



**PORTMAN**

**FOUNDRY**  
COMMERCIAL



# WELCOME TO JUNCTION

135,000 square feet of class A office space on the Beltline Eastside Trail,  
the epicenter of Atlanta's culture and creativity

**[CLICK HERE TO VIEW  
VIRTUAL REALITY](#)**







**The BeltLine lavishes attention on the neighborhoods where Atlanta's low-key soul resides.**

**- The New York Times**

# ATLANTA BELTLINE

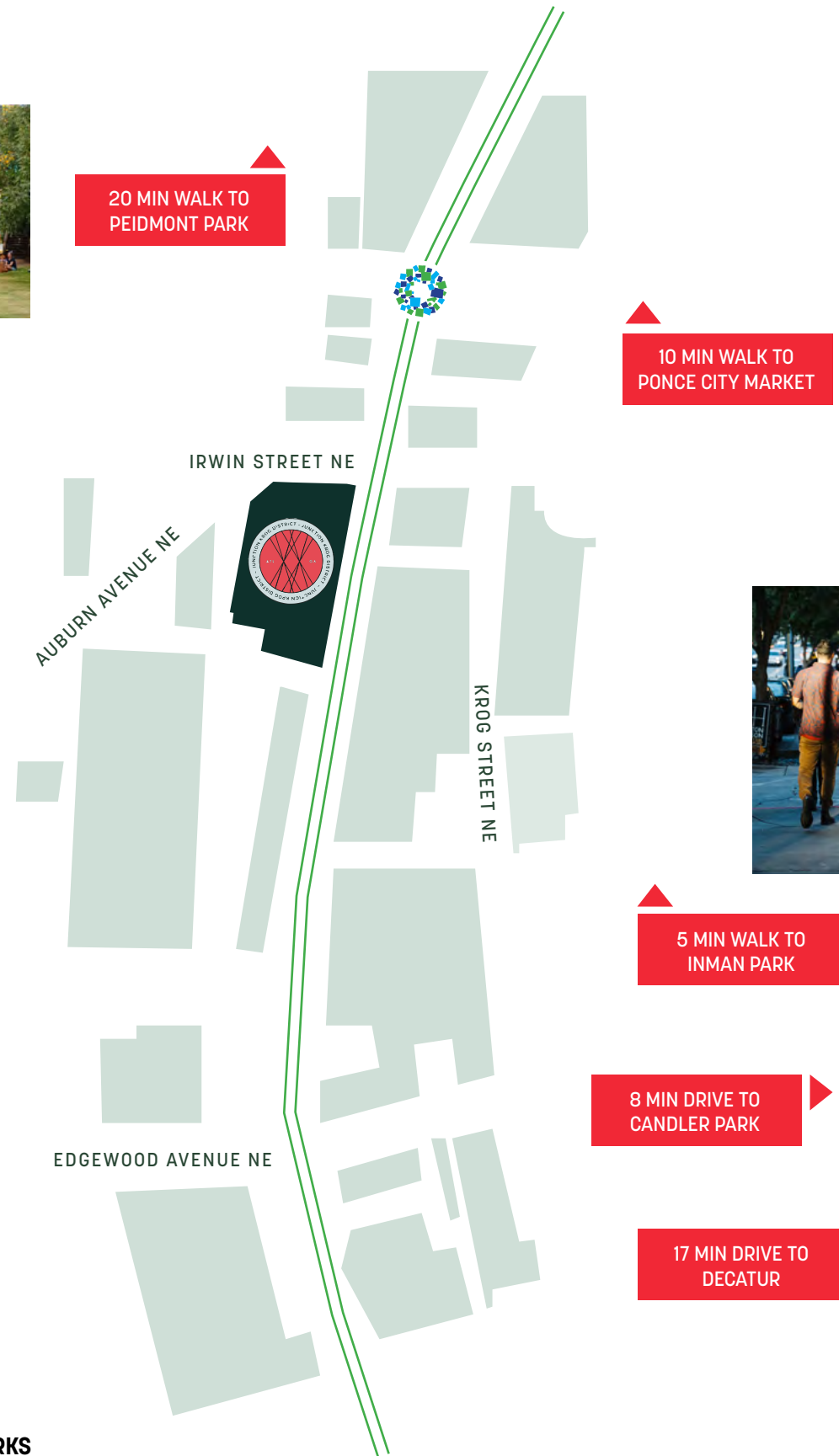
**LARGEST**  
OUTDOOR PUBLIC ART  
INSTALLATION IN THE SOUTH



10 MIN DRIVE TO  
DOWNTOWN



**22 MILE**  
LOOP OF MULTI-USE TRAILS,  
MODERN STREETCAR AND PARKS







## RETAIL HIGHLIGHTS

Nina  
& Rafi



KEVIN RATHBUN  
STEAK



patagonia

Superica

GUAC Y MARGYS

Ticonderoga Club



## KROG DISTRICT

Krog District is brimming with life, and Junction is never far from all that makes living in Atlanta fantastic. Gritty vintage stores neighbor one of the nation's best steak restaurants, irreverent cocktail bars are just steps from spas running on exclusive French skincare, and other creative enterprises keep this historic neighborhood interesting at all hours.

That energy attracts a crowd: at any given time, Krog District is made up of roughly eight times more educated, young professional urbanites than the national average.



