

**WE HAVE WHAT  
YOU NEED AT**

# ARMOUR JUNCTION

1400 MAYSON STREET • ATLANTA, GEORGIA, 30324 (FULTON COUNTY)



Armour Junction is the latest EpiCity loft office project. Following in the footsteps of our recent and highly successful Lumberyard Office Loft development lease up, see [www.1425Ellsworth.com](http://www.1425Ellsworth.com), the Armour Junction project promises to be a tremendously well received in-town Atlanta asset. Attached are some basic materials about the site and this opportunity. It is ripe for renovation and is adjacent to the planned path of the Atlanta Beltline (see [www.beltline.org](http://www.beltline.org)) which is a phenomenon unto itself. Businesses are seeking Beltline oriented developments throughout the city and your client would be ahead of the curve in this respect by locating its Atlanta facility in this prime location.

Visit us online at [www.ArmourJunction.com](http://www.ArmourJunction.com)

## IMPROVEMENTS WILL INCLUDE:

- Open, loft office configurations
- Tenant improvements to your exact requirements
- Colorful and landscaping
- Direct access to the Atlanta Beltline bikepath
- Renovated parking areas
- Façade enhancements
- A unique project icon

Managed By



**EPICITY**

Accredited Management Organization®  
Certified Residential Management Company®

FOR LEASING  
INFORMATION CONTACT  
**404.288.2000**

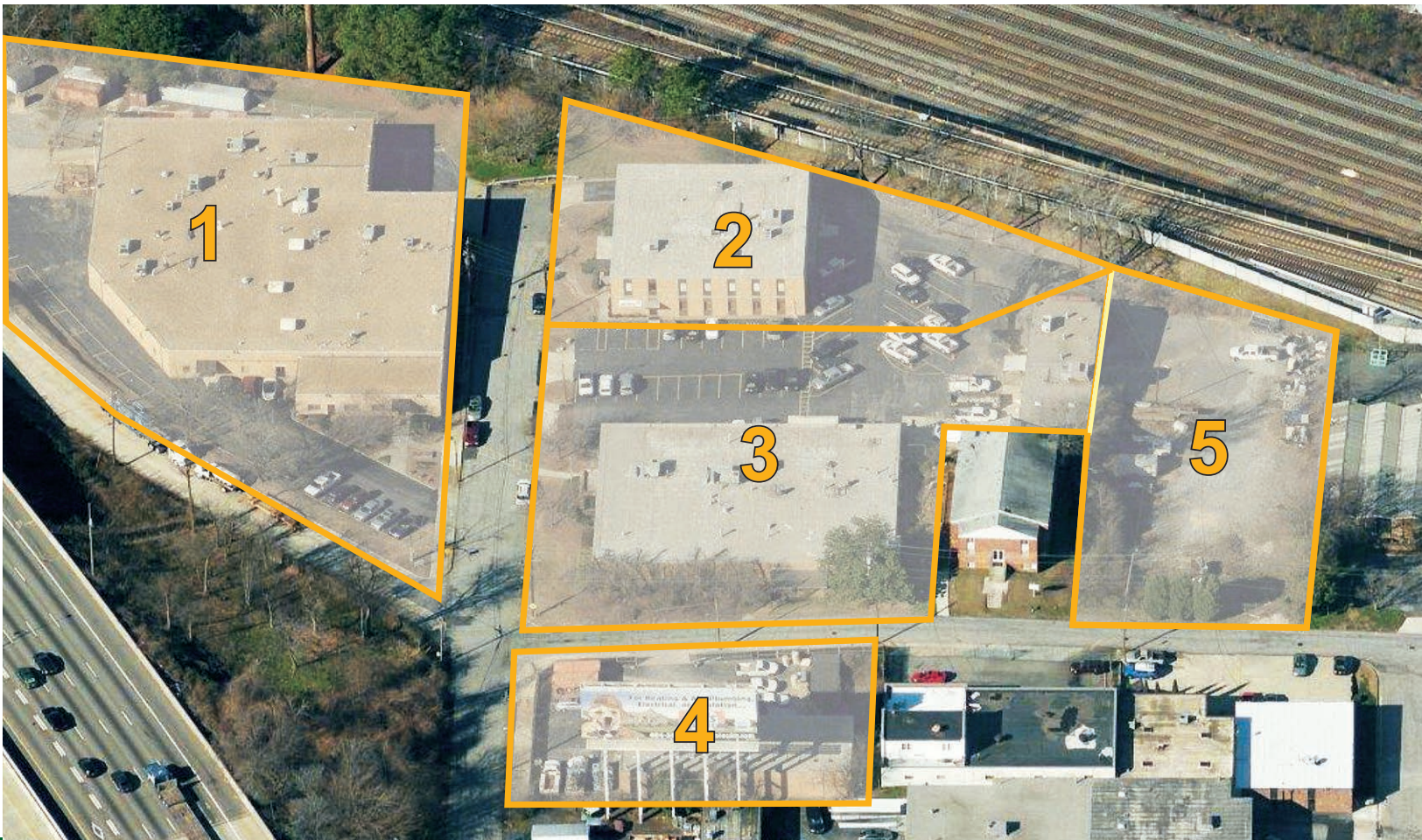


# ARMOUR JUNCTION

ANOTHER EPICITY LOFT OFFICE COMMUNITY

We're under way with our "Armour Junction" office loft campus in the Sweetwater Design District. It is a five building collection of office/industrial product at the nexus of Plasters Avenue and Mayson Street atop a little knoll where Buckhead bumps into Midtown; the Beltline, MARTA and the Norfolk Southern intertwine; and GA 400, I-85, I-75, Piedmont Road and Monroe Drive all co-mingle. At the heart of Atlanta's urban affluence and renewal, it is a place where grace and charm coalesce with commerce and technology for the pleasure and profit of all.

