

# 1200 WHITE STREET

Atlanta, GA 30310 | Westside Beltline



Lincoln | Ackerman & Co.

## Thrive in Atlanta's historic West End and fuel your company's growth

This impressive 211,585 SF facility offers a powerful combination of functionality, accessibility, and a vibrant atmosphere, ideal for businesses seeking a dynamic workspace that embodies Atlanta's spirit of innovation sitting directly on the Beltline.

### Where Legacy Meets Progress

**The Beltline Advantage:** Direct access to the Atlanta Beltline, a popular multiuse trail, fosters a pedestrian-friendly environment that attracts young professionals seeking a vibrant live-work-play lifestyle. This translates to a readily available pool of talent right at your doorstep.

**Seamless Commutes:** Effortlessly connect with your workforce. The West End MARTA station is just a short 15-minute walk away, offering convenient public transportation options for both employees and clients.

**Proximity to Talent Pool:** Located just 3 miles from Downtown Atlanta, 1200 White Street positions you in close proximity to a wealth of colleges and universities. Attract a pipeline of qualified candidates with diverse skillsets and educational backgrounds.



## A Space Designed for Efficiency

**Optimize Your Office Operations:** This versatile workspace boasts an impressive 22-foot clear height, providing the perfect environment for dynamic office layouts, collaborative workspaces, or tech-driven operations. Whether you need room for innovation hubs, creative studios, or high-efficiency workflows, this space adapts to your business needs seamlessly.

**Streamlined Logistics:** Eight dock-high loading doors ensure efficient loading and unloading, keeping your operations running smoothly.

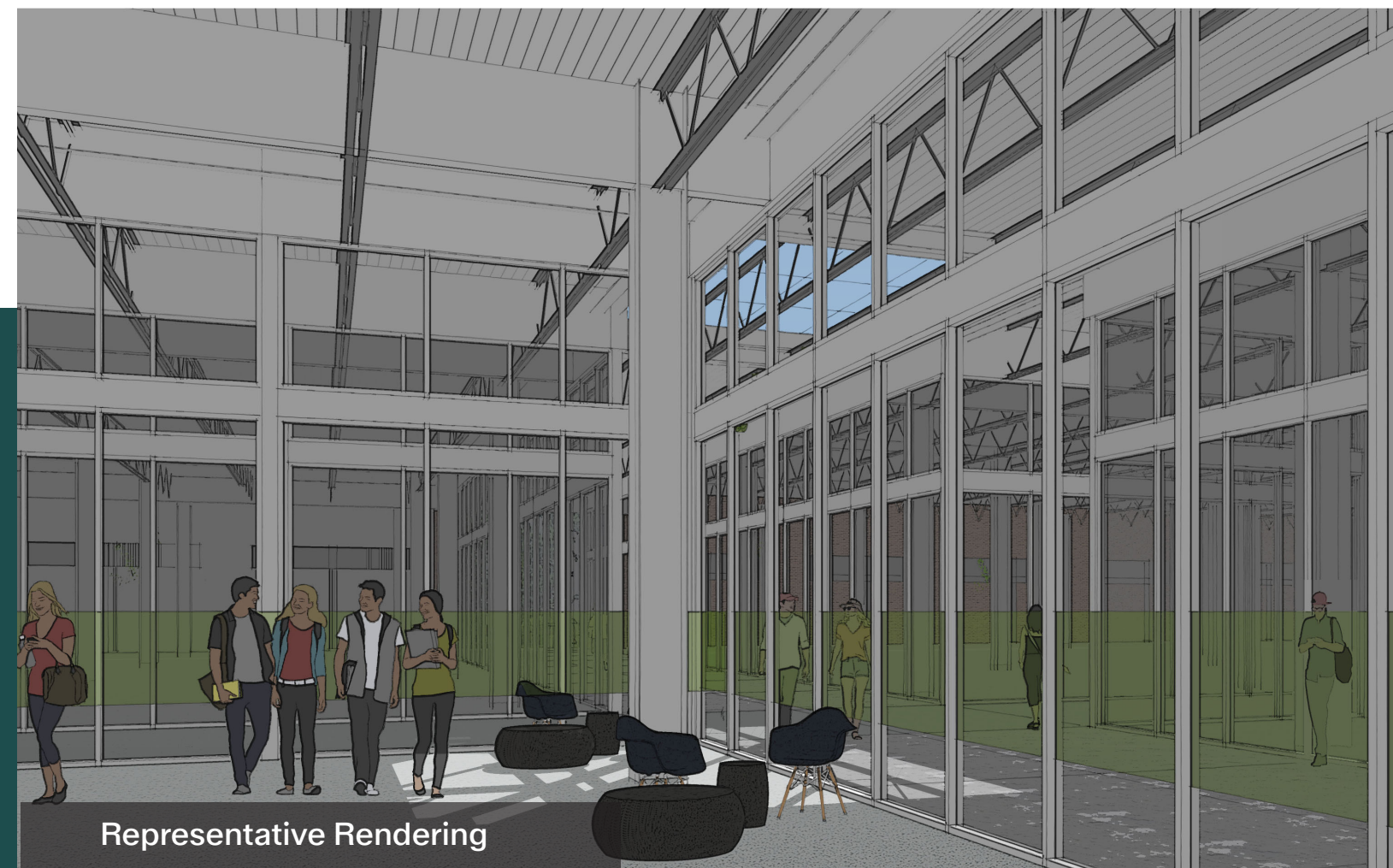
**Ample Parking:** Over 440 parking spaces provide ample room.