## RETAIL HIGHLIGHTS



barcelona

Bread & Butterfly



LITTLE SPIRIT



delbar



FRITTI



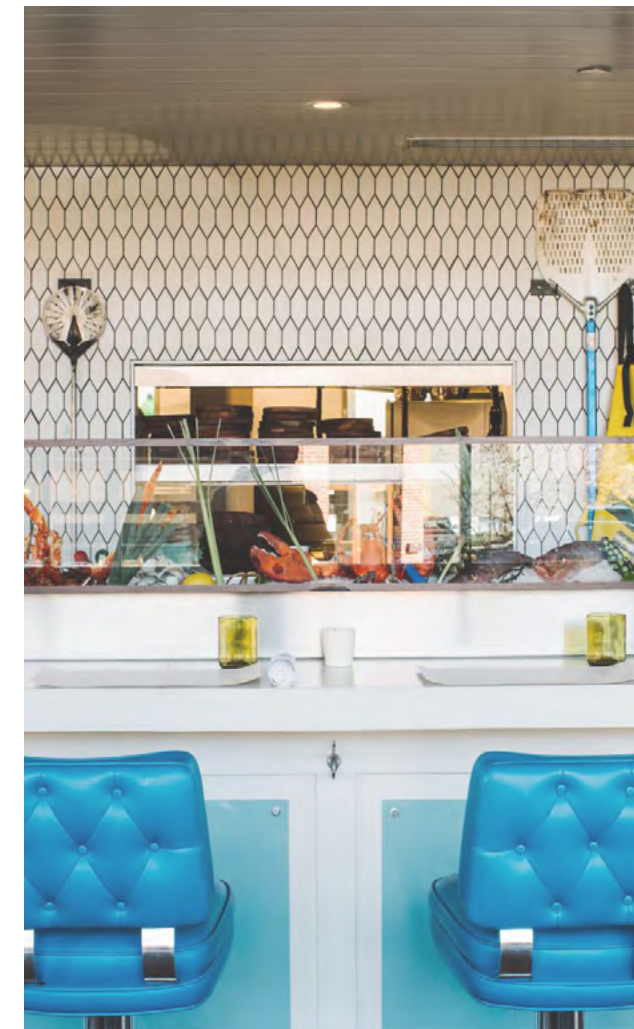
bartaco



# INMAN PARK

Connected now more than ever before, Atlanta's in-town neighborhoods are the intersection of perseverance and progression. But the mix of aged brick, Victorian grace, and modern sheen melds together with a sense of inclusiveness that's reflective of its residents and visitors.

Along Inman Park's section of the BeltLine, local businesses beckon with open air dining, cocktails, and treats - a progressive, food and drink-filled way to cool off from a good bike ride.







**YEPPA**  
 COFFEE ROASTERS  
 Yuji

**LINGERING SHADE**  
 SOCIAL CLUB  
 ATLANTA • GEORGIA

Jake's Ice Cream



Kevin Rathbun Steak



The MERCHANT

**EVERYTHING WALKABLE**

<b>28</b> RESTAURANTS	<b>8</b> BARS	<b>6</b> COFFEE SHOPS
<b>15</b> RETAILERS	<b>7</b> FITNESS STUDIOS	<b>2</b> GROCERY STORES

**SPX ALLEY**

- The James Room
- Madabolic
- Pour Tap Room
- Nina & Rafi
- Akt
- Playa Bowls
- Laquer Nail Bar
- Butter & Cream
- Guac Y Margys
- Dancing Dogs Yoga
- Freedom Barber



**BELL STREET**  
BURRITOS

patagonia  
 Rowan  
 Outdoor Voices  
 HEYDAY



- |                       |                     |
|-----------------------|---------------------|
| Superica              | Yalla               |
| Hop City Craft Beer   | Fred's Meat & Bread |
| Little Tarte Bakeshop | Gu's Dumplings      |
| Varuni Napoli         | Pho-Nam             |
| Makimono              | Ticonderoga Club    |
| Xocolatl              | Ju-C Bar            |
| Jeni's Ice Cream      | Soul Food & Culture |
| Suzy Siu's Baos       | Ole's Cuban Kitchen |
| Jai Ho                | Sweet Inman's       |