## APPROXIMATELY 60,850 SF FOR LEASE



**1 1386 Mayson Street**  
One Story  
Office/Industrial:  
26,500 SF  
Dock high loading and  
Drive-in loading

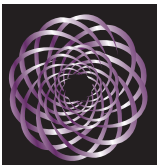
**2 396 Plasters Avenue**  
Two Story Office:  
14,450 SF

**3 412 Plasters Avenue**  
One Story Office:  
13,000 SF  
Lab/Warehouse:  
3,100 SF

**4 430 Plasters Avenue**  
One Story Office  
3,800 SF

**5 1410 Mayson Street**  
Additional Parking

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# ARMOUR JUNCTION

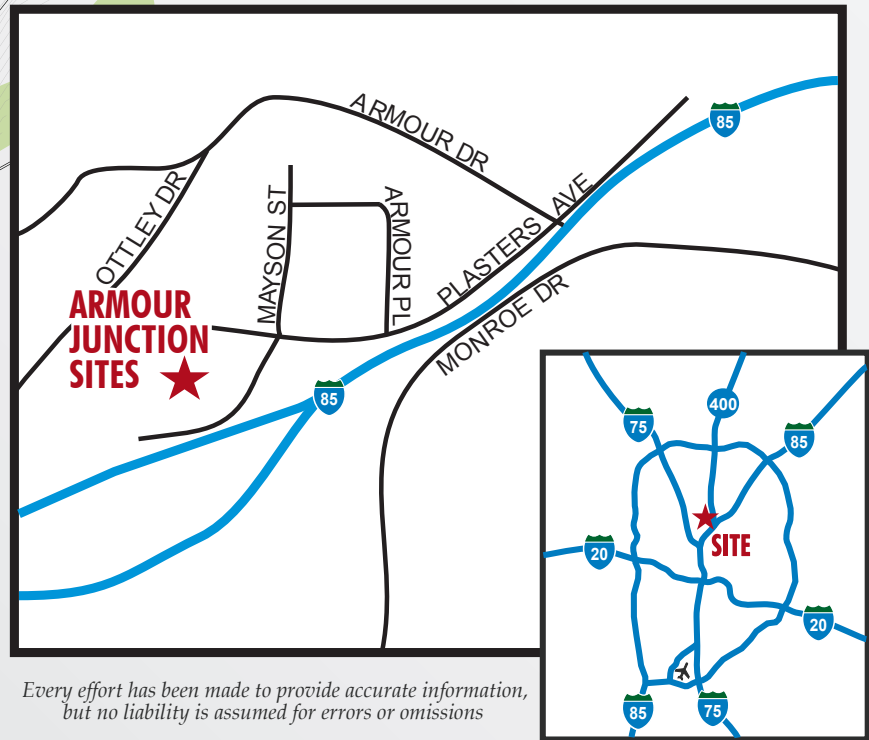
ANOTHER EPICITY LOFT OFFICE COMMUNITY

APPROXIMATELY  
**60,850 SF**  
FOR LEASE



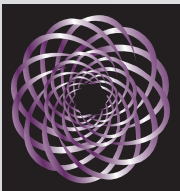
## CLICKABLE VIDEO TOURS:

- > Take a video tour of the property
- > 396 Plasters Avenue
- > 412-A Plasters Avenue
- > 412-B Plasters Avenue
- > 430 Plasters Avenue
- > 1386 Mayson Street



*Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions*

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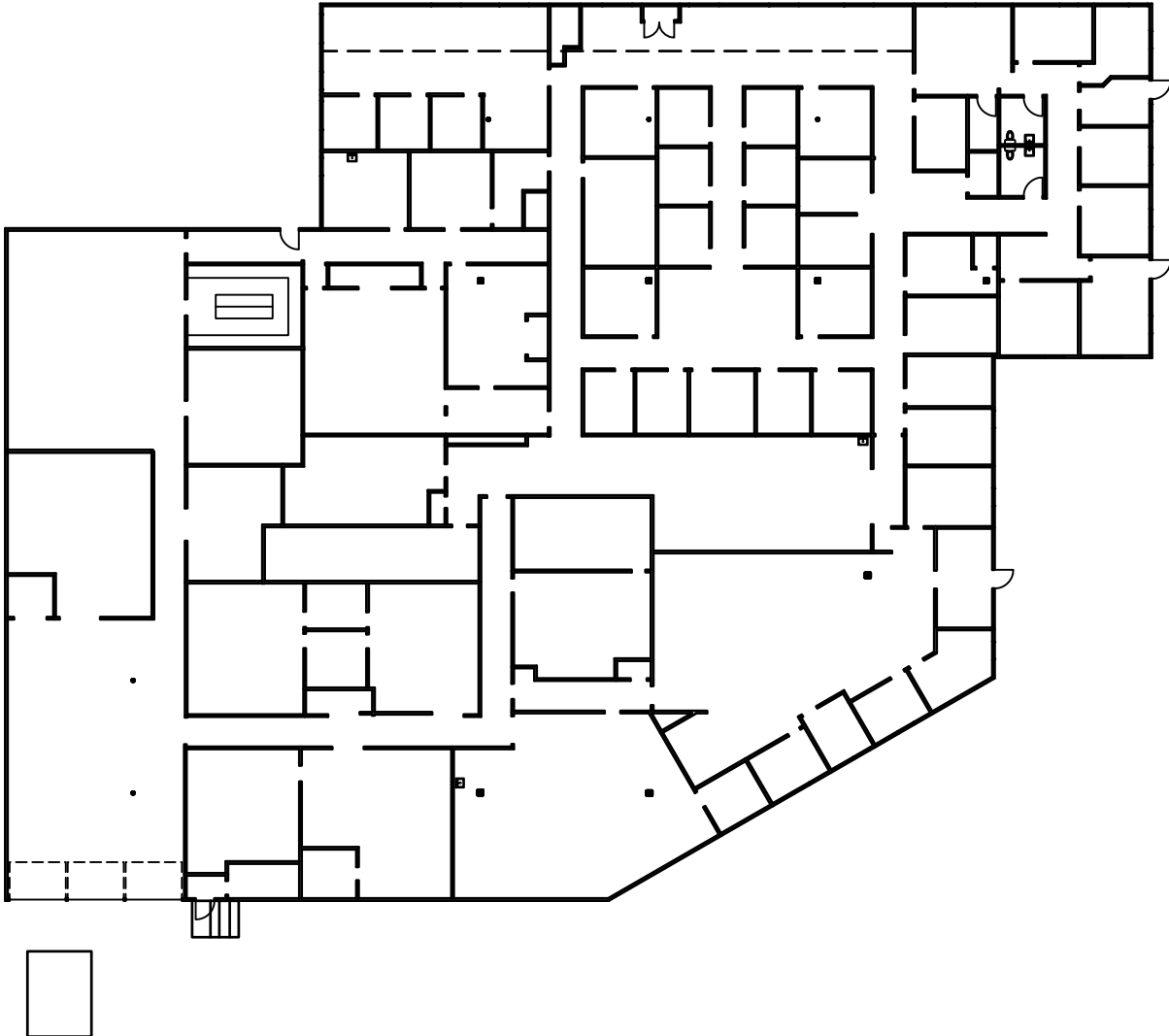