## 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 efficient transportation for your business needs.

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



# Prime Beltline Frontage Creative Office Opportunity - 211,585 SF on 12.5 Acres

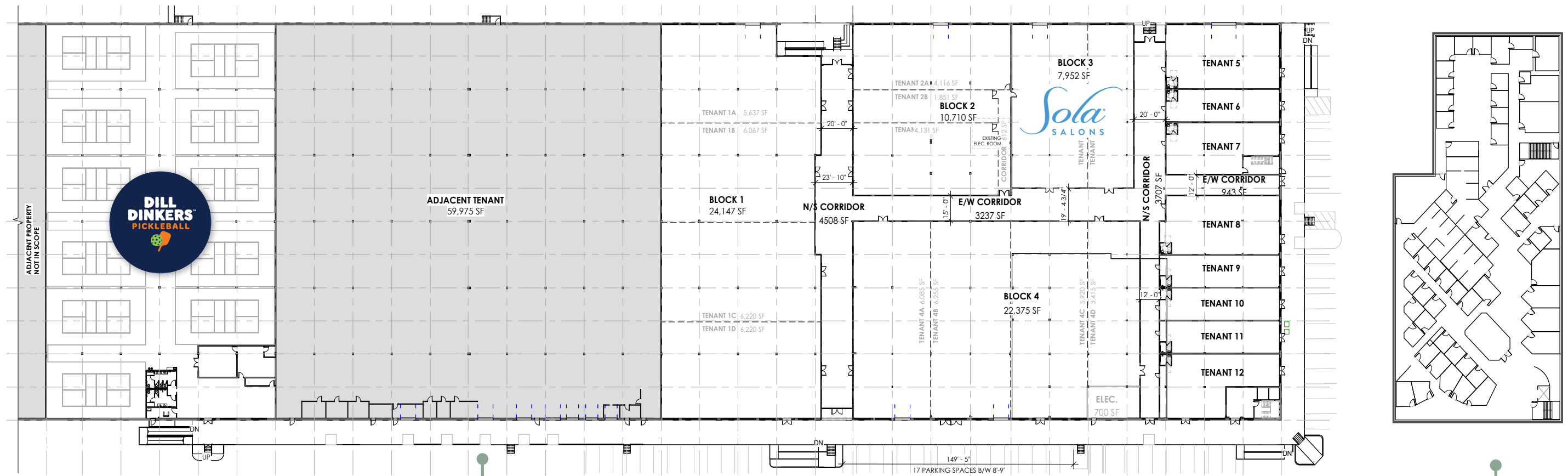
A versatile configuration tailored to your needs, offering a flexible blend of office, retail and warehouse space - ideal for innovative companies seeking a high-profile presence in a highly sought-after Beltline location.

-  First Floor: 166,000 SF with 1,500-145,000 SF of availability and 12,500 SF office space
-  Second Floor: 20,000+ SF of built-out creative office with elevator access
-  18,000 SF covered patio area
-  20' clear height through warehouse
-  Column spacing 20'x25' and 40'x25'
-  Heavy power availability (8,800 AMP)
-  Dock-high doors (8)
-  440 surface parking spaces outside of truck court
-  Over 1,700' of frontage along the Beltline's Westside Trail and Nature Path



Leased  
(35,891 RSF)

Small & Medium Tenant  
(88,182 RSF)



Future Tenant  
(59,975 RSF)

Second Floor Office  
(20,000+ RSF)

# 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

## Demographic Overview

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.

