

560

EDGEWOOD

~62,400 RSF

Class A creative office space available

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 & I-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 (**101 spaces, 2/1000 ratio**)



secure bike parking (**25 spaces**)



12'10" – 20'8" ceiling heights



+6,000 SF of outdoor amenity space including rooftop patio and dog park



beautiful, historically rich original architecture



exterior signage + branding opportunity



downtown **skyline views**



amenity rich neighborhood located adjacent to Atlanta BeltLine



close proximity to MARTA Transit System

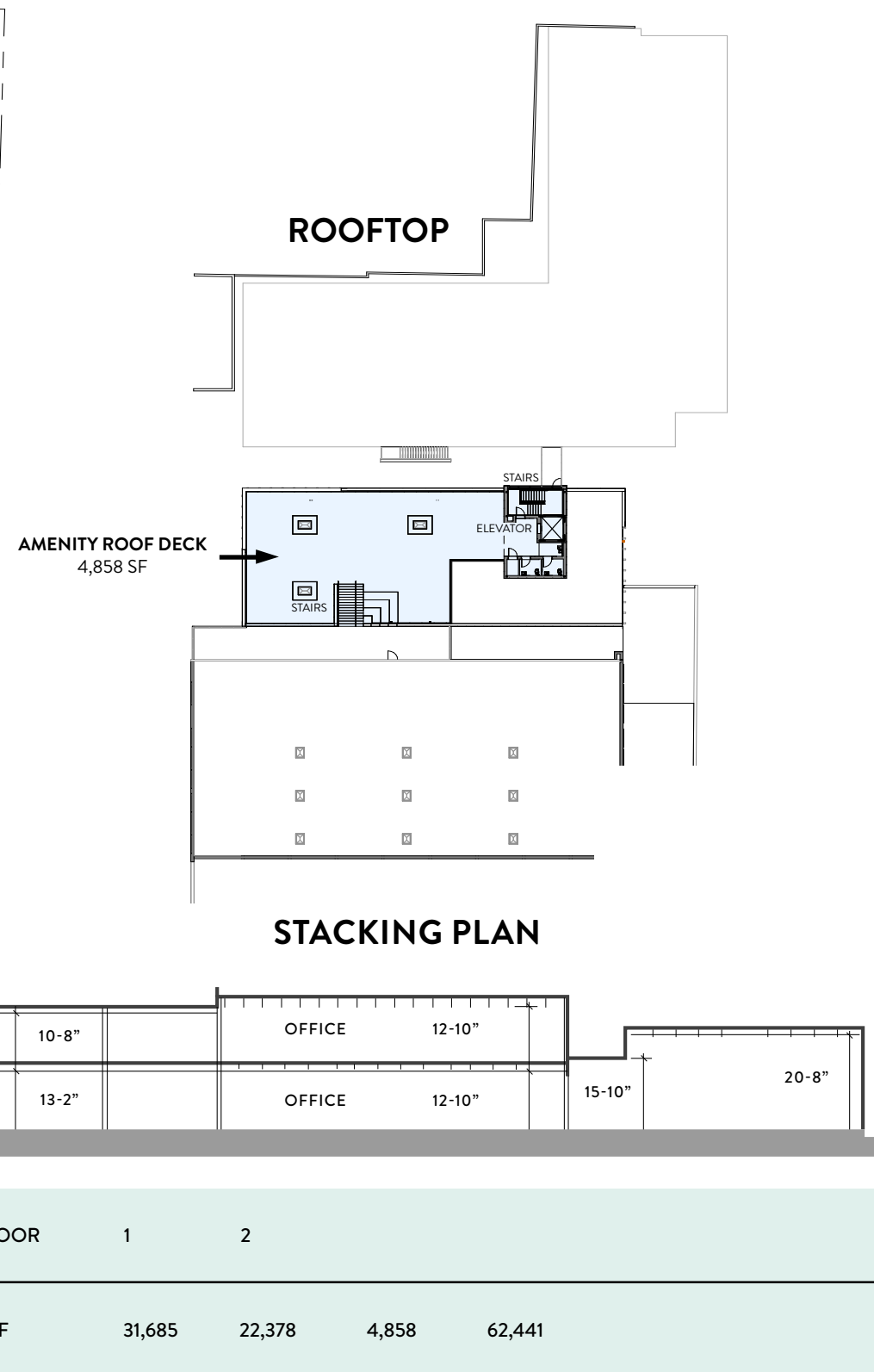
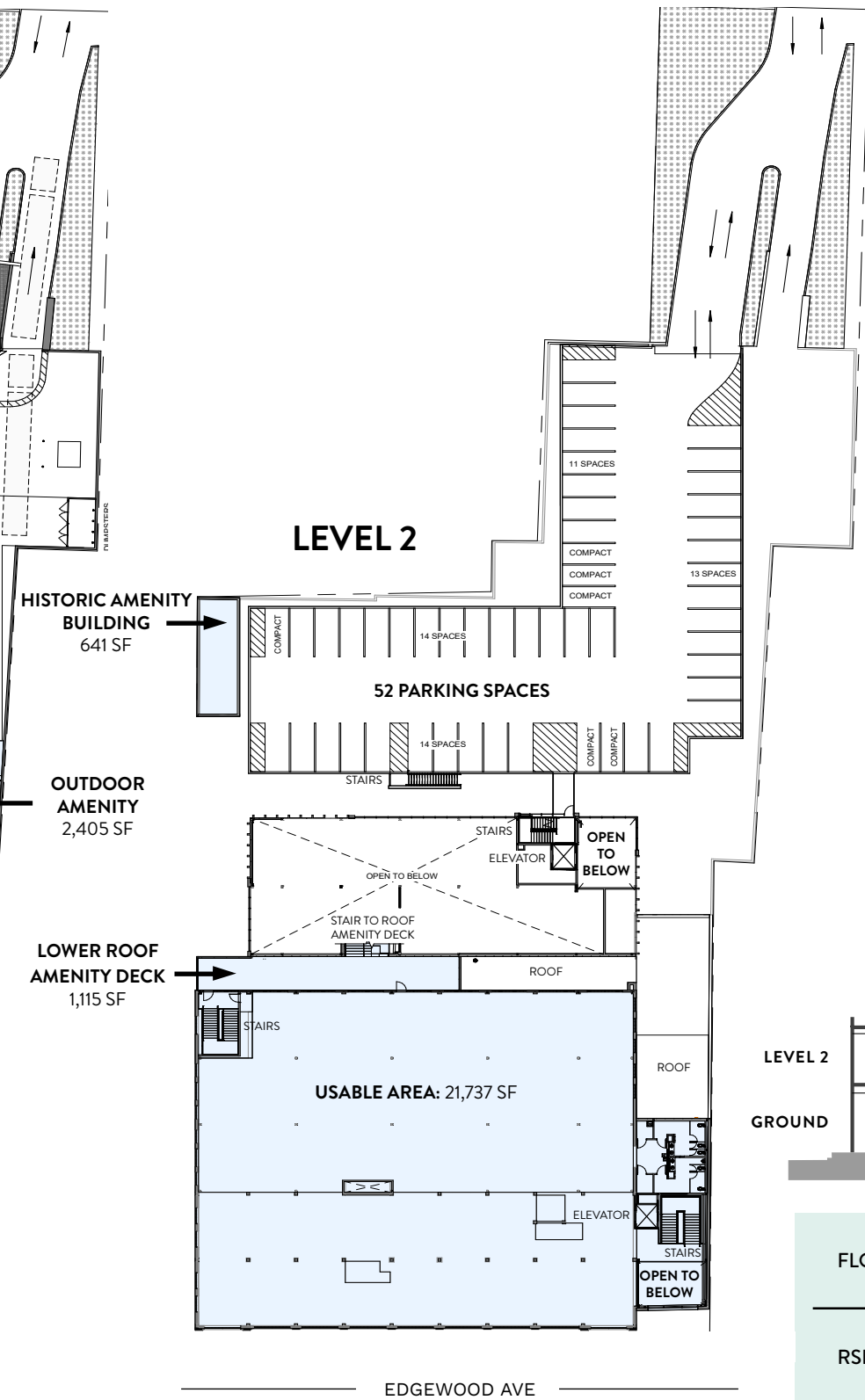
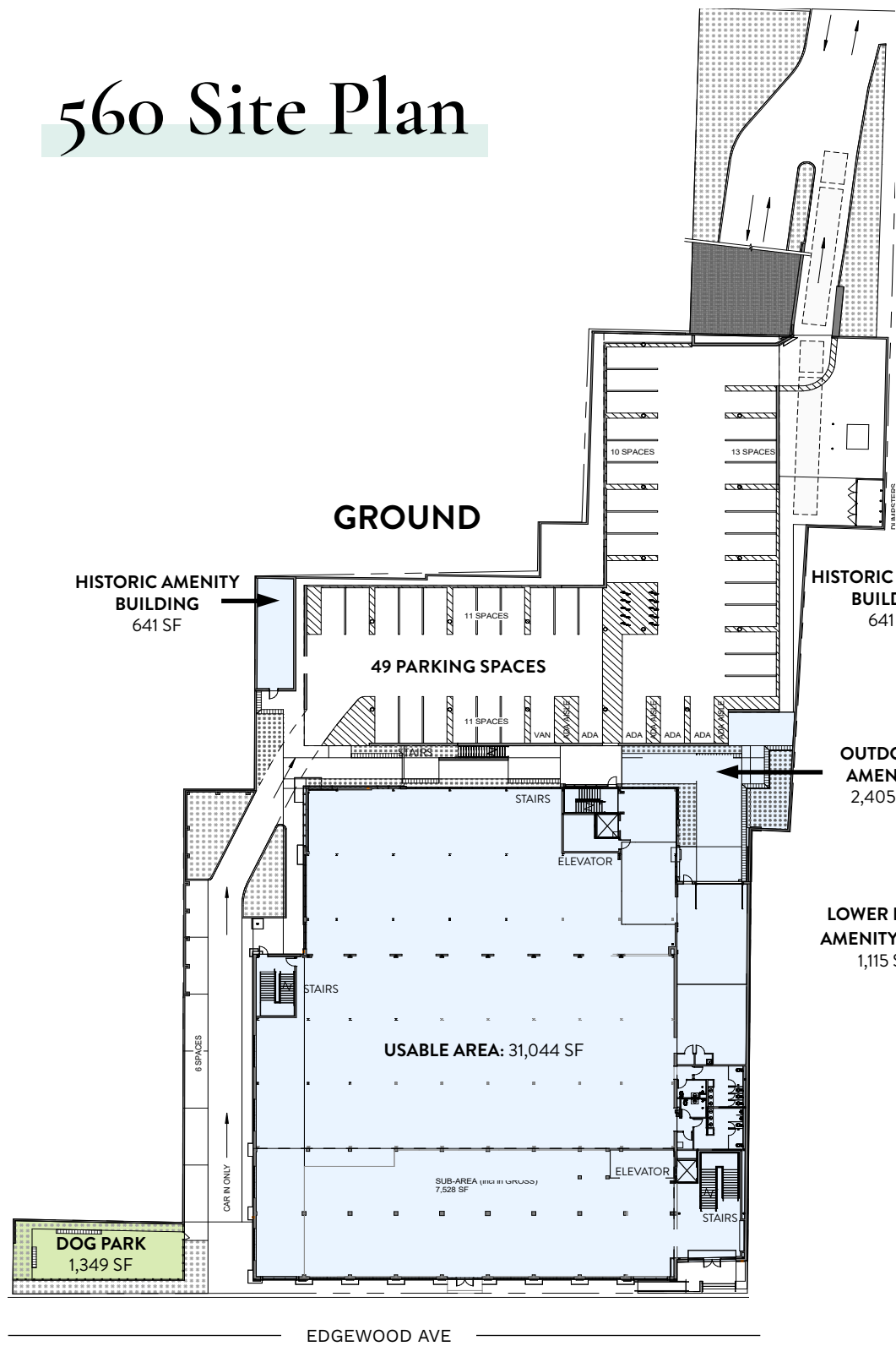


