

An aerial photograph of the Henderson East development in Atlanta, Georgia, during the 'blue hour' of dusk. The foreground features a large, modern, multi-story office building with a flat roof and extensive glass facades, which are brightly lit from within, revealing interior spaces. This building is surrounded by lush green trees and smaller, more traditional residential-style houses. In the middle ground, a dense cluster of multi-story townhomes or small apartment units is visible. The background shows the expansive Atlanta skyline, with numerous skyscrapers and high-rise buildings silhouetted against a sky filled with soft, white and grey clouds. The overall scene conveys a sense of urban growth and modern living integrated with nature.

Æ HENDERSON EAST

| Class AA Office Delivering 2026



FEATHERY

Hatchways



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PALTH LOREIN

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FEATHERY

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Exclusive Office
• *Offering* •

| 2034 N Henderson Ave
Dallas, TX 75206

Discover an exclusive private club offering Stylish spaces, a stunning rooftop terrace, and a vibrant lineup of events and performances. Enjoy a luxurious dining experience complemented by exquisite drinks.











Metamorphosis of East Henderson

75,000 SF of bespoke creative office space

- Lounge/private club dedicated terrace is 2,000 SF & total amenity area is 9,000 SF
(Includes 5 shared conference rooms, stepped lounge, work lounge/private club and two terraces)



RETAIL

- 1. Tecovas
- 5. Warby Parker
- 6. Favor the Kind
- 14. Keepsake
- 15. Coco and Dash Home
- 16. Reformation
- 18. Esther Penn
- 27. The Black Tux
- 39. Bonobos
- 41. Knot Standard
- 48. Apple Store
- 49. Restoration Hardware
- 50. lululemon
- 52. Lip Lab



BARS & NIGHTLIFE

- 8. Barcelona Wine Bar
- 9. PM Lounge
- 11. The Old Monk
- 12. Tei Tei Robata
- 17. Spider Murphy's Pub
- 22. Mayer's Garden
- 23. The Skellig
- 29. 77 Degrees
- 30. Wonder Bar
- 32. Barcadia
- 34. Whippersnapper
- 35. Highfives
- 43. Louies



LIFESTYLE & BEAUTY

- 4. Heyday
- 7. Salon 5014
- 19. PAINT Nail Bar
- 20. Bespoke Lash Studio
- 26. Ever/Body
- 33. CorePower Yoga
- 40. Hairstory Studio
- 42. Cave Fit Club



DINING

- 2. Felix Culpa
- 3. Smithy on Henderson
- 10. The Porch
- 13. Fireside Pies
- 21. Pie Tap Pizza Workshop
- 24. Sfuzzi
- 25. Shell Shack
- 28. Gemma
- 31. KSP Henderson
- 36. Plomo Quesadilla Bar
- 37. Houndstooth Coffee
- 38. Natuur
- 45. Truck Yard
- 47. HG Supply Co
- 51. Local Public Eatery



GROCERY

- 44. Sprouts Farmers Market
- 46. Trader Joe's



HENDERSON AVENUE'S REMARKABLE GATHERING PLACE



The Alley – intentionally tucked away from the hustle and bustle – is a delightful surprise and an immersive setting for community engagement. Lined by rotating art pieces and a dense canopy of mature oak trees, this special gathering place will continually host events and performances that serve the surrounding neighborhoods while celebrating and nurturing the culture of Henderson Avenue.

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HENDERSON
EAST

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NEWMARK