

# 926 BRADY

ATL STOCKYARDS GA

36,817 RSF ADAPTIVE RE-USE OPPORTUNITY FOR VISIONARY USERS





# THE FINAL OPPORTUNITY TO OFFICE AT STOCKYARDS

Located in Stockyards' award-winning adaptive re-use complex, 926 Brady caters to creative companies interested in retaining and attracting talent in a new-to-market space that captures the spirit of the historic West Midtown neighborhood. With the progressive redevelopment led by Clarion and Westbridge now complete, 926 Brady's natural vintage aesthetic dovetails with its flexible floor plan, amenities and access points, making it the last historic office opportunity of its kind in West Midtown.



1,000+ SF ROOFTOP TERRACE PROVIDES INDOOR/OUTDOOR CONNECTION AND UNINTERRUPTED SKYLINE VIEWS



PROPOSED TERRACE LEVEL BUILD-OUT



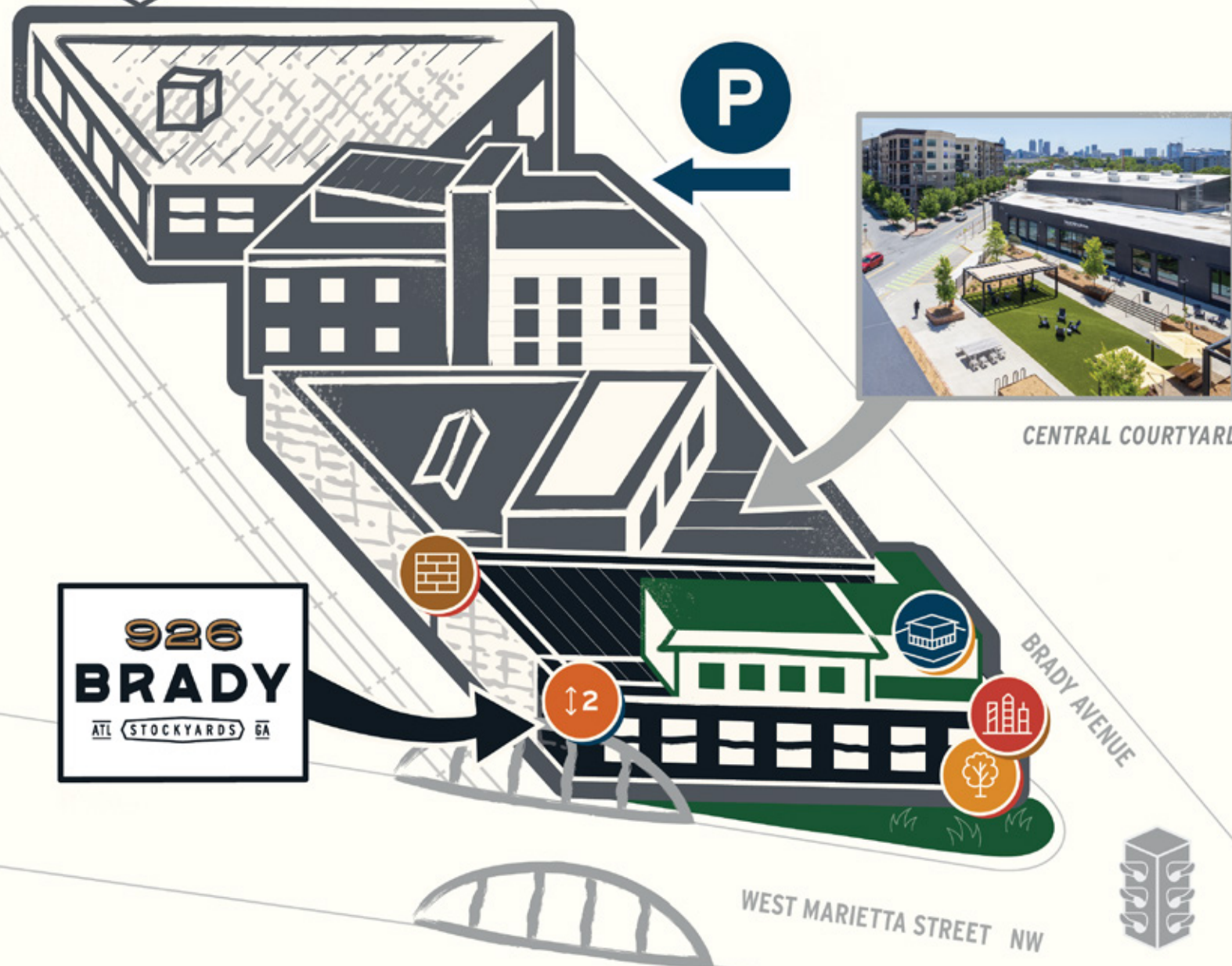
PROPOSED GROUND LEVEL BUILD-OUT



STOCKYARDS TENANT BUILD-OUT

UNIQUE OPPORTUNITY TO CRAFT A WORKPLACE WITH AUTHENTIC HISTORIC DETAILS







**926  
BRADY**  
ATL STOCKYARDS GA


CENTRAL COURTYARD

## A PREMIER DESTINATION FOR ATLANTA'S CREATIVE COMMUNITIES


 Efficient 2-story build with 36,817 RSF of large-format creative office available

 1,000+ SF New construction rooftop terrace for indoor/outdoor connection

 Stunning protected skyline views of Downtown Atlanta

 Excellent street connection to Brady Ave and adjacent pocket park with bike stations

 Preserved 1930s character matched with new modern comforts

 On-site structured parking

Fitwel® and LEED Green Building certifications for a healthier and more productive building environment



AVIZE

INDUSTRIOUS

lemon perfect.

FITZCO

Mannington. COMMERCIAL



“We’re an Atlanta born-and-bred company, and it was actually this preservation piece that felt right for our team and our clients. Six years ago, we started with a blank slate in the part of town we dreamed to be in, and found that here you get the benefit of a live, work, play experience in a historic and thriving ATL community.”

Evan Levy, President of Fitzco



# HERE, THE NEIGHBORHOOD IS YOUR STRONGEST AMENITY

Positioned at Marietta Street and Brady Avenue, 926 Brady offers excellent connectivity. From its newly-installed dedicated bicycle lane on Brady Avenue to its direct access to Georgia Tech, Midtown and the I-75/85 connector via 10th Street, 926 Brady is truly a convenient location for Atlantans. Woven into the neighborhood's historic neighborhood fabric, the rhythm of West Midtown is palpable here.