BUILDING UPGRADES:

- Reimagined office entrance lobby
- Upgraded fire protection system
- Upgraded electrical system
- New elevator and stairwells
- New HVAC units
- New roof and storefronts
- New rooftop patio area
- New 101-car parking structure



560 Site Plan



Sample Office Test Fit

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

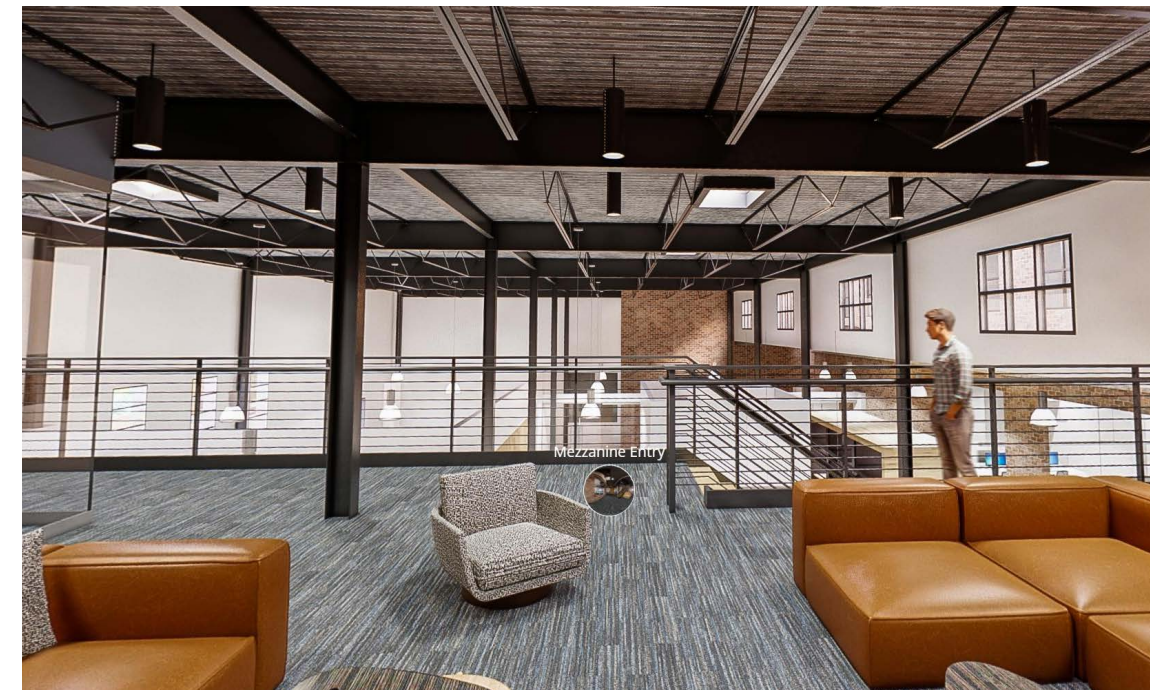
GROUND

LEVEL 2



