted in Atlanta's Westside.

State-of-the-art office spaces are surrounded by a curated blend of retail and dining experiences that spill out onto the Westside BeltLine Connector trail, providing unparalleled connectivity to the rest of the city. Wellness is at the center of every decision, twist, and turn that this development has taken and we can't wait to write our office tenants into the bigger story of this property, this neighborhood, and this city.



745 & 765 ECHO

PHASE I



Office Village Focused

DESIGNED FOR CREATIVITY COLLABORATION WELLNESS

765
ECHO

THE
WOODLANDS

THE
NEST

745
ECHO

TENANT AMENITY
CENTER

F+B
SPACE



WELL BUILDING CERTIFICATION
(PENDING)



WIREScore
PLATINUM (PENDING)

State-of-the-art office spaces anchored by
curated retail, dining and outdoor experiences.

HOW WE STACK UP

*3-levels of below-grade parking
635 total parking spaces; 2.1/1,000*

*Our unique office design at Echo Street
West has wellness at its core - including
subterranean parking, allowing direct
tenant access into open-air corridors
and collaboration spaces.*

765 ECHO

FITNESS CENTER,
SHOWERS,
BIKE STORAGE

20'

15'

15'

15'

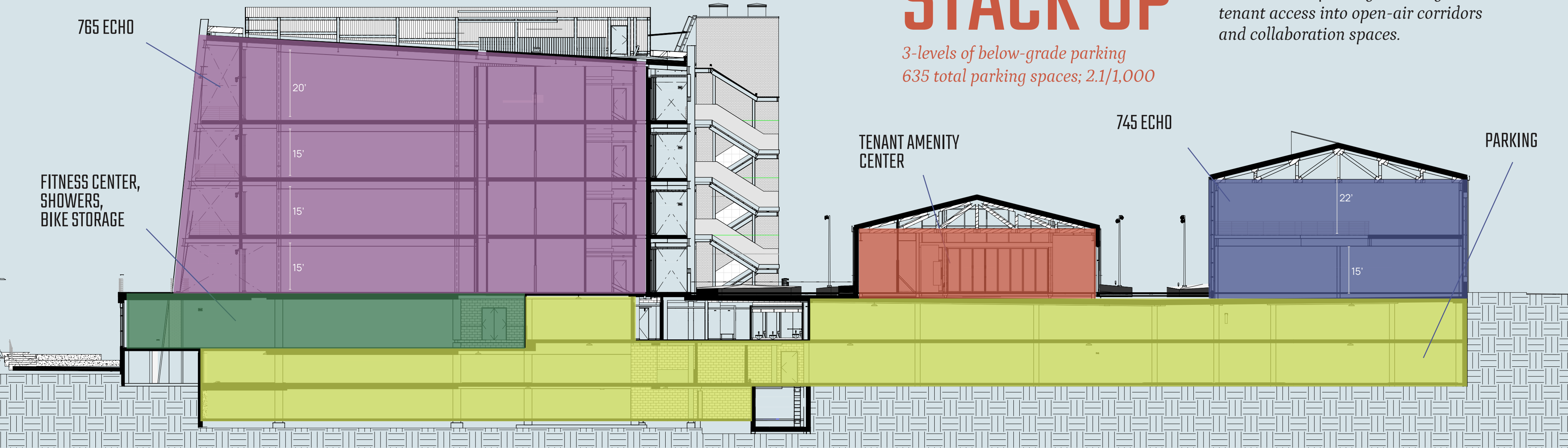
TENANT AMENITY
CENTER

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22'

15'