EpiCity, Inc.  
**ARMOUR JUNCTION ATLANTA**  
 SITE PLAN

SCALE: 1" = 40'  
**PARKING:**  
 ON SITE: 193 SPACES  
 ON STREET: 44 SPACES



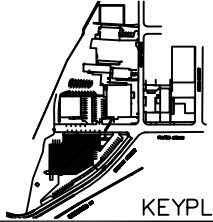


ARMOUR JUNCTION  
1386 MAYSON STREET  
ATLANTA, GA 30324



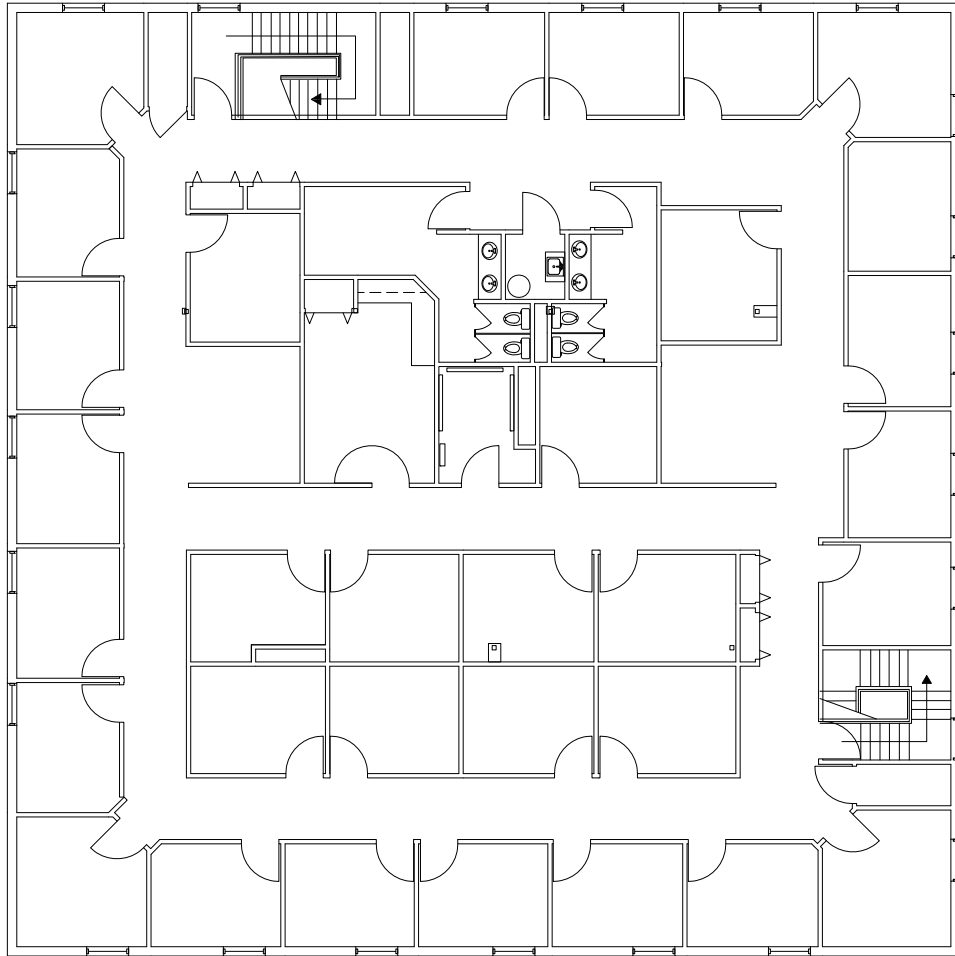
For Leasing Information  
Contact:  
404.288.2000 or  
[Sales@EpiCity.com](mailto:Sales@EpiCity.com)

RSF: 26,500



06.18.2014

KEYPLAN



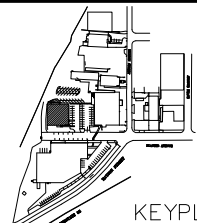
2ND FLOOR  
RSF: 7,225

ARMOUR JUNCTION  
396 PLASTERS AVENUE  
ATLANTA, GA 30324



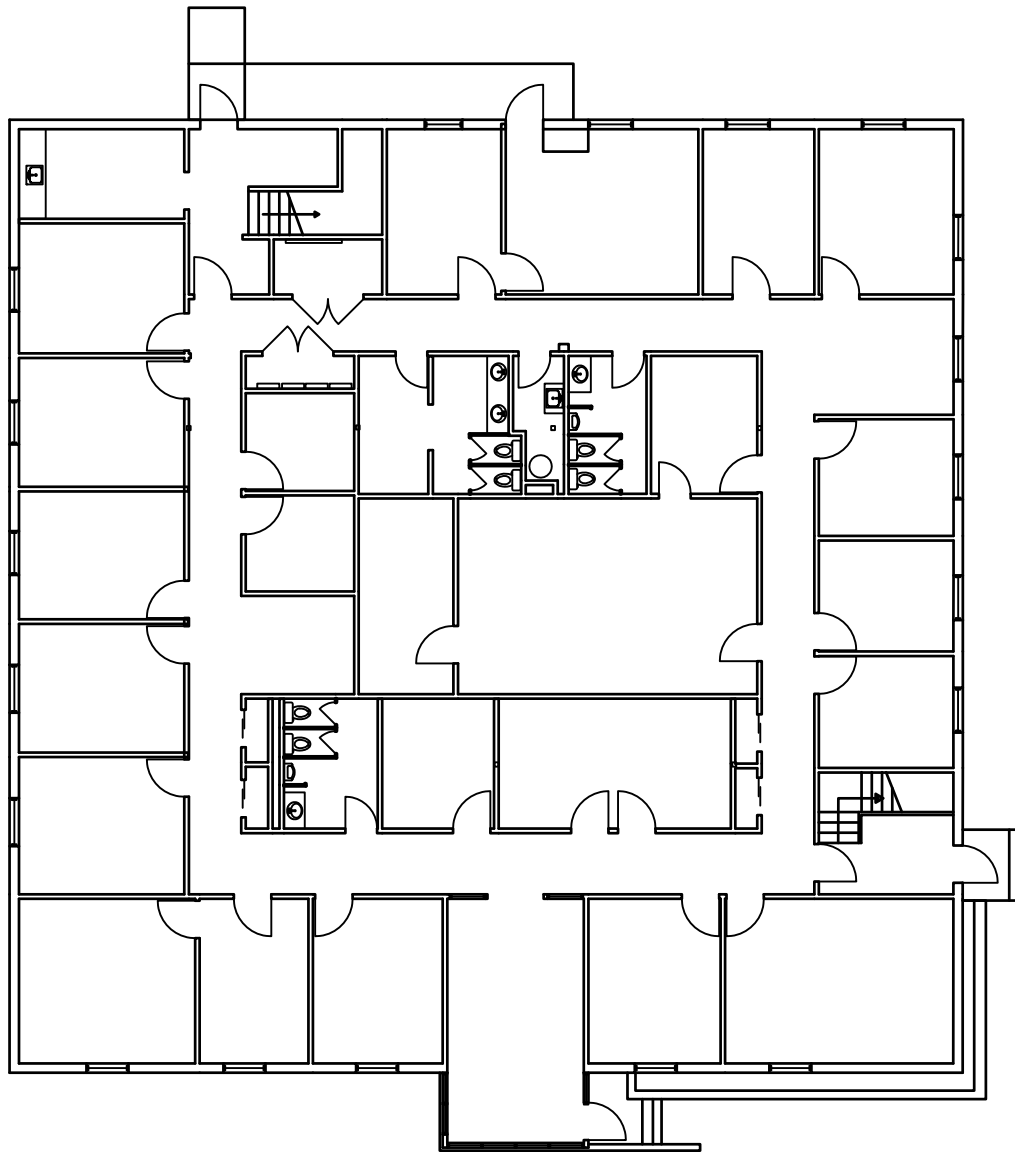
For Leasing Information  
Contact:  
404.288.2000 or  
Sales@EpiCity.com