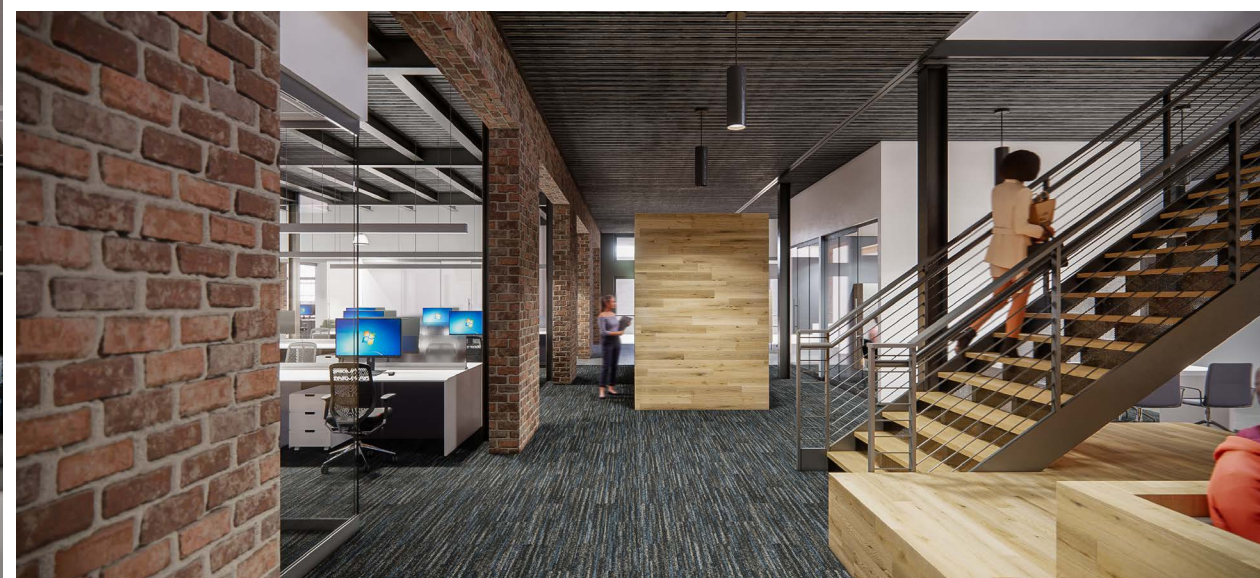
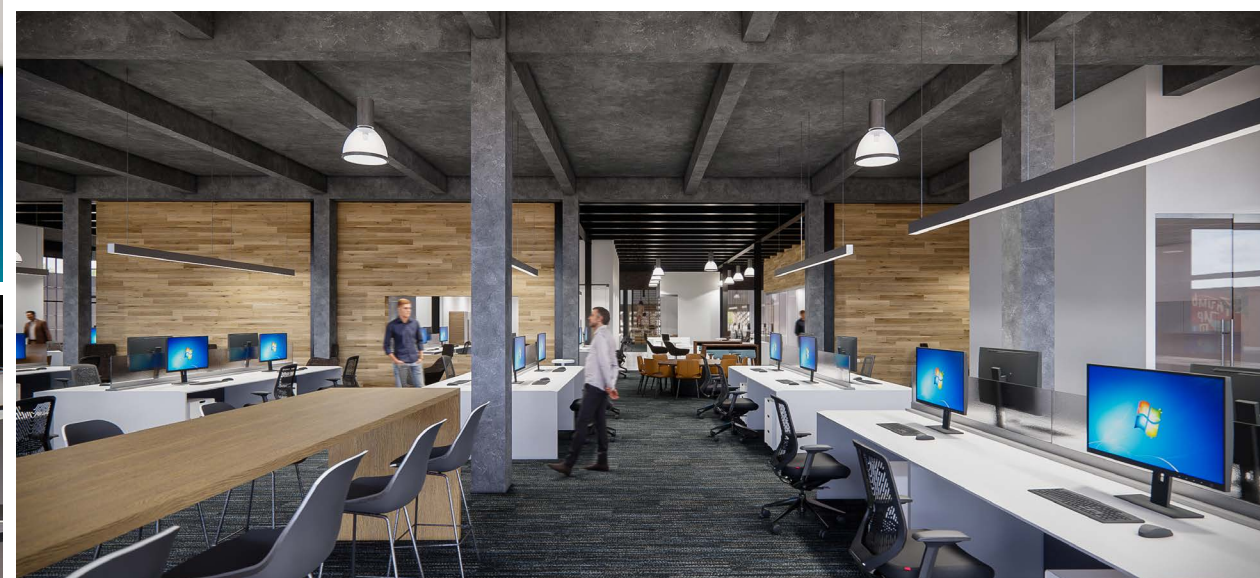
	1st	2nd		1st	2nd
Executive Office	6	3	Break		
Standard Office	6	4+	Breakroom / Event Space	1	1
Conference Room			Game Room / Lounge	1	-
Small (4-6 Person)	2	4	Client Coffee / Served	1	-
Medium (7-10 Person)	2	-	Amenity		
Large (11-16 Person)	1	3	Fitness Center	1	-
Extra-Large (16+ Person)	1	-	Bike Storage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

