



# JUNCTION KROG DISTRICT

667 AUBURN AVE NE  
ATLANTA, GA



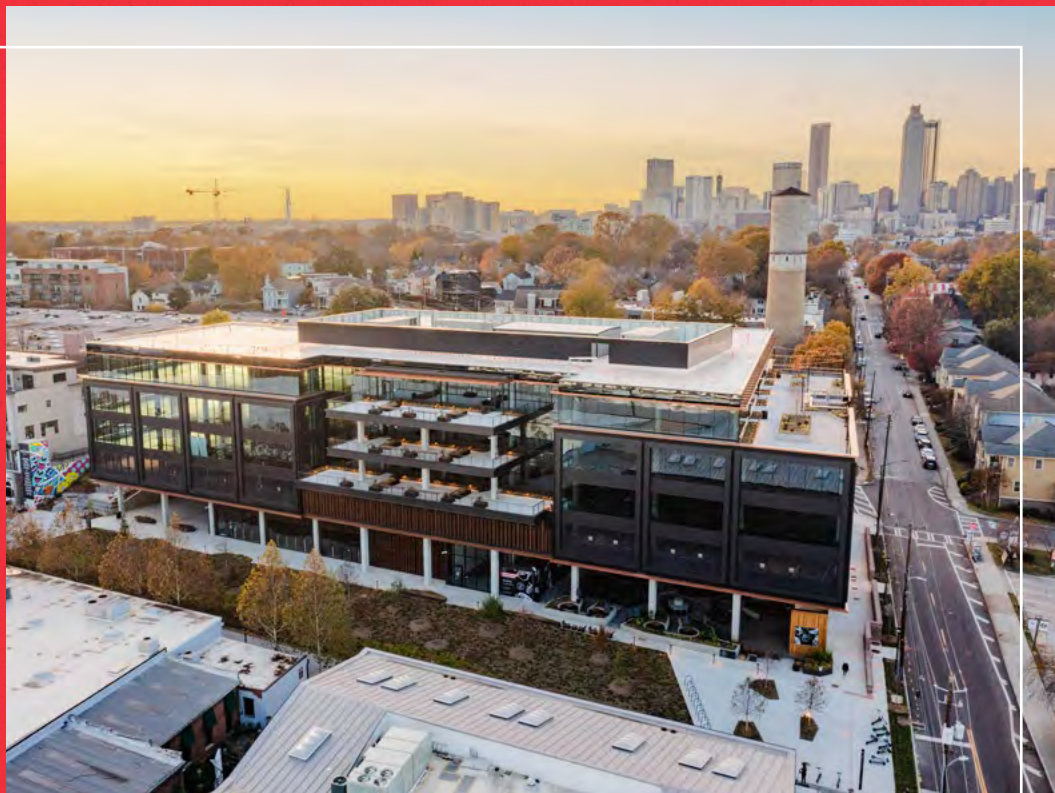
  
**PORTMAN**

**FOUNDRY**  
COMMERCIAL

THE MOMENTUM

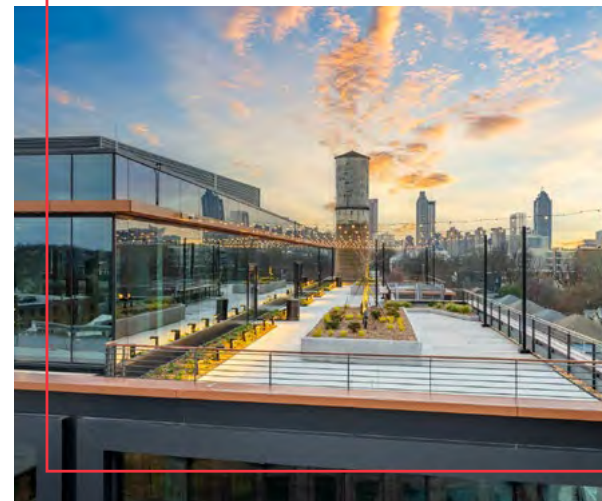


# WELCOME TO JUNCTION



## 135,000 SF OF CLASS A OFFICE ON THE ATLANTA BELTLINE

Junction is where Atlanta's energy meets inspired design. Nestled between Inman Park, Old Fourth Ward, and the BeltLine, Junction Krog District is a walkable, bike-friendly hub of creativity and connection. With modern office spaces, vibrant retail, and inviting outdoor areas, it's more than a destination—it's a lifestyle. Discover award-winning dining, local art, and a community built for forward-thinking professionals.