2 STORY  
OFFICE  
RSF: 14,450



06.19.2014

KEYPLAN



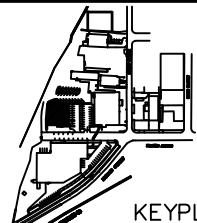
1ST FLOOR  
RSF: 7,225

ARMOUR JUNCTION  
396 PLASTERS AVENUE  
ATLANTA, GA 30324



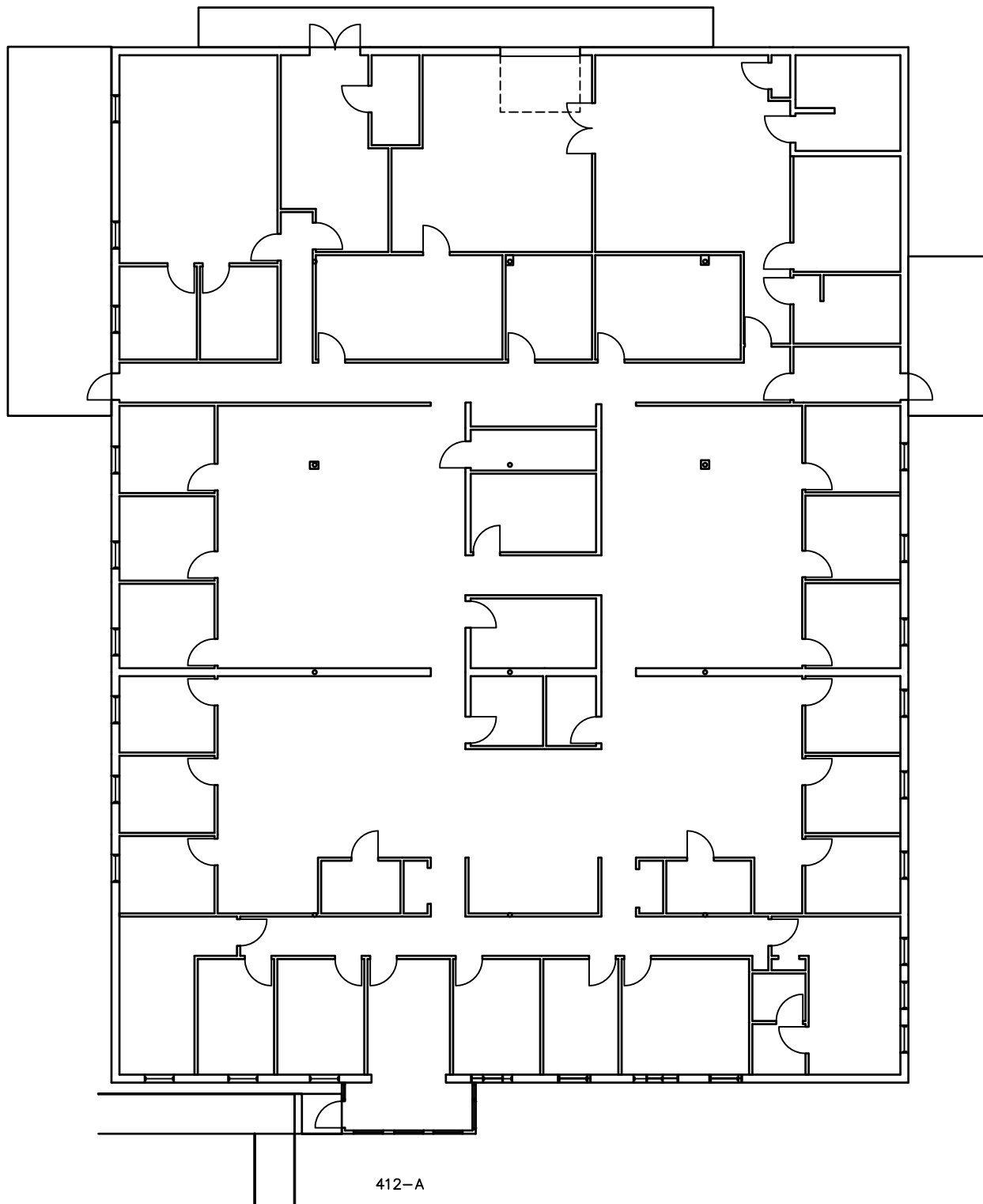
For Leasing Information  
Contact:  
404.288.2000 or  
Sales@EpiCity.com

2 STORY  
OFFICE  
RSF: 14,450



08.18.2014

KEYPLAN

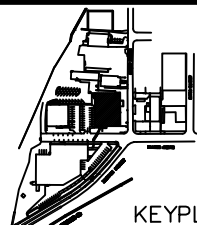


ARMOUR JUNCTION  
 412 PLASTERS AVENUE  
 ATLANTA, GA 30324



For Leasing Information  
 Contact:  
 404.288.2000 or  
[Sales@EpiCity.com](mailto:Sales@EpiCity.com)