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

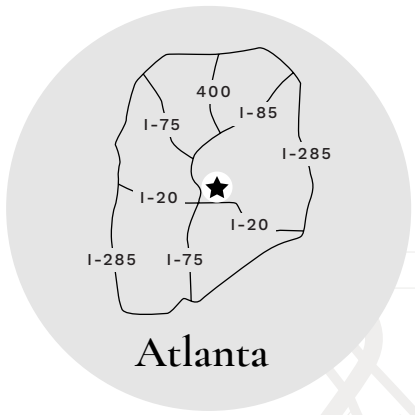


FOR ILLUSTRATION PURPOSES ONLY





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

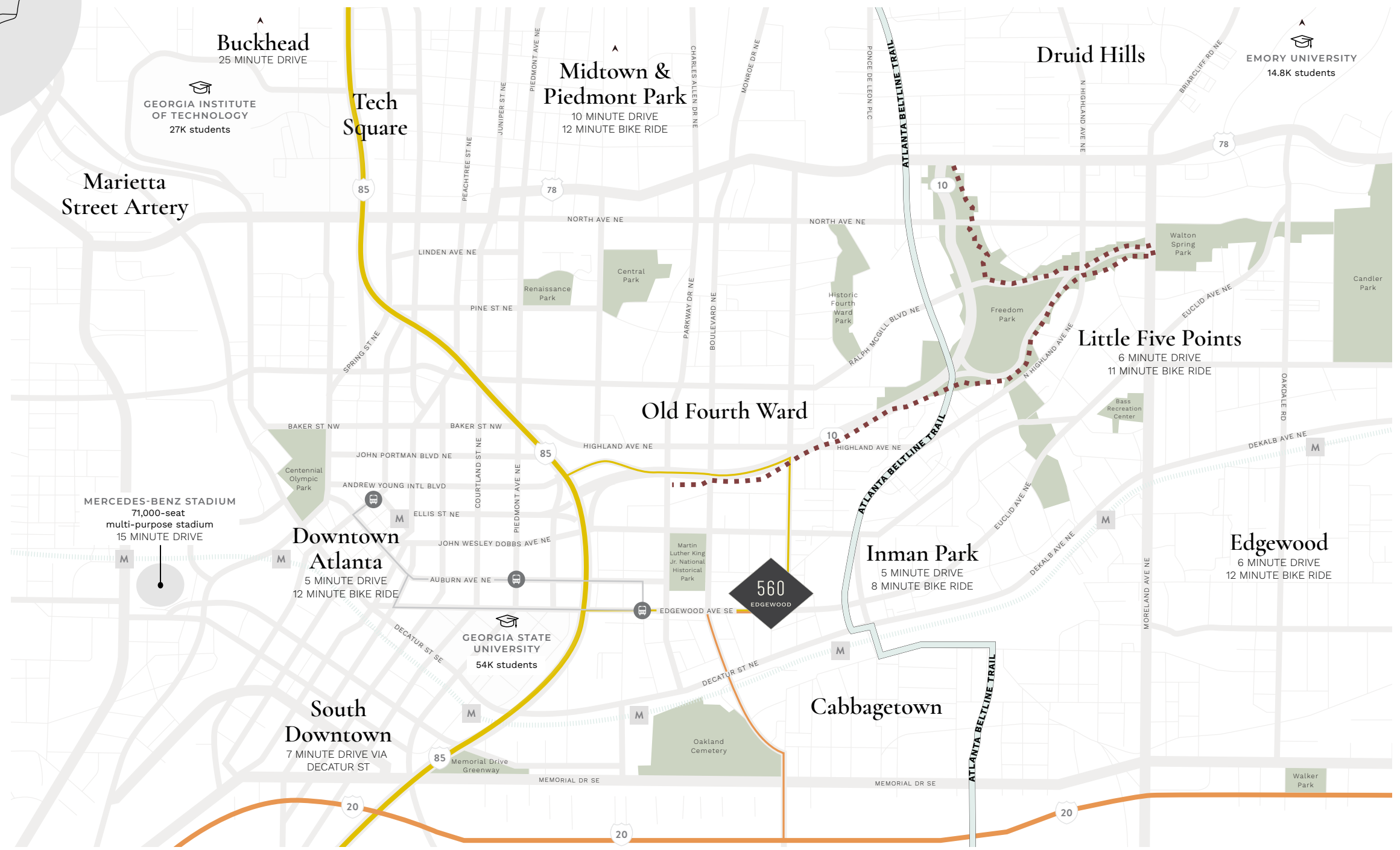
2 min. drive
5 min. bike ride
15 min walk