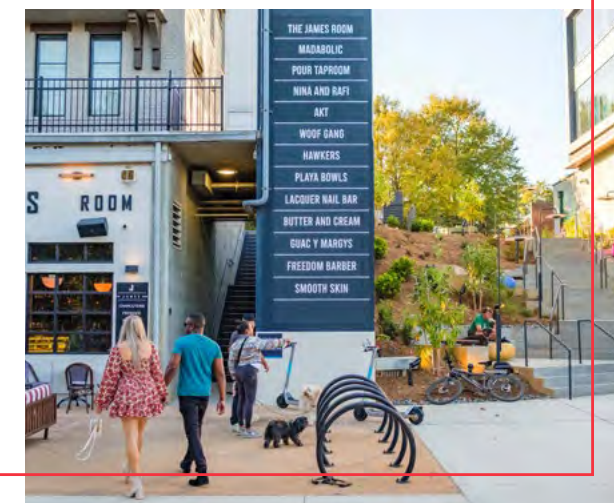


### JUNCTION KROG DISTRICT

- **135,000 RSF Class A office space** on the Atlanta BeltLine
- Activated porch and patios with unmatched views

### PRIME BELTLINE LOCATION

- **Highest Foot Traffic Intersection on the BeltLine** — Our intersection (at Irwin and Auburn) sees 2.3M people per year
- **Seamless Access** — Direct trail access and walkable entertainment



### KROG DISTRICT

- **Award-Winning Destination** — Steps from Krog Street Market, named 2025 Best Food Hall in America by Newsweek
- **Pedestrian First Design** — Curated mix of chef-driven dining, boutique retail, and vibrant gathering spaces that attract both locals and visitors





# THE DETAILS BUILDING SPECS



## 3 FLOORS OF OFFICE

Floor 4 (Available) — 45,000 SF  
Floor 5 (Available) — 45,000 SF  
Floor 6 (Leased) — 45,000 SF

## 5 LARGE PATIOS

Ranging from 1,500 SF to  
3,900 SF of patio space for  
each available floor

## 3 ON-SITE EATERIES

Brash Coffee Roasters  
Yeppa & Co. Italian  
Yuji Modern Japanese

## BUSIEST BELTLINE INTERSECTION

Annual Trail Traffic at Junction  
intersection is over 2.3M pedestrians!

## PARKING OPTIONS

200 On-Site Parking Spaces in Garage  
(1.5/1000)+  
1,700 Neighborhood Spaces

## RIGHT IN THE MIX

There are over 40 restaurants  
within a .25 mile radius of Junction



# ALL ABOUT OUTSIDE THE PORCH

Junction is the BeltLine's new front porch, featuring 7,000 SF of lush landscaping, local artwork, fire pits, three on-site eateries, and gathering spaces. Come join in on the fun!



## THE PATIOS

At Junction, every office floor opens up to expansive, beautifully designed patio spaces that elevate the everyday—five in total!