RSF: 13,000

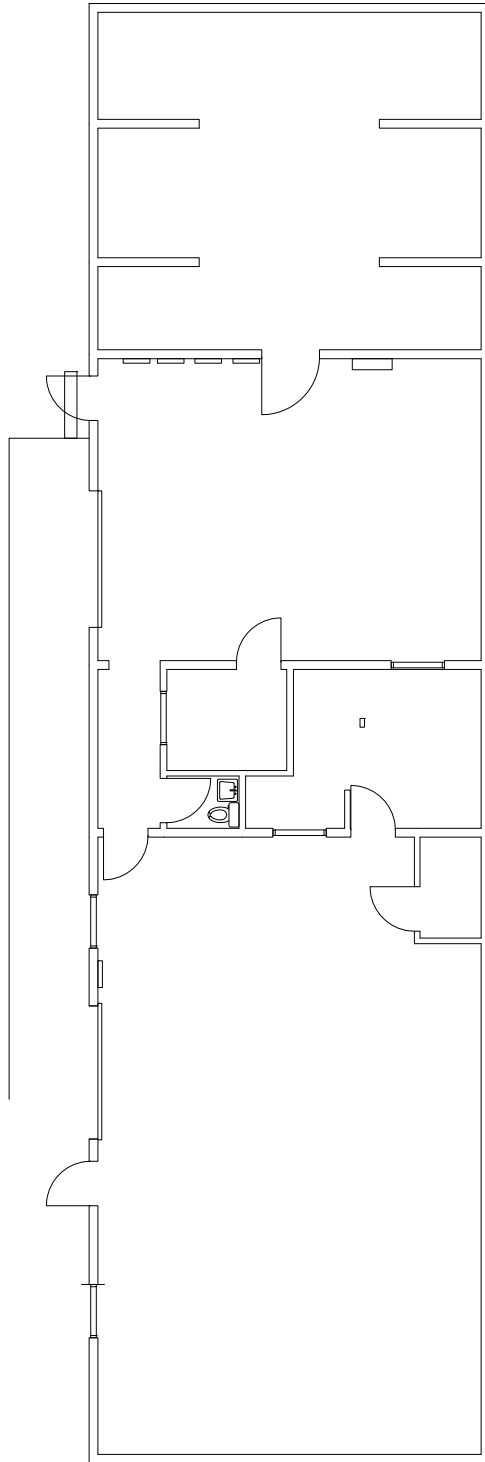


06.18.2014

KEYPLAN



412-B

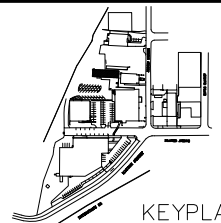


ARMOUR JUNCTION  
412 PLASTERS AVENUE  
ATLANTA, GA 30324



For Leasing Information  
Contact:  
404.288.2000 or  
Sales@EpiCity.com

RSF: 3,297



06.19.2014

KEYPLAN

## EpiCity Adds Armour Junction to Our Intown Portfolio



We are excited to introduce Armour Junction, a new piece of real estate in our portfolio. Located near I-85 near the Sweetwater Design District, Armour Junction will be the place to be to live, work, play, shop, and celebrate life in 21st century America. Armour Junction will be an active living community at the junction of wellness, artistry and industry. Located at the junction of I-85, 400, MARTA, Amtrak, Buckhead, Midtown, Sweet Water Brewery, Peachtree Battle Creek Sanctuary, Piedmont hospital, Ansley Golf course, and the Beltline trail system, Armour Junction will be right in the center of the action.

Our vision is for Armour Junction to be a bike and brew community where the affluent northern quadrant of the Atlanta metro area meets to park and enjoy the car free 22 miles main-street green way corridor of The Atlanta Beltline. Our entire team is focused on creating healthy sustainable communities in Atlanta and we invite you to be a part of it. Armour Junction will be our model project and it will be EpiCity's new headquarters!

This park and pedal atmosphere will include flex commercial space, restaurants and shops including a bike shop, coffee shop, and brewery, as well as vertical residential

units and an event space with skyline views, rooftop gardens and terraces. If you are interested in being a part of this community, give us a call. Visit [www.armourjunction.com](http://www.armourjunction.com) to learn more and be sure to check out this cool video!



## A Little History of Armour/Ottley Area

The Armour/Ottley/Piedmont Heights area is the oldest community in Atlanta first settled almost 200 years ago. As more homesteaders arrived, a township called Easton came together among the cluster of farms. Although

Easton never achieved city status, over the years the modern community it produced has evolved into Atlanta's most unique inner-city neighborhood.



It all began in 1822 when Benjamin Plaster settled on 3,000 acres of land along Peachtree Creek in DeKalb County, which he was granted in recognition of his military service during the War of 1812. This happened at least two years before Archibald Holland acquired a tract several miles to the east where a village called Terminus was founded in 1837, later to become the city of Atlanta.



Armour/Ottley had previously been viewed simply as the location of MARTA, a lumber yard and two cement plants. A closer look revealed an unexpected mixed-use community, with small businesses, including a locksmith, pet groomer, service station with snack bar, caterers, interior designers, professional offices, 350 apartments, and even a church. Thus, the Sweetwater Design District was created and the Armour/Ottley area has since become a vibrant and exciting district for businesses and residents.

## **Buckhead amenities**

- <http://www.buckhead.net>
- <http://www.atlanta.net/buckhead/things-to-do/>
- <http://atlanta.curbed.com/archives/2014/05/09/buckhead-atlanta-releases-death-grip-on-tenant-names.php>
- [http://en.wikipedia.org/wiki/Buckhead \(Atlanta\)](http://en.wikipedia.org/wiki/Buckhead_(Atlanta))

## **Proximity to downtown and midtown**

### **Connectivity to the Atlanta Beltline pathway**

- Less than 1.5 miles from entrance to Beltline
- Near Interim Hiking Trail that connects to current Eastside Trail: <http://beltline.org/trails/eastside-trail/>
- Access behind Publix at Ansley Mall (from website):
  - Behind the Publix on Monroe Drive, you will see a green chain-link fence with an open gate. Pass through that and climb the old railroad berm to the trail.

## **Eastside Hiking Trail Northern Extension**

This section starts across Monroe Drive from the Eastside Trail just north of the Park Tavern parking lot. Again, this stretch is rough and bumpy. It goes underneath Park Drive and alongside the dog park. After crossing the driveway to the Piedmont Park parking deck, there is a continuous trek free of road crossings, behind Ansley Mall, all the way up to the bridge that is Montgomery Ferry Drive. Beyond that point, semi-active rail reappears and marks the end of our interim hiking trail at this time.