AMMAZZA

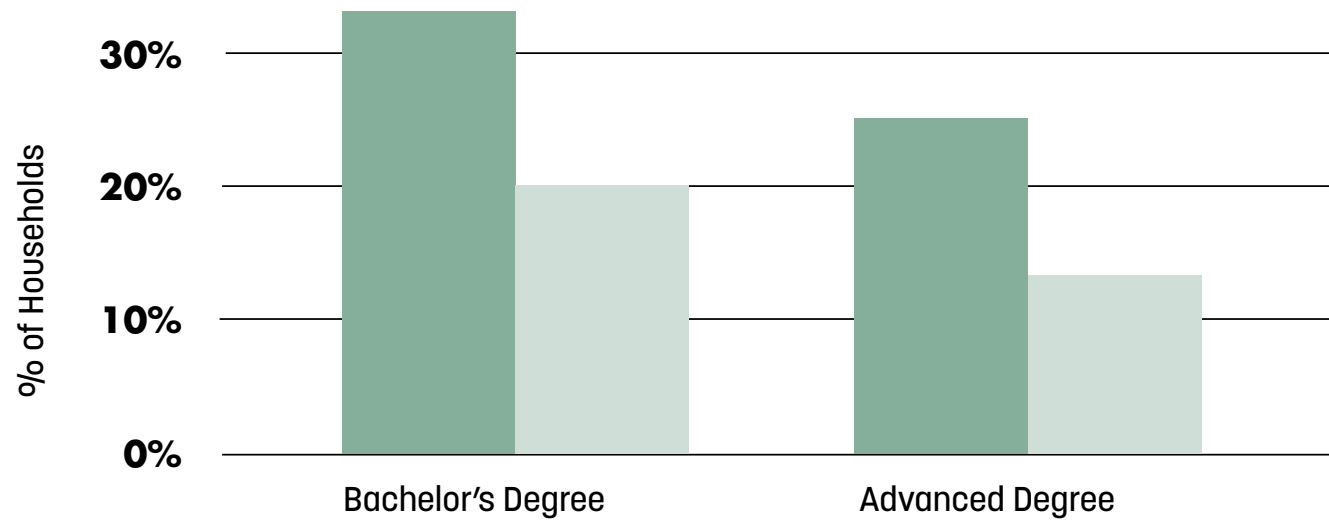


SHAKE SHACK





**EDUCATION**



■ KROG DISTRICT  
■ GEORGIA

**\$75.2K**

**MEDIAN HOUSEHOLD INCOME**

Compared to \$65.4K across Georgia

**59.3%**

**BACHELOR'S DEGREE OR HIGHER**

Compared to 33.0% across Georgia

**33.0**

**MEDIAN AGE**

Compared to 36.7 across Georgia

**2.22**

**PERSONS PER HOUSEHOLD**

Compared to 2.73 across Georgia

**35.2K**

**MULTIFAMILY INVENTORY UNITS**

2 mile radius of zip code 30307

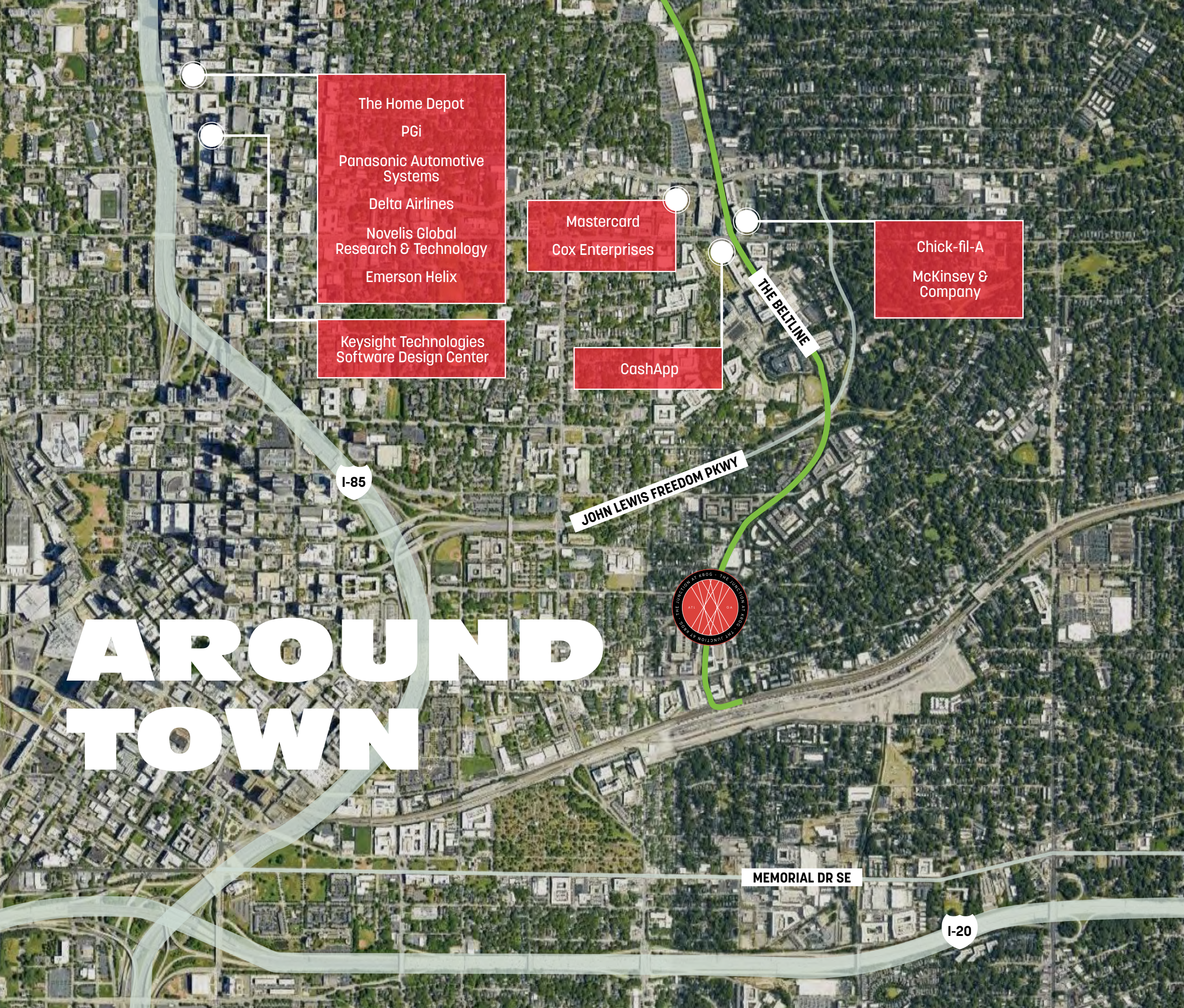
**1.8%**

**POPULATION GROWTH 2023 - 2028**

3 mile radius of zip code 30307



# AROUND TOWN



## INNOVATION CENTERS

With young talent just around the corner, companies with centralized HQs have established smaller, more creative innovation centers across metro Atlanta. These hubs allow for enhanced collaboration of specialized teams in spaces where innovation knows no bounds.