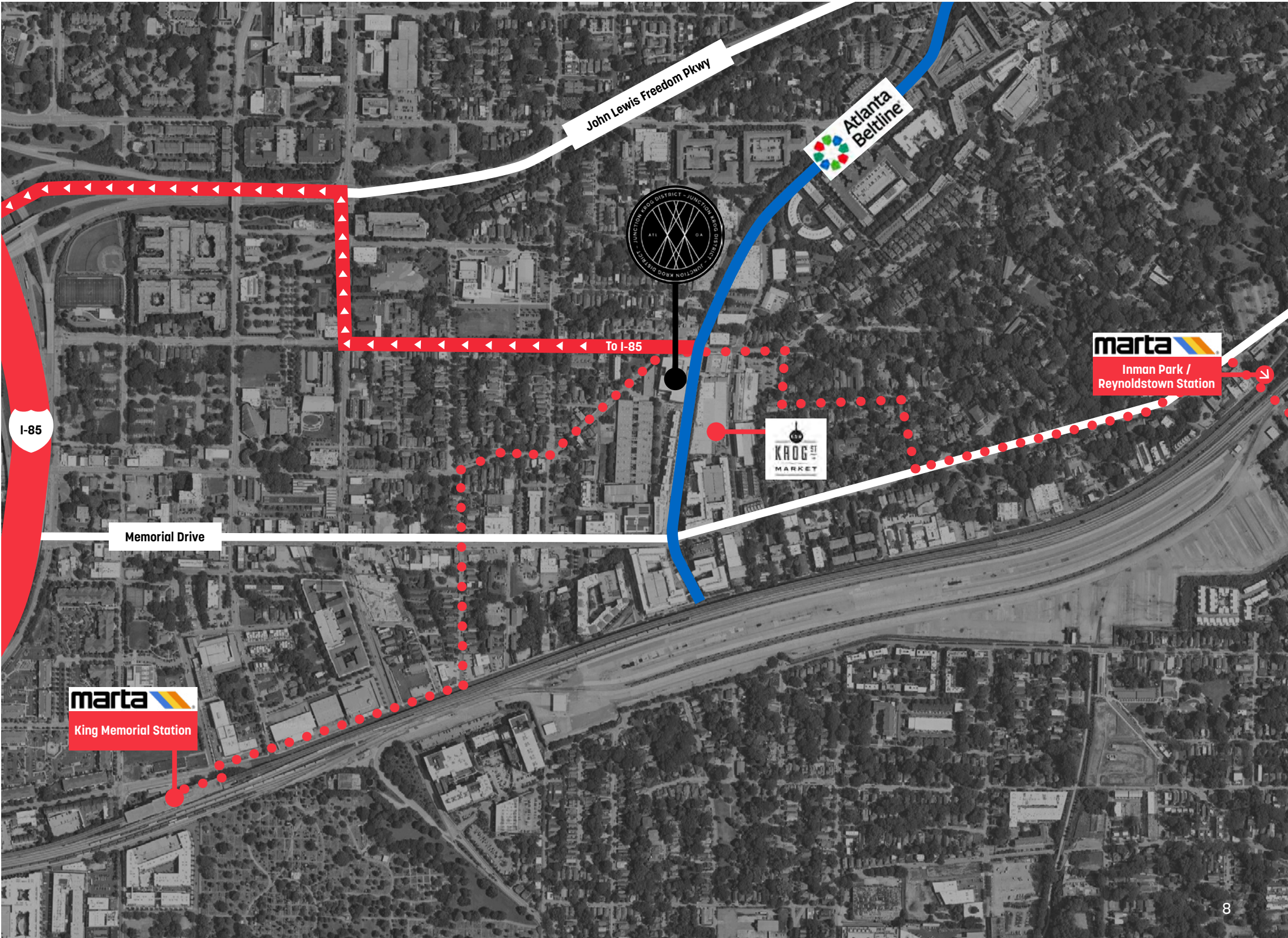
# GETTING THERE

# LOCATION

# & ACCESS

With immediate BeltLine frontage, proximity to I-75/85, and quick access to two MARTA stations within less than a mile, Junction connects seamlessly to Atlanta's urban core and thriving intown neighborhoods.

|   |                        |
|---|------------------------|
| I-75 / I-85                             | 0.7 mi / 3 min drive   |
| I-20                                    | 1.2 mi / 5 min drive   |
| MIDTOWN                                 | 2.5 mi / 10 min drive  |
| BUCKHEAD                                | 8.0 mi / 15 min drive  |
| MARTA                                   | .75 mi / 15 min walk   |
| HARTSFIELD-JACKSON ATLANTA INTL AIRPORT | 11.0 mi / 20 min drive |