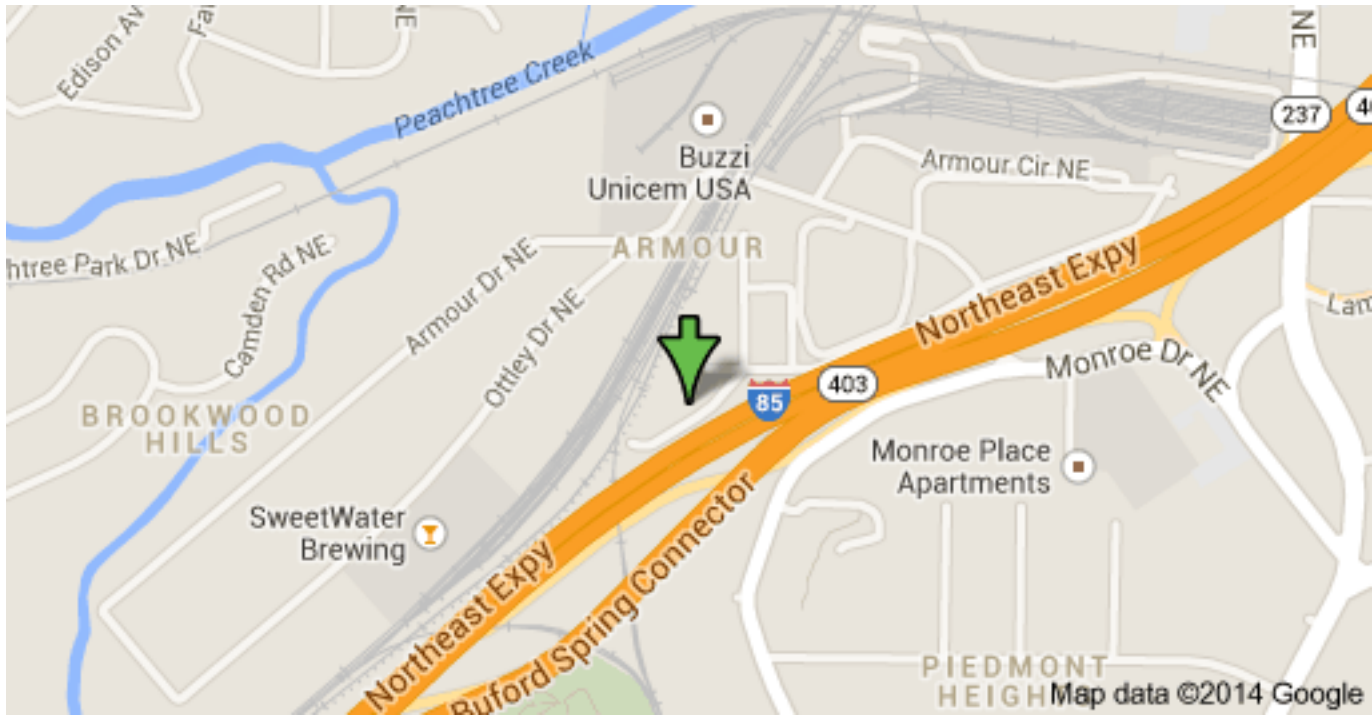
- This walk totals 1.4 miles.

## **Automobile access to road and interstate**

- Very easy access to interstates via Monroe Dr and Armour Rd. Interstates are less than ½ mile from asset

### **Ease of access to 75, 85 and 400.**

- Less than ½ mi to I-75, I-85 and GA 400 via Monroe drive (I-85N and GA 400) or Armour Road (I-85S and I-75S)



## MARTA

- Asset located 1.5 miles from MARTA bus stop at Piedmont and Monroe on Route 27

**Nearby companies** – see <http://www.sweetwaterdesigndistrict.com/>

Links to Sweetwater Design District Companies:

- [Anna Griffin](#)
- [Atlantel](#)
- [Atlantic Lighting and Supply](#)
- [Avatar Studios](#)
- [Award Fabrics](#)
- [Baumgartens](#)
- [Bottega Stone](#)
- [Classic Design](#)
- [Compass Collective](#)
- [El Elyon International](#)
- [Executive Courier](#)
- [Freihofer Transport, Inc](#)
- [Georgia Organics](#)
- [Los Amigos Tortilla Mfg Inc.](#)
- [Magnum Companies](#)
- [Mason Murer Fine Art](#)



- [Mendez Foundation](#)
- [Open Hand](#)
- [Overhead Door](#)
- [Pineapple House Interior Design](#)
- [Planters Inc.](#)
- [Powers Drapery & Upholstery Workroom](#)
- [Premier Brass](#)
- [Ready Mix USA](#)
- [Signal Mountain Cement Co.](#)
- [Southeast Sewing Products](#)
- [Sunbelt Sales & Marketing](#)
- [Sweetwater Brewing Company](#)
- [TecnoSedia](#)
- [Westminster, Inc.](#)

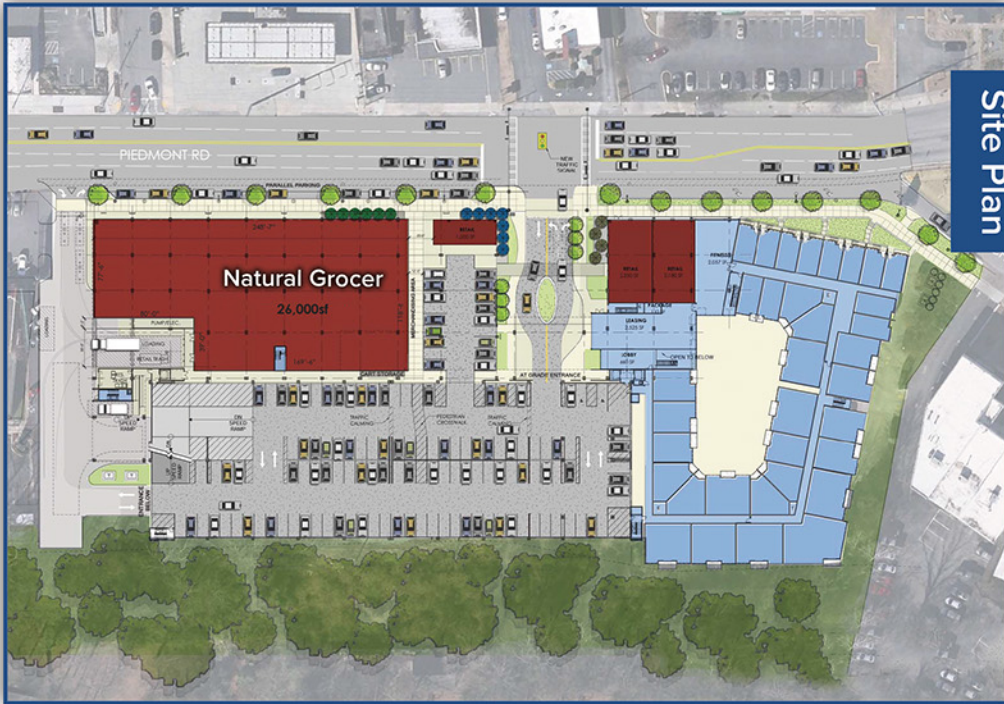
#### [White Cap Construction Supply](#)