At the epicenter of Atlanta's culture and creativity, Junction at Krog is the perfect spot for your talent's new ideas to thrive.

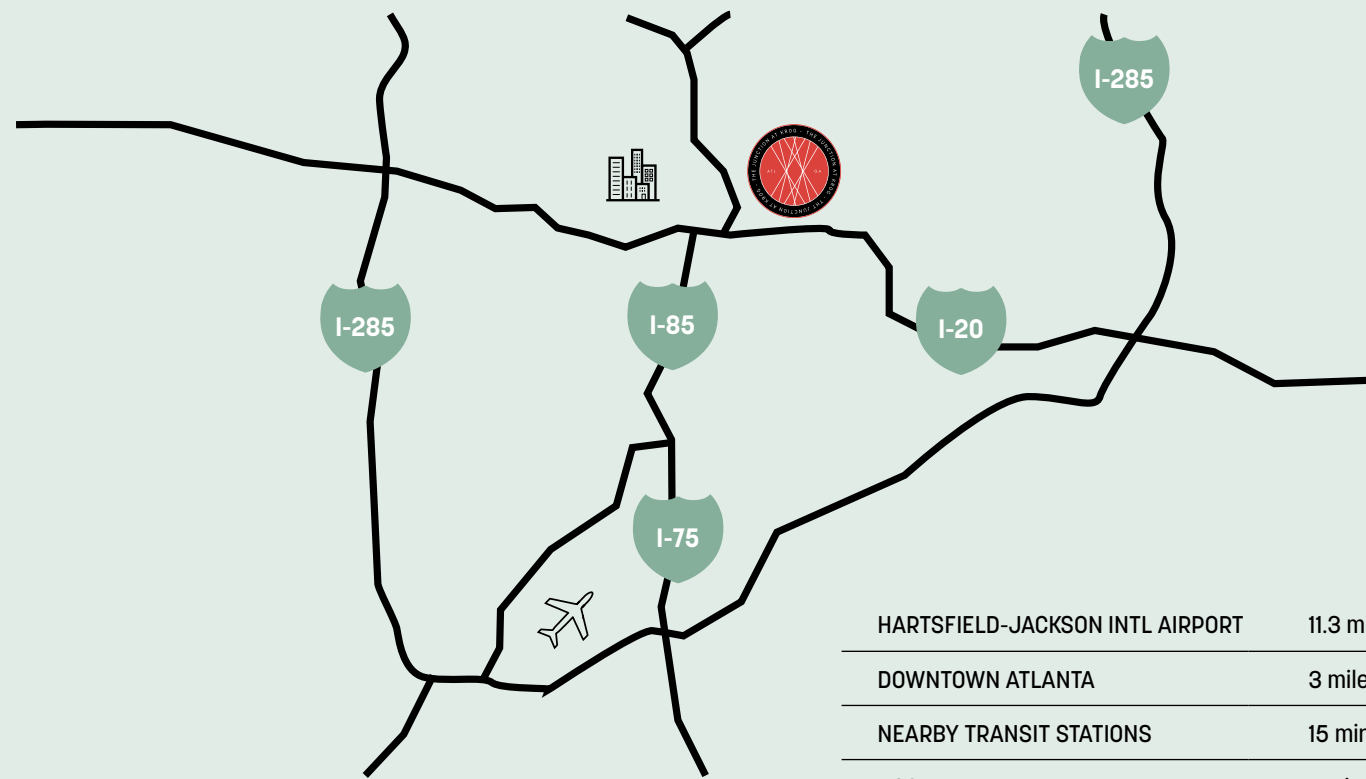


Novelis

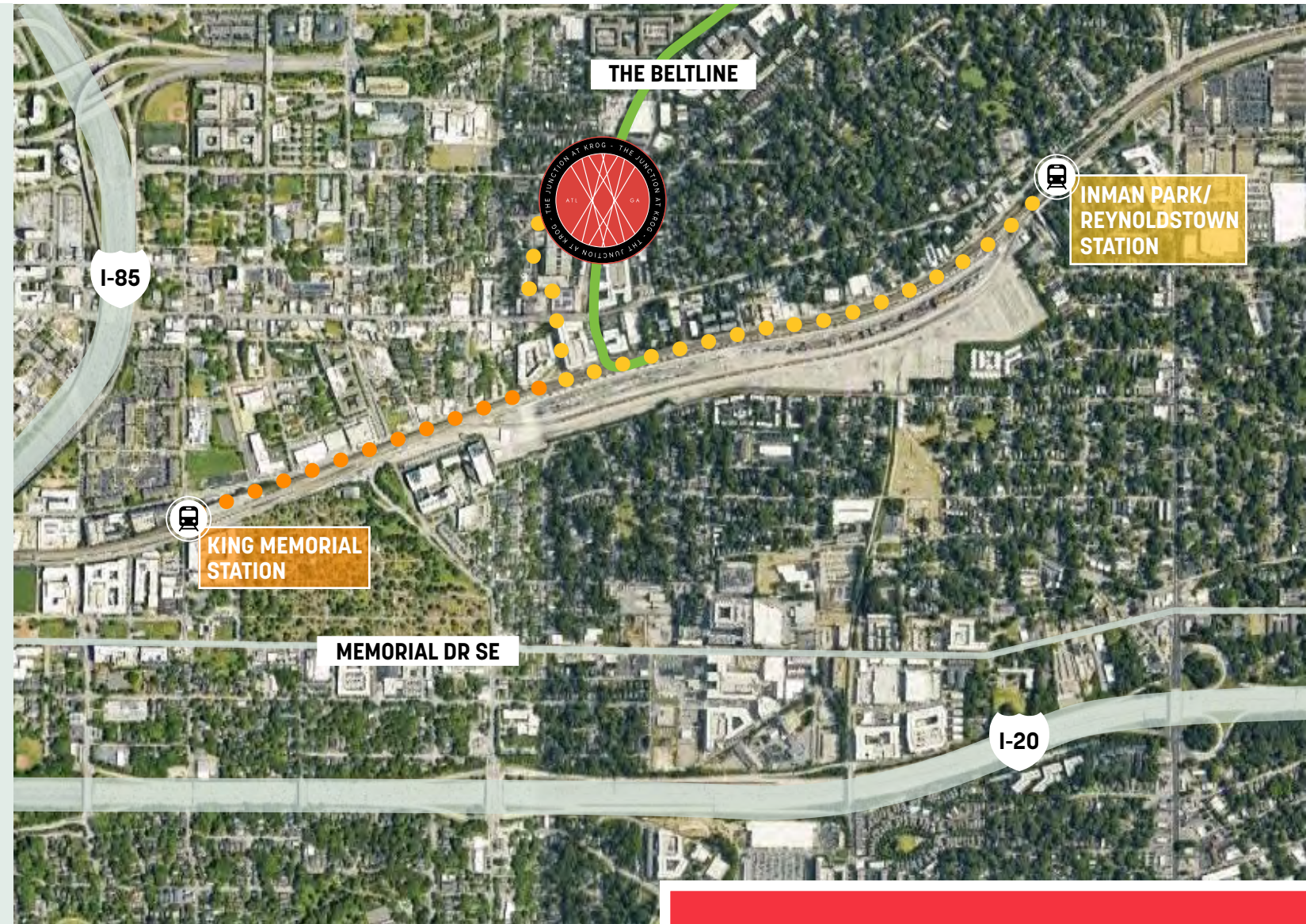




# EASY ACCESS



HARTSFIELD-JACKSON INTL AIRPORT	11.3 miles
DOWNTOWN ATLANTA	3 miles
NEARBY TRANSIT STATIONS	15 min walk
I-20	7 min drive
I-75/I-85	5 min drive










## IT'S ALL ABOUT LOCATION

Where the Atlanta BeltLine, Inman Park, Old Fourth Ward, and Krog District all meet on Atlanta's Eastside.



# THE PORCH



- |  |  |
|--|--|
|  RETAIL       |  SHARED OUTDOOR SEATING |
|  RETAIL PATIO |  LOBBY                  |
|  THE PORCH    |  BIKE VALET             |
|  |  RETAIL KIOSK           |



## OUTSIDE, INSIDE

Junction is the BeltLine's new front porch, featuring 7,000 square feet of lush landscaping, local artwork, fire pits and gathering spaces.





135,000 Total SF

Direct-Floor Staircase

BeltLine Access

# FRESH DESIGN

Three 45,000-square-foot office floors each feature huge open spaces, tons of light, and direct access to the outdoors.