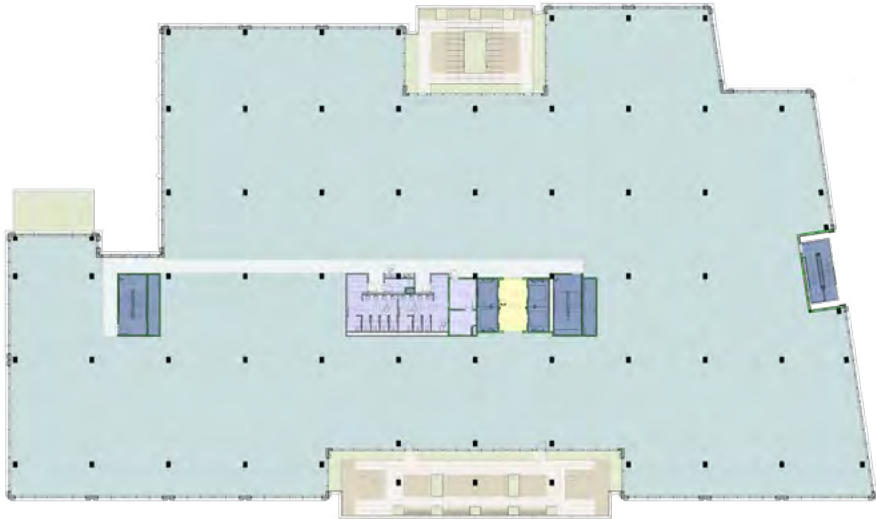




# AVAILABILITIES

# THE SPACES

45,000 SF  
OFFICE  
+  
3,900 SF  
PATIOS



4TH FLOOR



5TH FLOOR

45,000 SF  
OFFICE  
+  
1,500 SF  
PATIO



TAKE A VIRTUAL TOUR

[VIEW 3D INTERIOR](#) →

[VIEW 3D EXTERIOR](#) →



# PICTURE YOURSELF HERE

# PHOTO GALLERY





# ALL ABOUT THE ATL BELTLINE

#1

LARGEST ART INSTALLATION  
IN THE SOUTH

22

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

45

NEIGHBORHOODS CONNECTED  
BY THE BELTLINE

2.3M

ANNUAL USERS AT JUNCTION'S  
INTERSECTION! IT'S THE BUSIEST  
ON THE BELTLINE.

1300

ACRES OF GREENSPACE

11

MILES OF CONNECTOR  
TRAILS



Newsweek  
2025 BEST  
FOOD HALL  
IN AMERICA  
KROG ST MARKET

YEPPA  
& CO

YUJI  
MODERN JAPANESE

BRASH  
COFFEE ROASTERS

KEVIN RATHBUN  
STEAK

THIRD SPACE



KROG DISTRICT  
HISTORIC ATLANTA

KROG ST  
MARKET

BELL STREET BURRITOS  
BREWDOG  
DIPS KITCHEN  
FRED'S MEAT & BREAD  
FREEDOM BARBER CO.  
FP MOVEMENT  
GU'S DUMPLINGS  
HOP CITY BEER & WINE  
JENI'S  
JU-C BAR  
LACQUER NAIL BAR  
MAKIMONO  
PATAGONIA  
PHO NAM  
PLAYA BOWLS  
SPECIALIZED BIKES  
SWEATHOUZ  
THE JAMES ROOM  
THE LITTLE TART BAKE SHOP  
THE MERCHANT  
THE SALTY  
TICONDEROGA CLUB  
WOOF GANG  
XOCOLATL CHOCOLATE  
YALLA!  
+ MORE