### **The new Fuqua development at the corner of Piedmont and Cheshire Bridge Road**

- [http://www.bizjournals.com/atlanta/real\\_talk/2014/03/fuqua-about-to-break-ground-on-morningside-project.html](http://www.bizjournals.com/atlanta/real_talk/2014/03/fuqua-about-to-break-ground-on-morningside-project.html)
- <http://midtown.patch.com/groups/business-news/p/report-sprouts-farmers-market-coming-to-piedmont-ave>



## NEW SPECIALTY RETAIL DEVELOPMENT



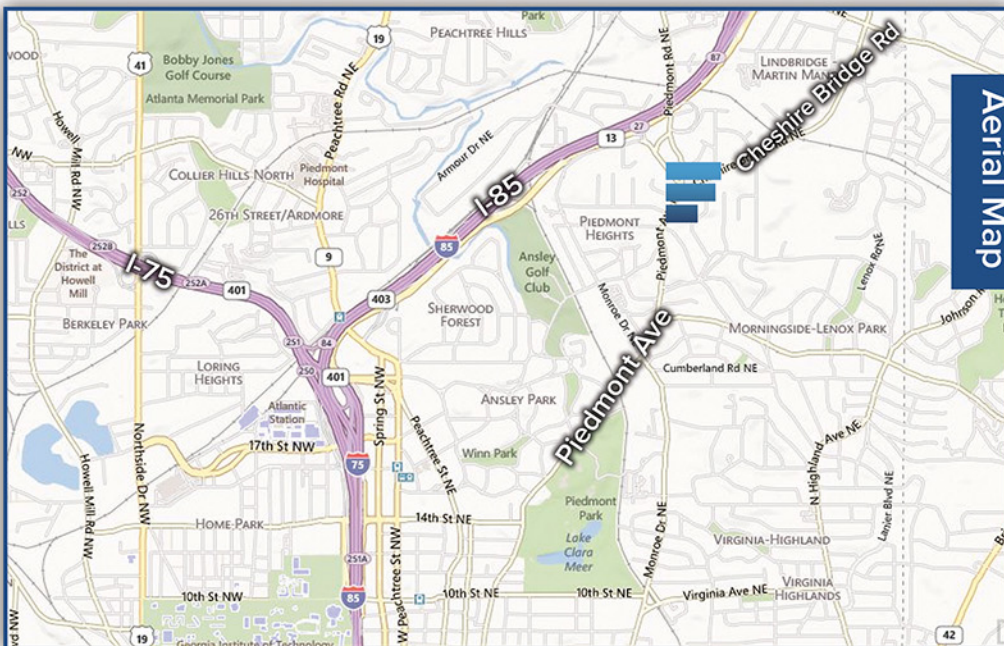
Site Plan

### SHOP. DWELL. DINE.

This unique site is located at the front door of the upscale and trendy Morningside & Virginia Highland neighborhoods of Atlanta between Buckhead and Midtown. This mixed use development includes 44,000 square feet of retail fronting Piedmont Road and 300 high-end residential units. At grade surface level parking provides easy access for the retail customers.