PARKING



*brilliant
innovation*

765 ECHO

ATLANTA'S FIRST
EXTERIOR-CORE OFFICE BUILDING

765 ECHO

4-story mid-rise office building

274,974 RSF

THE SPECS

Cutting edge steel/timber/glass design

15' high windows floors 1-3

20' high windows on top floor provide dynamic views

Private, exterior work, social and rec space on every floor

Exterior core design provides unobstructed, 360° views

Clean building technology throughout

Subterranean parking provides direct access to tenant floors

Tech-driven building access

Exterior staircases for vertical circulation



Timber ceilings provide a beautiful accent to every open floorplan



Elevator/Tenant Entry



Outdoor Tenant Workspaces

Approx. 65,000 SF Typical Floorplates

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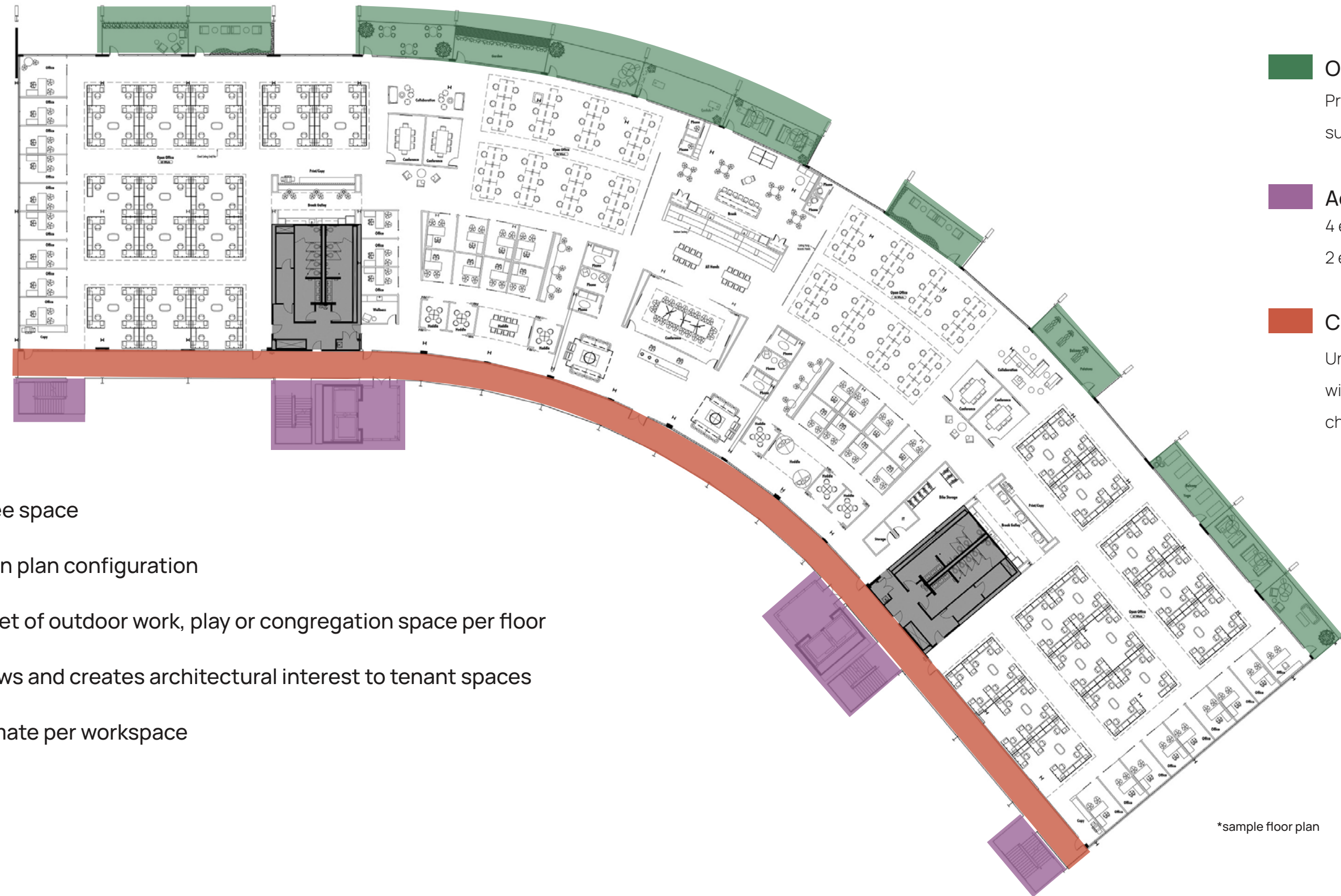
Highly efficient, core-free, column-free space