## NEIGHBORHOOD FAVORITES:



AVIZE



MILLER UNION



THE OPTIMIST



PREVAIL UNION



BASTONE



FOOD TERMINAL



UPBEET



EIGHT SUSHI

## ACCESS AND WELLNESS:



926 BRADY BIKE STATION



PEDESTRIAN BRIDGE



MARTA BUS STOP



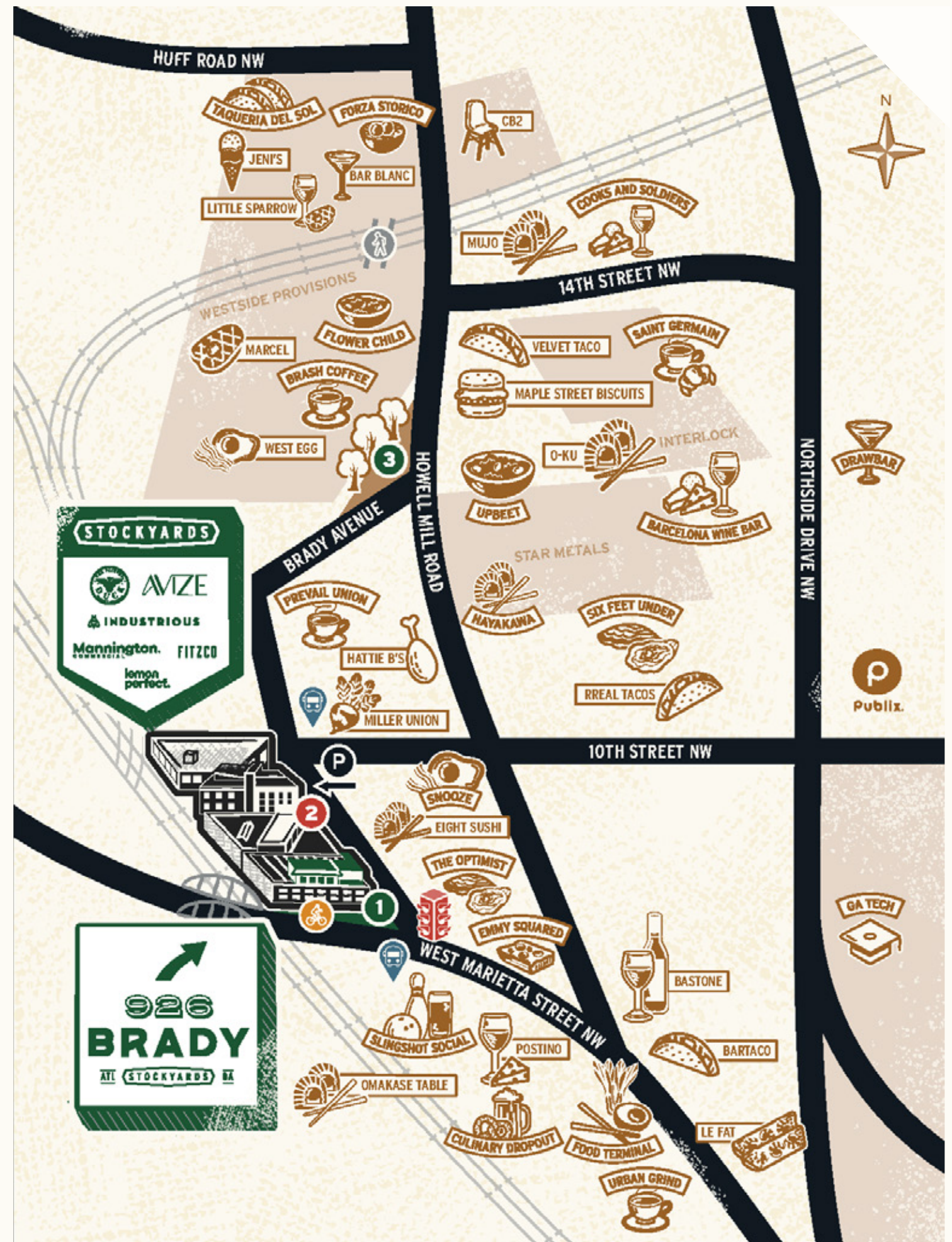
926 BRADY POCKET PARK



ACTIVATED PLAZA AT STOCKYARDS



BRADY POCKET PARK







## ABOUT STOCKYARDS

**PROVING HOW ADAPTIVE  
RE-USE CAN ADD VALUE  
FOR A WIDE RANGE OF  
VISIONARY USERS,  
926 BRADY IS THE LAST  
PIECE OF STOCKYARD'S  
DEVELOPMENT STORY;  
PROUDLY LEASING.**

The award-winning adaptive reuse Stockyards has completed its final phase of development with 926 Brady. In 2017, the 1930s industrial campus was transformed into one of Atlanta's premier creative communities. Its large-format office spaces have attracted major companies such as advertising and branding firm Fitzco and global manufacturer Mannington Commercial. Stockyards has also become a popular entertainment destination for Atlanta staples including Painted Duck's high-end duckpin bowling alley and game bar, culinary legend Jonathan Waxman's Baffi Atlanta Italian-inspired restaurant and Nick's Westside, a well known neighborhood gathering spot. The buildings have been purposefully and carefully redeveloped to look and feel completely woven into the fabric of their historic neighborhood.

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