**[CLICK HERE TO VIEW VIRTUAL REALITY](#)**



3 Office Floors

Fresh-Air Dining Concepts

Bike Valet



6

5

4

3

2

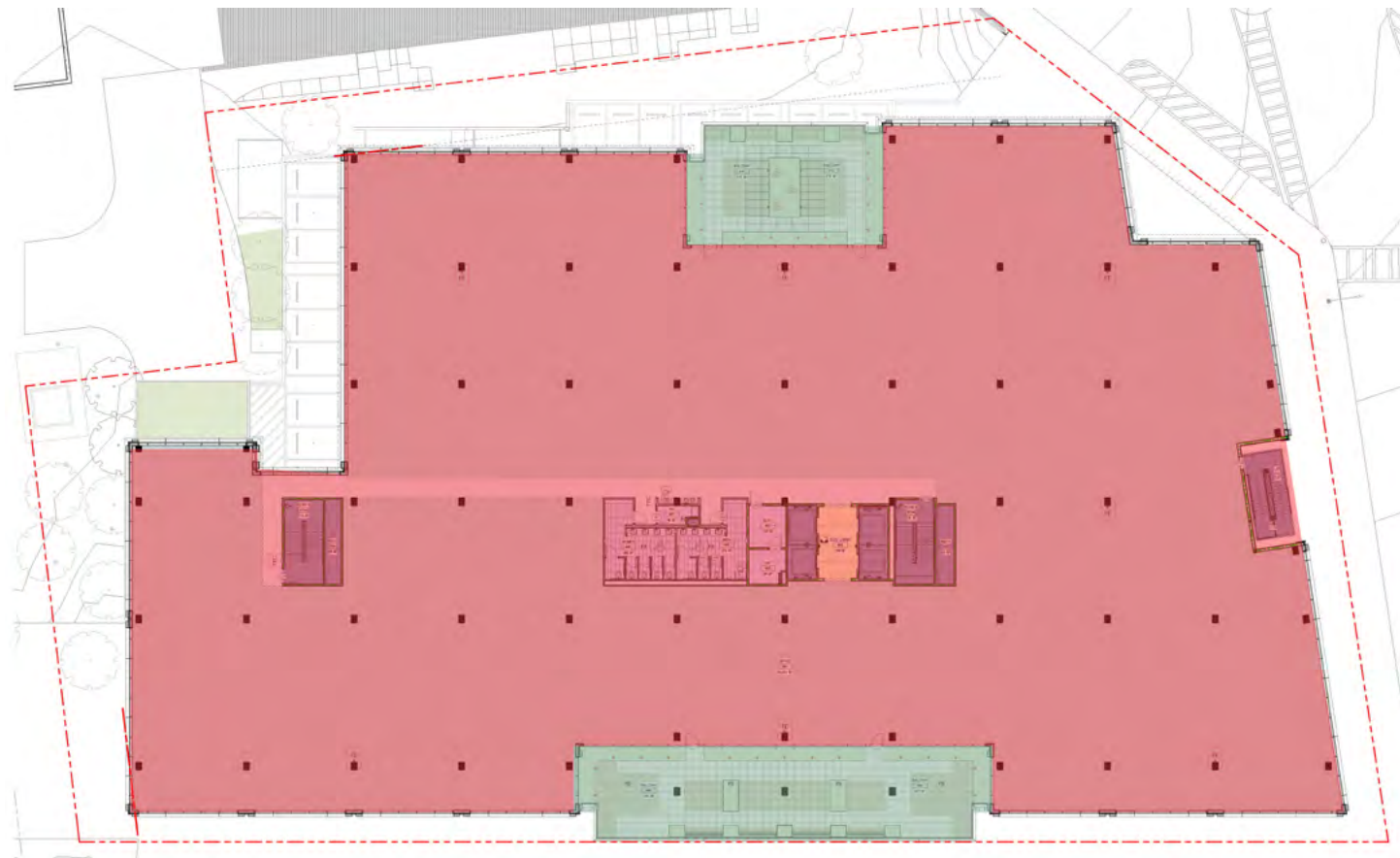
1

Structured Parking

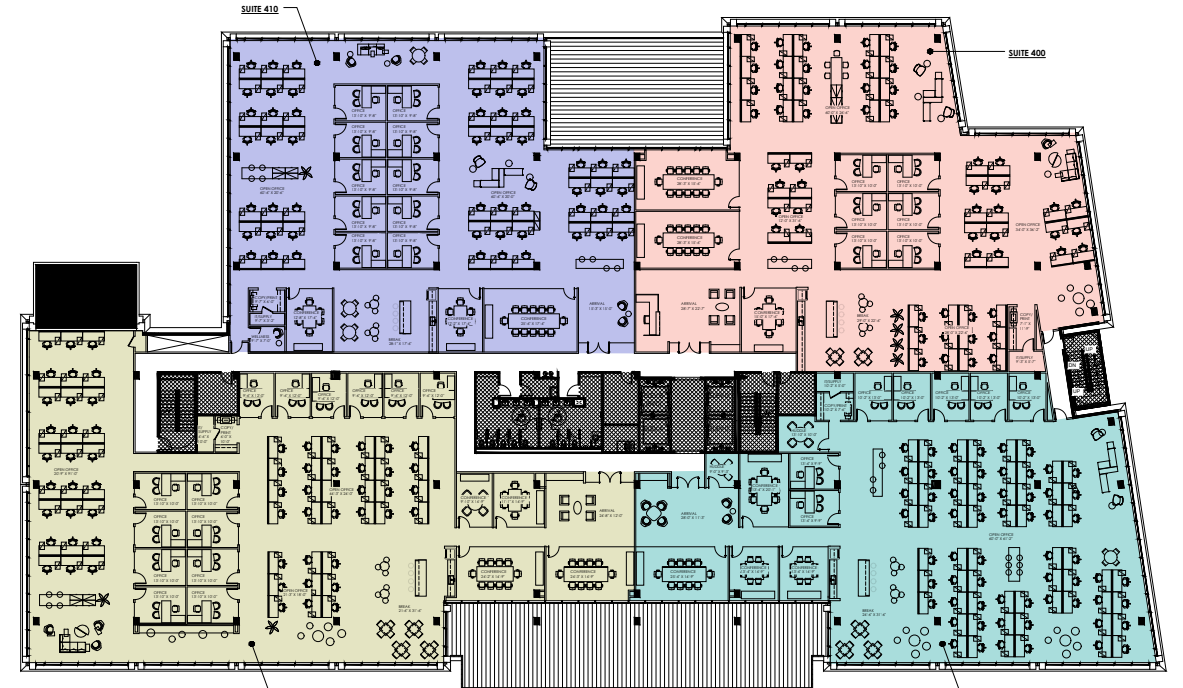


# 4TH FLOOR

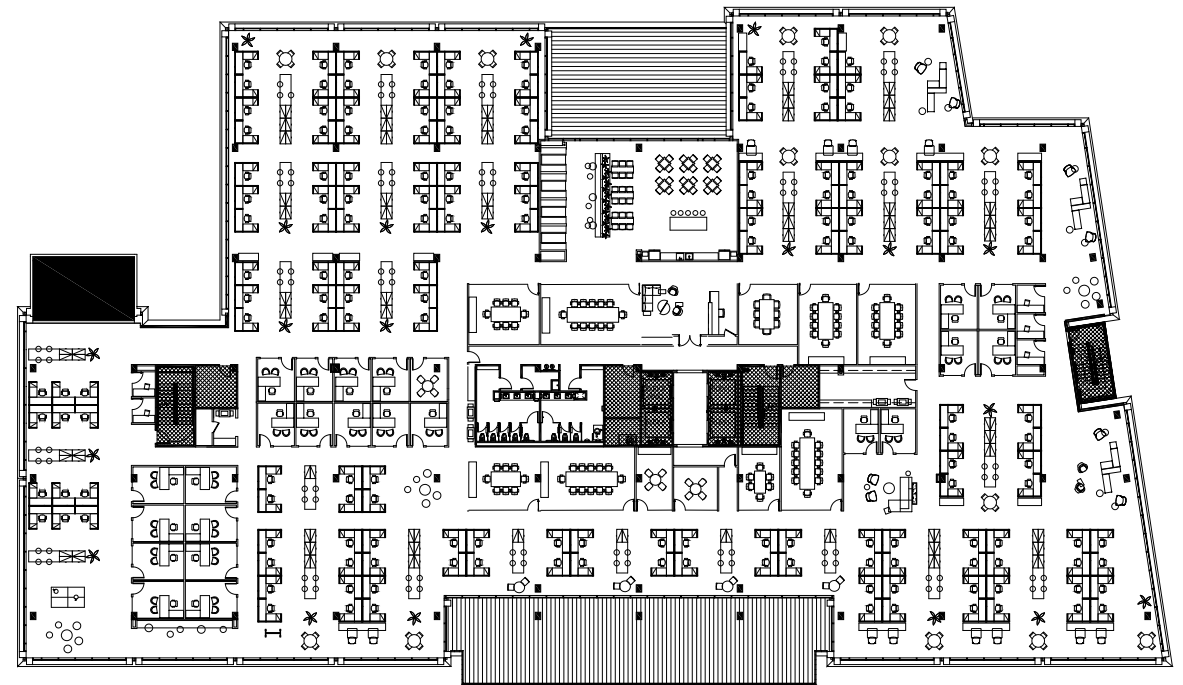
- SPACE AVAILABLE
- PATIO