102' foot bay depths provide ideal open plan configuration

Approximately 4,000-8,000 square feet of outdoor work, play or congregation space per floor

Subtle curved glass line promotes views and creates architectural interest to tenant spaces

Multi-zone HVAC provides flexible climate per workspace



*sample floor plan

Outdoor Workspaces

Private, open-air spaces with overhead fans for every suite – promotes casual meeting and collab space

Access

4 external stairwells offering direct access to suites,
2 elevators with direct access from parking deck

Corridor

Unique exterior corridor provides core free floor plates with direct access to Tenant suites without the typical choke-points



OUTDOOR WORKSPACE

at 765 Echo

We have taken a fresh approach on the traditional office balcony, providing a sizable footprint of outdoor workspace, private to tenants - **over 25,000 SF.**



THIS IS WHAT THE OFFICE OF THE FUTURE LOOKS LIKE -
Expansive outdoor tenant workspaces ranging from 400 SF up to 1,100 SF offering tenants additional open-air work, recreation and congregation spaces.



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2-story creative office building

21,273 RSF

THE SPECS

Clean building technology

Transom Skylights accentuating light and volume

2 private pocket patios for private gatherings

Exterior balcony overlooking The Nest

Tech-driven building access

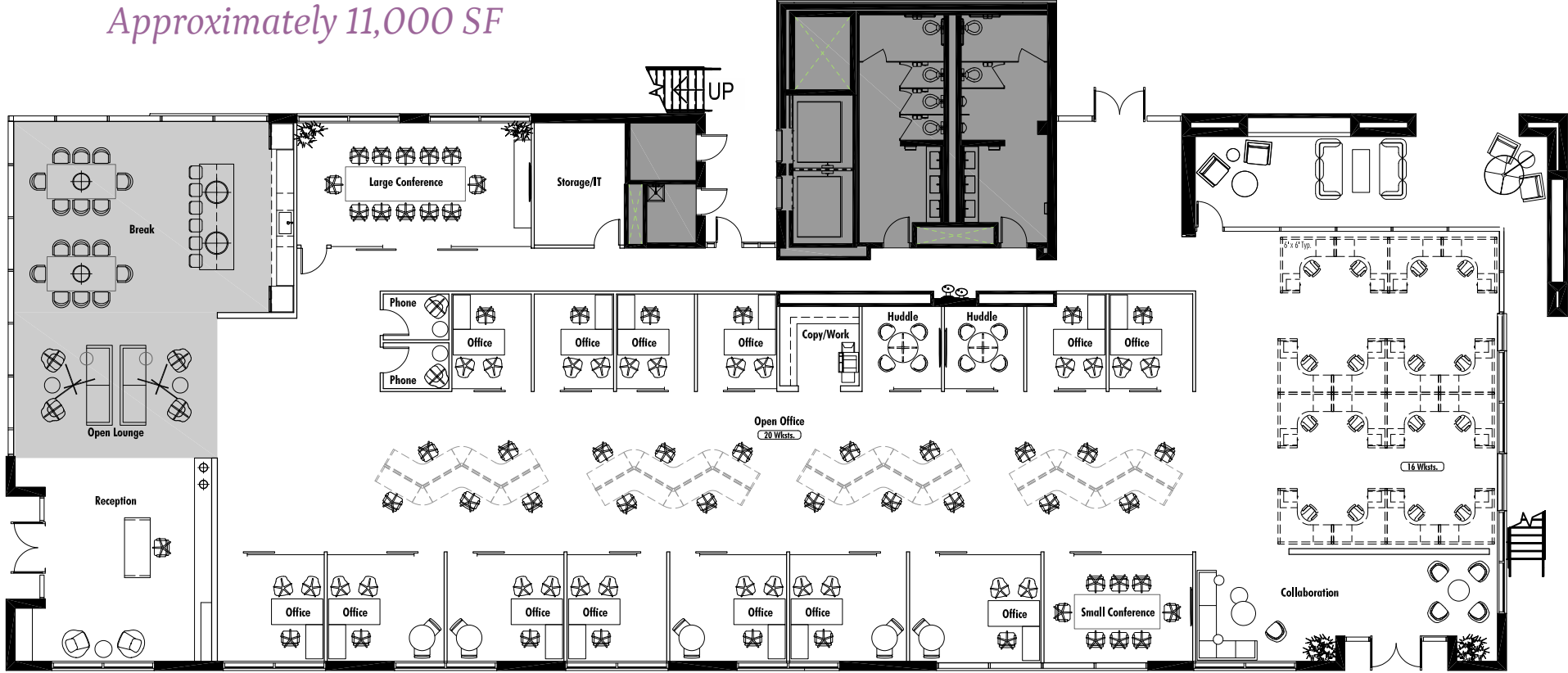
Subterranean parking provides direct access to tenant floors