12 min. drive

15 min. bike ride
15 min. drive

1 min. walk

6 min. drive



Buckhead
25 MINUTE DRIVE

Midtown & Piedmont Park
10 MINUTE DRIVE
12 MINUTE BIKE RIDE

Druid Hills

EMORY UNIVERSITY
14.8K students

Marietta Street Artery

Tech Square

Old Fourth Ward

Little Five Points
6 MINUTE DRIVE
11 MINUTE BIKE RIDE

Downtown Atlanta
5 MINUTE DRIVE
12 MINUTE BIKE RIDE

Inman Park
5 MINUTE DRIVE
8 MINUTE BIKE RIDE

Edgewood
6 MINUTE DRIVE
12 MINUTE BIKE RIDE

South Downtown
7 MINUTE DRIVE VIA DECATUR ST

Cabbagetown

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

GEORGIA STATE UNIVERSITY
54K students









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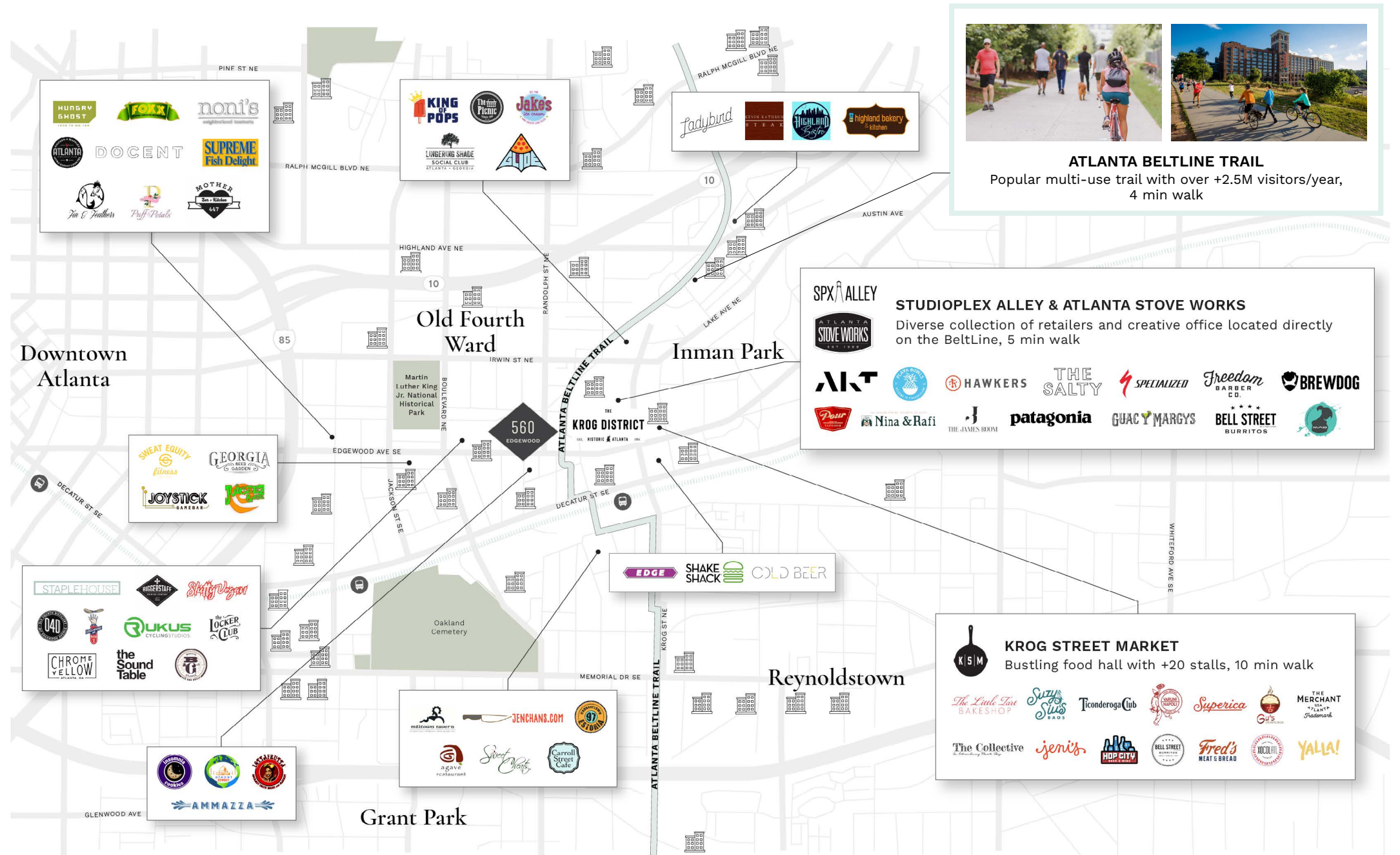

The Neighborhood

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 92	 BIKE SCORE 89
 PUBLIC TRANSIT STOPS WITHIN A 1/2 MILE 5	 RESTAURANTS WITHIN A 1/2 MILE 150
 MEDIAN AGE 31	 EDUCATIONAL ATTAINMENT 83%
 POPULATION DENSITY (PSM) 8,078	 AVERAGE HOUSEHOLD INCOME \$92,510

ATLANTA BELTLINE TRAIL
Popular multi-use trail with over +2.5M visitors/year, 4 min walk

STUDIOPLEX ALLEY & ATLANTA STOVE WORKS
Diverse collection of retailers and creative office located directly on the BeltLine, 5 min walk

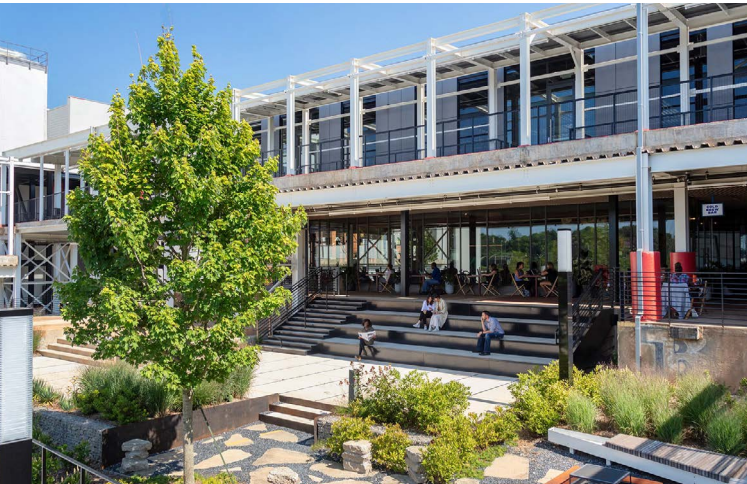


KROG STREET MARKET
Bustling food hall with +20 stalls, 10 min walk



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.