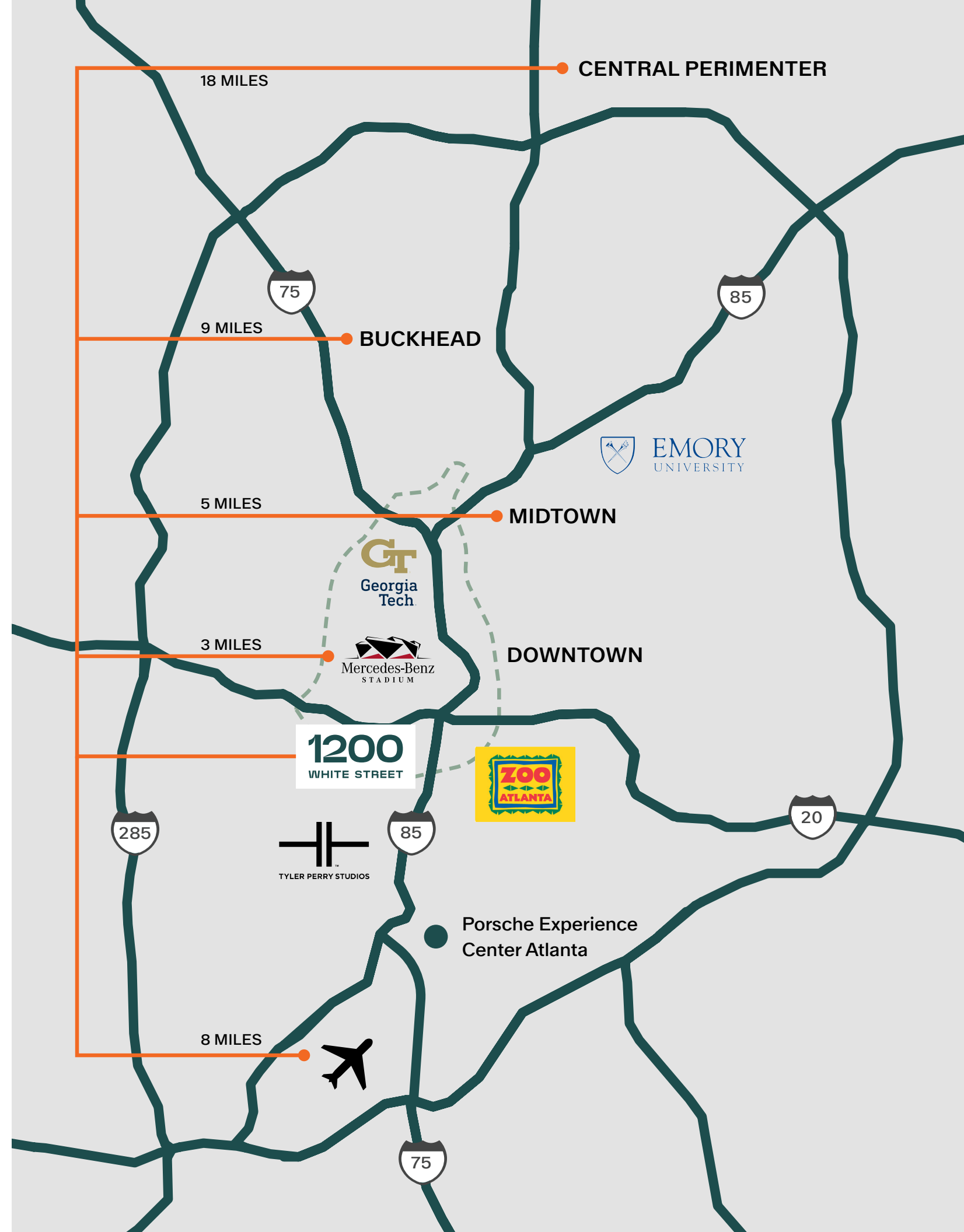
1200 White Street is centrally located three miles southwest of Downtown Atlanta, providing easy access to the city's top attractions, including sports venues (Mercedes-Benz Stadium and State Farm Arena), and an array of cultural attractions (the Georgia Aquarium, the National Center for Civil and Human 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.