Brick, steel, timber & glass structure provides a historic, industrial flair to the boutique building.

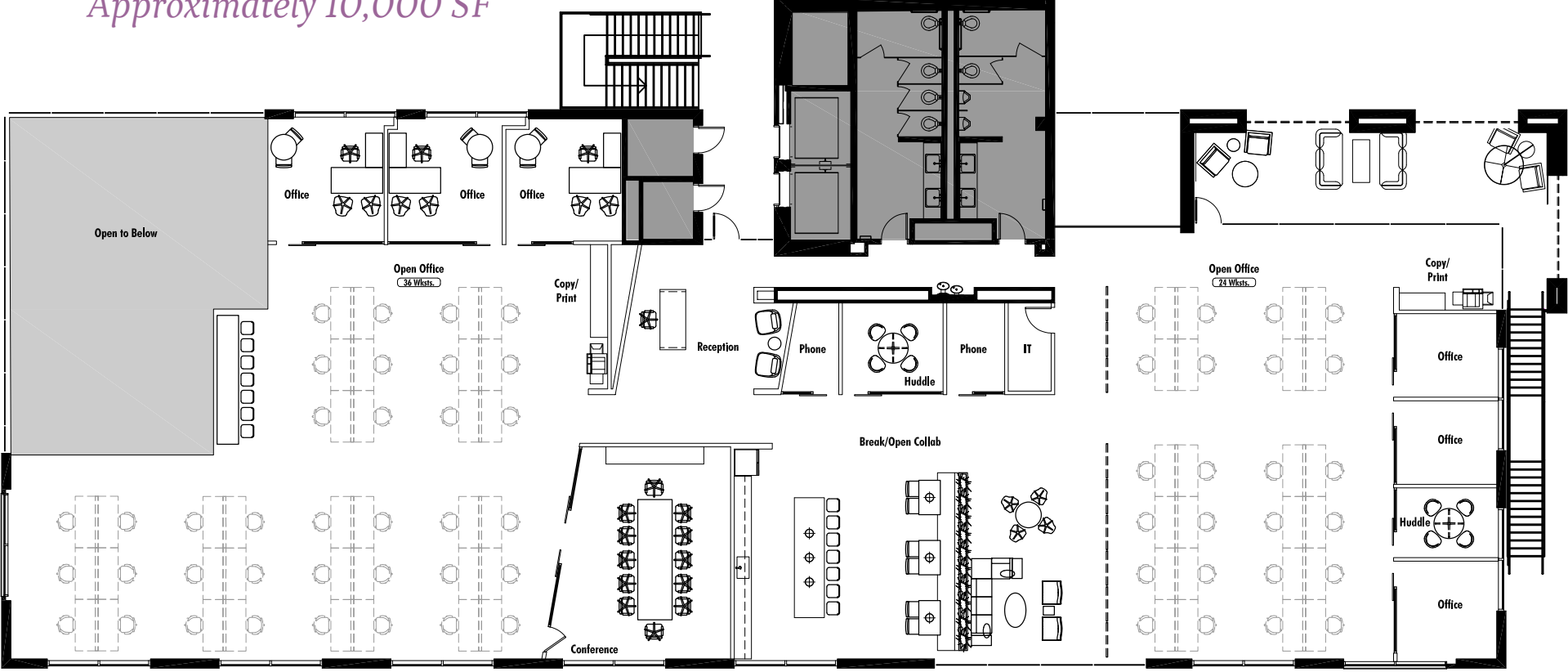
FLOOR PLANS

1ST FLOOR
Approximately 11,000 SF



*sample floor plan

2ND FLOOR
Approximately 10,000 SF



*sample floor plan

THE NEST

*1 acre of outdoor
amenity space*

Bring business outside with our highly collaborative outdoor environment. The Nest provides ample greenspace with private enclaves perfect for small gatherings of both business and leisure. Direct access to the Tenant Amenity Center offers more flexible collaboration spaces.

THE SPECS

Highly collaborative outdoor environment

Shared outdoor space including:

3,000 SF Tenant Amenity Center

4,350 SF Shared Amenity Space

4,300 SF Private Amenity Space

3,950 SF Public Amenity Space



TENANT AMENITY CENTER

4,500 SF amenity center

Tenants will have access to a 4,500 SF amenity center that includes a variety of seating and meeting areas, patio space and bar.

THE SPECS

3,000 SF space that can be subdivided depending on tenant needs for conferences, meetings, or events.

Hospitality-driven amenity center with full bar, and adjacent 4,000 SF chef-driven dining concept.

Flexible space includes the ability to configure for up to a 50-person conference facility

Additional 1,500 SF private outdoor lounge areas





THE WOODLANDS

*1.57 acres of outdoor
amenity space*

A more serene alternative to the high-energy of The Nest, The Woodlands provides more outdoor opportunities for both work, fitness and overall wellness.

THE SPECS

Trees and greenery preserved to promote wellbeing

Open greenspaces with private enclaves

Shared outdoor space including:

9,000 SF Shared Amenity Space

1,450 SF Private Amenity Space

0.5 mile Community Bike Trail

Secluded hammock park



DESIGNED FOR HEALTHY LIVING

*5,000 SF commercial gym with