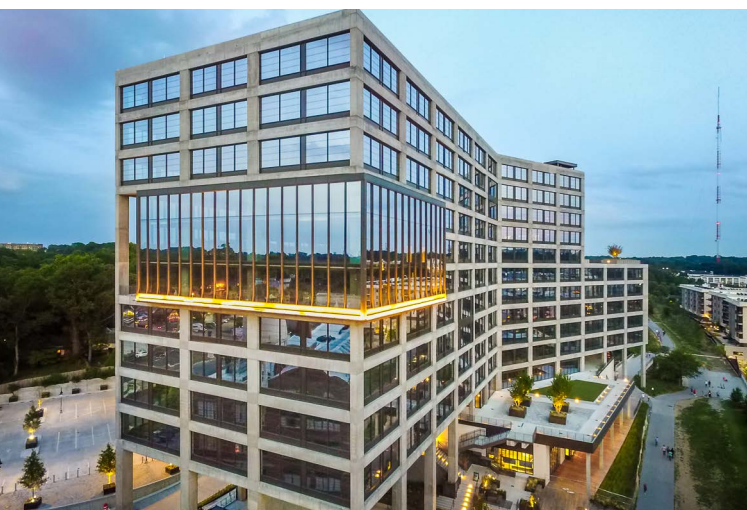
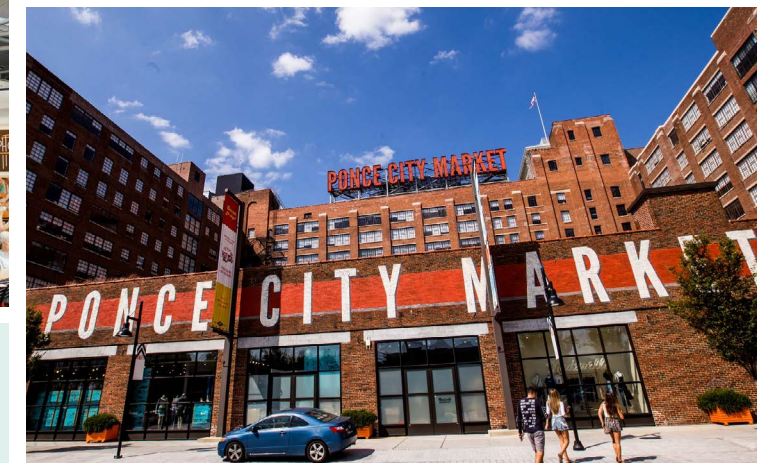


KROG STREET MARKET

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.





State Opportunity Zone & Historic Incentives

STATE OPPORTUNITY ZONE BENEFITS

(source: GA Dept of Community Affairs)

560 Edgewood qualifies for the State of Georgia's maximum job tax credit of \$3,500 per new job created per year, for up to 5 years.

Tenants, whether existing or new, receive the state income payroll tax credit for every new job created (minimum of two jobs created and must be new to the State of GA, not just to the OZ).

EMPLOYEE INCENTIVE – STATE OPPORTUNITY ZONE BENEFITS

(source: GA Dept of Community Affairs)

Job Tax Credits can be used against 100% of Georgia income tax liability and withholding tax.

An office tenant will be incentivized to choose the 560's site as the tax credit has the ability to significantly reduce their net effective rent.

HISTORIC TAX BENEFITS

This building is eligible for the Landmark Historic Property Tax Abatement Program which allows for the current fair market value to be frozen for eight years. This equates to an annual savings of ~\$2/SF or \$100,000/year and growing.

560 Edgewood pre-qualifies for ~\$1.7 million of State and Federal tax credits tied to Qualified Rehabilitation Expenses.



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Get In Touch



BENNETT GOTTLIEB
404.400.7192
bennett.gottlieb@capitalre.com

JOHN THORNTON
404.400.7451
john.thornton@capitalre.com



CLICK HERE OR SCAN TO TOUR 560