**CURRENT CONFIGURATION**



**MULTI TENANT**



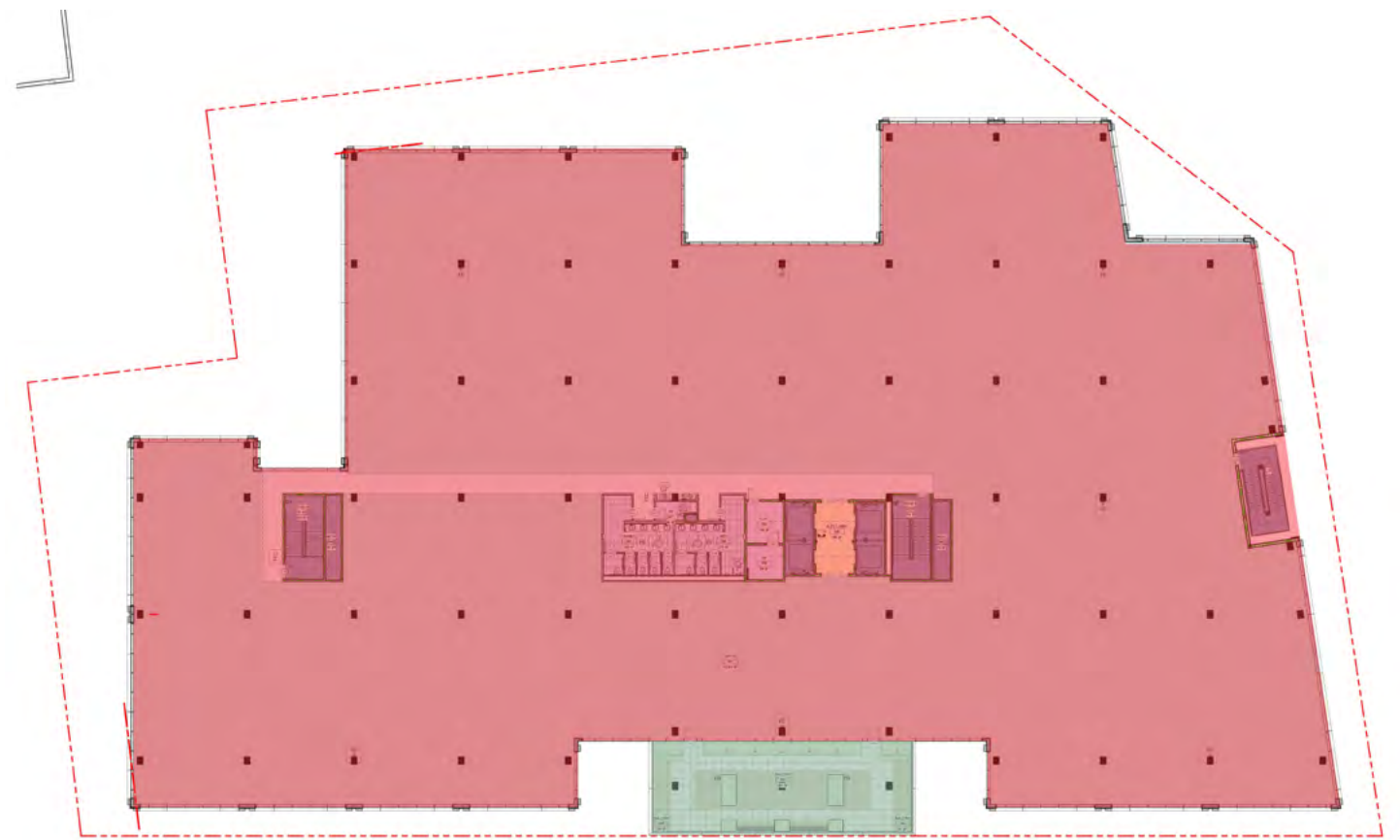
**SINGLE TENANT**





# 5TH FLOOR

- SPACE AVAILABLE
- PATIO

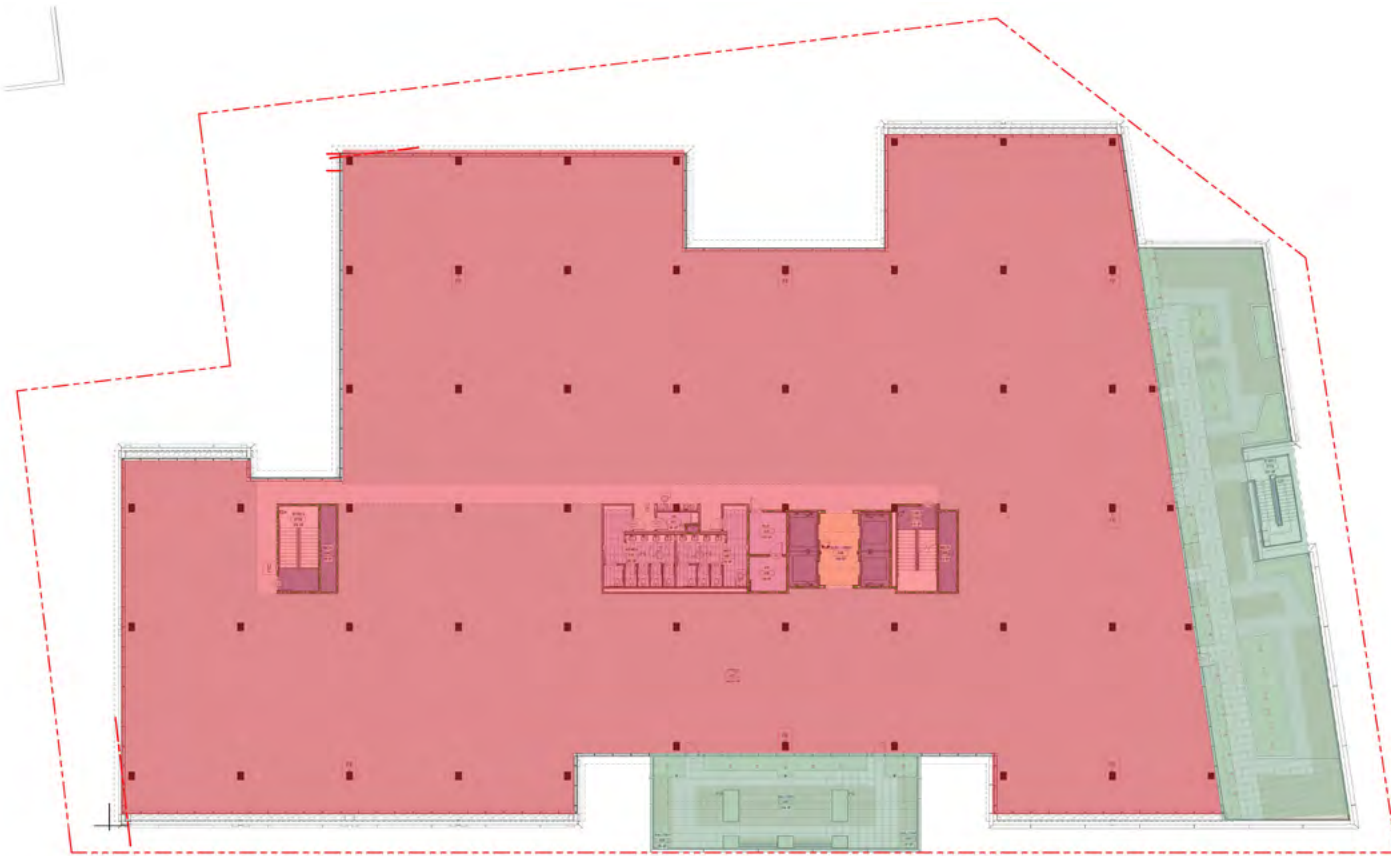


**CURRENT CONFIGURATION**



# 6TH FLOOR

- SPACE AVAILABLE
- PATIO



**CURRENT CONFIGURATION**







# **SIGNAGE OPPORTUNITY**

Two million people travel the Atlanta BeltLine Eastside Trail each year; passing by Junction and surrounding streets in Old Fourth Ward and Inman Park each year.

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# MEET YOU AT JUNCTION

## ADDRESS

667 AUBURN AVENUE NE  
ATLANTA, GA 30312

## PARKING

731 FREE SPACES  
1,107 PAID SPACES







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