CHIRINGA



EMERALD  
CITY  
BAGELS

Atlanta  
Beltline

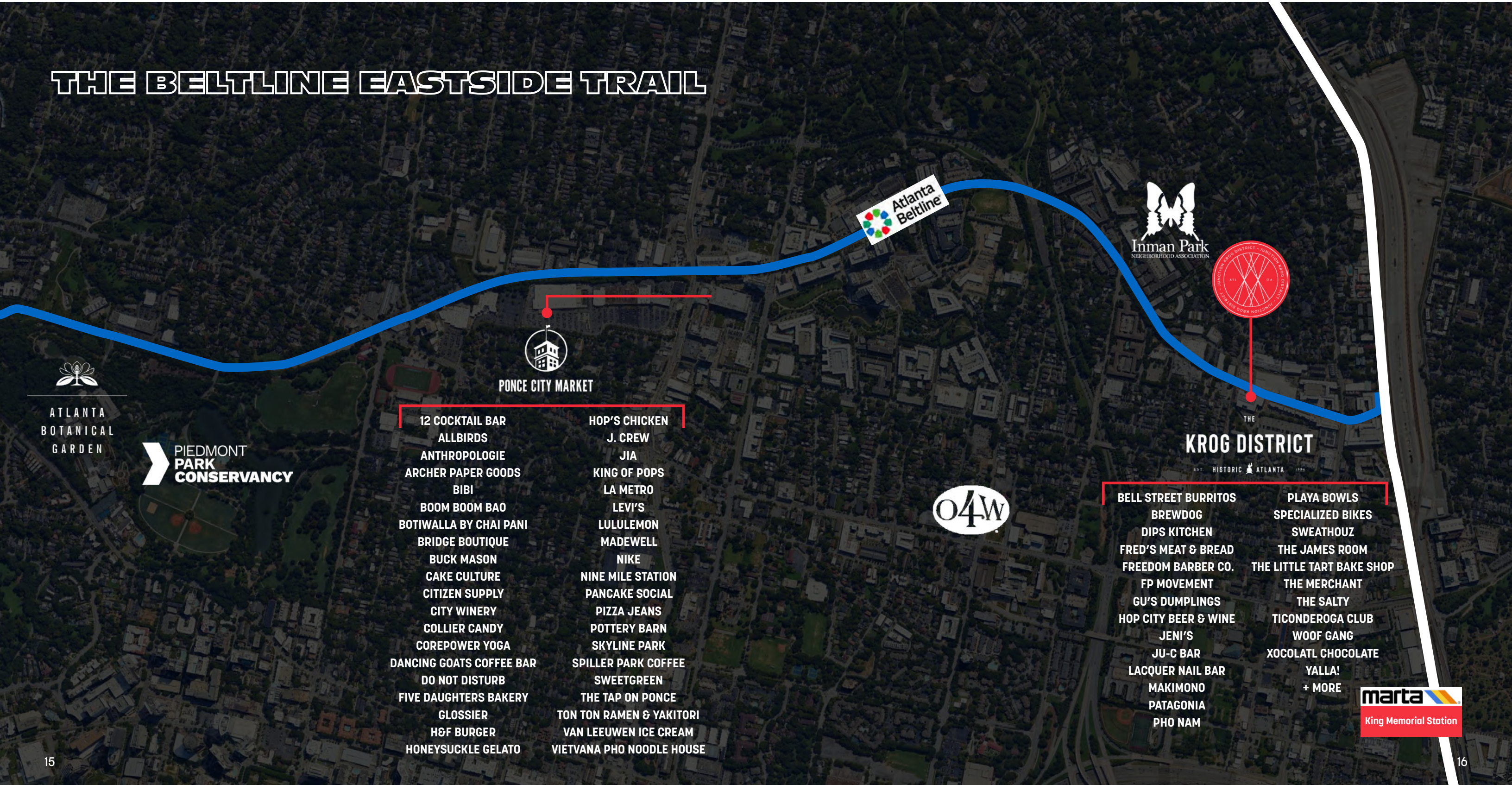
SHAKE SHACK

marta



# WALK, BIKE, OR DRIVE TO NEARBY RETAIL

## THE BELTLINE EASTSIDE TRAIL



ATLANTA  
BOTANICAL  
GARDEN



PONCE CITY MARKET

- |                          |                           |
|--------------------------|---------------------------|
| 12 COCKTAIL BAR          | HOP'S CHICKEN             |
| ALLBIRDS                 | J. CREW                   |
| ANTHROPOLOGIE            | JIA                       |
| ARCHER PAPER GOODS       | KING OF POPS              |
| BIBI                     | LA METRO                  |
| BOOM BOOM BAO            | LEVI'S                    |
| BOTIWALLA BY CHAI PANI   | LULULEMON                 |
| BRIDGE BOUTIQUE          | MADEWELL                  |
| BUCK MASON               | NIKE                      |
| CAKE CULTURE             | NINE MILE STATION         |
| CITIZEN SUPPLY           | PANCAKE SOCIAL            |
| CITY WINERY              | PIZZA JEANS               |
| COLLIER CANDY            | POTTERY BARN              |
| COREPOWER YOGA           | SKYLINE PARK              |
| DANCING GOATS COFFEE BAR | SPILLER PARK COFFEE       |
| DO NOT DISTURB           | SWEETGREEN                |
| FIVE DAUGHTERS BAKERY    | THE TAP ON PONCE          |
| GLOSSIER                 | TON TON RAMEN & YAKITORI  |
| H&F BURGER               | VAN LEEUWEN ICE CREAM     |
| HONEYSUCKLE GELATO       | VIETVANA PHO NOODLE HOUSE |



KROG DISTRICT

- |                      |                           |
|----------------------|---------------------------|
| BELL STREET BURRITOS | PLAYA BOWLS               |
| BREWDOG              | SPECIALIZED BIKES         |
| DIPS KITCHEN         | SWEATHOUZ                 |
| FRED'S MEAT & BREAD  | THE JAMES ROOM            |
| FREEDOM BARBER CO.   | THE LITTLE TART BAKE SHOP |
| FP MOVEMENT          | THE MERCHANT              |
| GU'S DUMPLINGS       | THE SALTY                 |
| HOP CITY BEER & WINE | TICONDEROGA CLUB          |
| JENI'S               | WOOF GANG                 |
| JU-C BAR             | XOCOLATL CHOCOLATE        |
| LACQUER NAIL BAR     | YALLA!                    |
| MAKIMONO             | + MORE                    |
| PATAGONIA            |                           |
| PHO NAM              |                           |







# JUNCTION KROG DISTRICT

**667 AUBURN AVE NE  
ATLANTA, GA**

**John Neal Scott**

[jns@foundrycommercial.com](mailto:jns@foundrycommercial.com)

404.218.1691