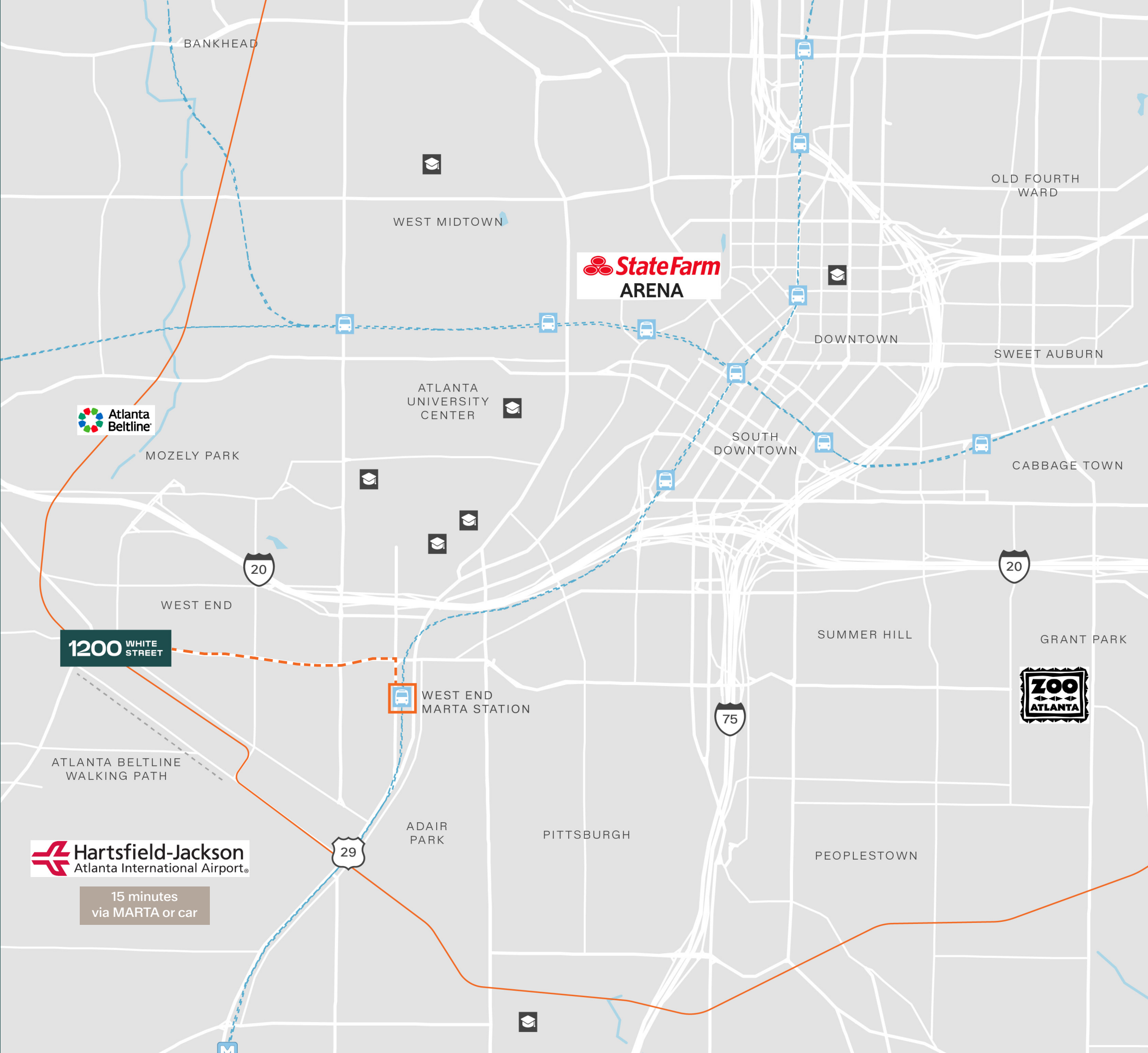
**In-town Connection**

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 scootch down the Beltline to a quick drive to animals at Zoo Atlanta or major events at Mercedes-Benz Stadium and State Farm Arena.





**1200**  
WHITE STREET

OGLETHORPE ALL THE  
WAY TO WHITE STREET

**marta**  
EXISTING WEST END  
STATION  
680 LEE STREET

TO 1200 WHITE ST  
0.9 MILES  
1,734 STEPS



**COSTA**  
COFFEE

WILD HEAVEN  
BEER  
WEST END  
BREWERY & GARDENS



**ONE**  
KOREAN BISTRO

*Cultured*  
**SOUTH**  
FERMENTATION CO.

*Honeysuckle*  
GELATO

*Strangers*  
IN  
PARADISE



**gusto!**



PIZZERIA E RISTORANTE  
**DOUGH BOY** x HARLEM HOPS  
INSALATA PIZZA CO SODA



**ASW**  
DISTILLERY

**BOXCAR**  
AT HOP CITY

LEE+WHITE

*MONDAY NIGHT*  
BREWING

**marta**  
FUTURE MURPHY'S  
CROSSING  
MURPHY STREET









## Lincoln | Ackerman & Co.

---

### Office & Flex Space Inquiries

**Hunter Henritze**

404.924.2819

hhenritze@lpc.com

**Michael Howell**

404.926.1640

mhowell@lpc.com

**Maia Perri**

404.924.1111

mperri@lpc.com

### Retail Inquiries

**Marisa Roy**

770.913.3905

mroy@ackermanco.net

**Patrick Green**

770.913.3932

pgreen@ackermanco.net