expansive outdoor terrace*

Echo Street West is designed
for healthy living and innovative
thinking inspired by nature.
Wellness has been at the center
of every decision made for Echo
Street West.

THE SPECS

6.5 acres of outdoor greenspaces to enjoy

0.5 mile trail system with connections to the Beltline trail

Bike racks and bike barn on-site

Secure indoor bike storage

5,000 SF commercial gym

Locker rooms with showers



LIVE-IN COMMUNITY

*Truly immerse yourself in all
Echo Street West has to offer.
Vibe @ Echo Street West will
bring 292 Multifamily units
running directly along the
Beltline trail.*

292

MULTIFAMILY
UNITS

VIBE

AT ECHO STREET WEST



ACTIVATIONS + AMENITIES

70k SF OF INDOOR/OUTDOOR EVENT,
ARTIST, AND F&B SPACE

Our unique mix of uses at Echo Street West was strategically designed to enhance the office experience for companies who value culture, commerce and creativity.



ART SPACES

Guardian Studios is an art gallery and maker space located just steps behind our office building, providing tenants with a trove of creative inspiration.



RETAIL + DINING

Tenants can enjoy our Westside Motor Lounge- an outdoor event space and food truck oasis tucked in the front pocket of ESW. The office area boasts 33k SF of space dedicated to food and beverage with an outdoor patio and an additional 50k SF of locally driven food and retail just steps away.



ADAPTIVE VENUE SPACE

Guardian Works adaptive reuse venue space is Atlanta's newest Westside venue. The 13,000-square foot event space can comfortably accommodate 1,200 guests.





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PHASE 1 - DELIVERED Q4 2023

745 & 765 Echo Street NW, Atlanta, GA 30318

PHASE 2 - GROWTH OPPORTUNITY

Approx. 500,000 SF of additional office product to be built to accommodate tenant expansion

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MENLO EQUITIES