**UNDER CONSTRUCTION**

SPRING 2016



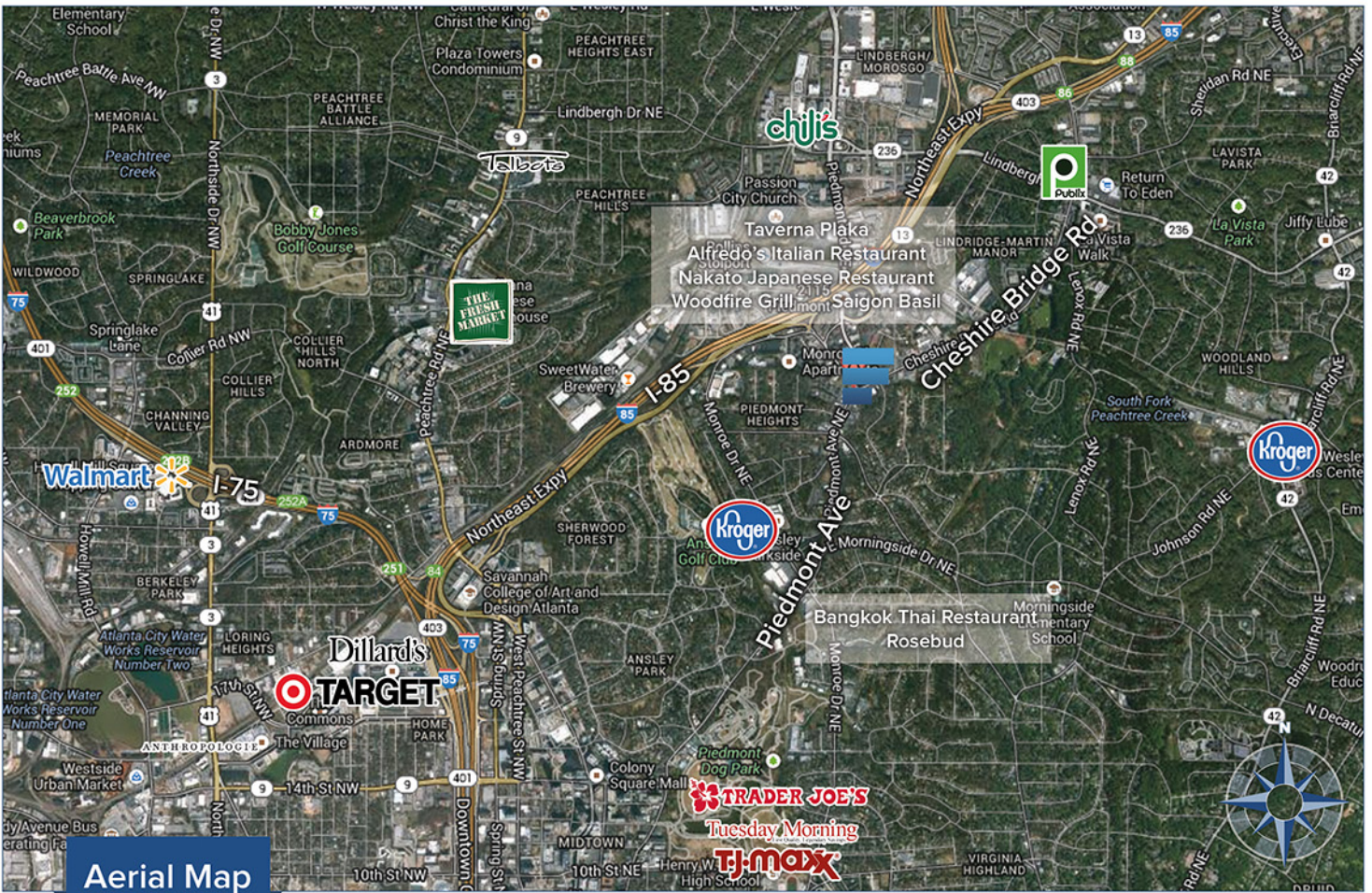
Aerial Map

### DEMOGRAPHICS

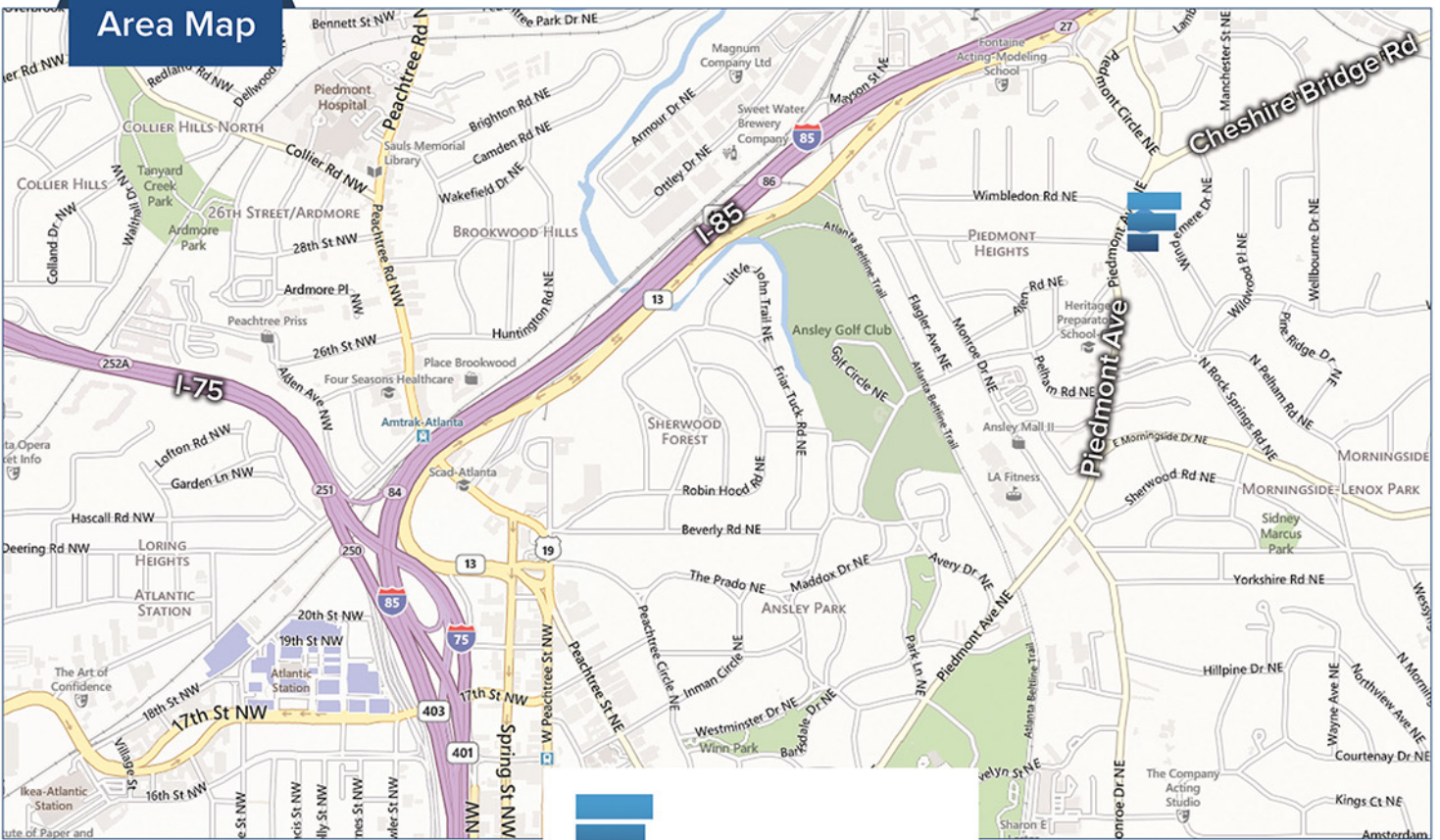
TRADE AREA	
2011 Population	91,633
2011 Avg. HH Income	\$ 80,107
TRAFFIC COUNTS	
Piedmont Rd/Cheshire Bridge	
Daily Avg.	30,530







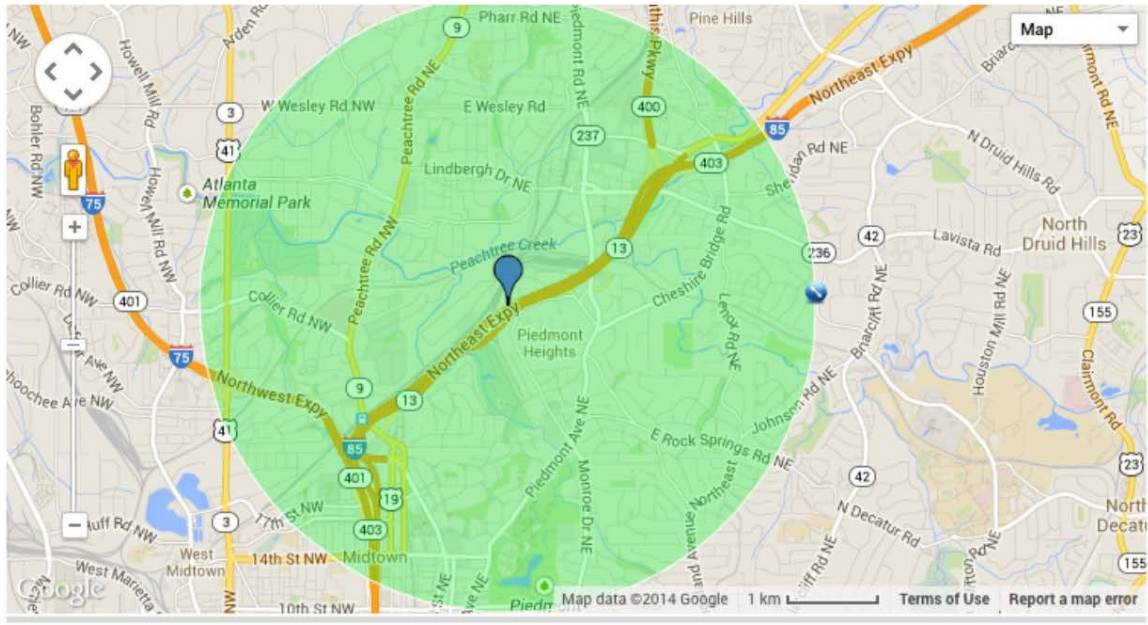
Aerial Map



Area Map



## Restaurants within a two mile radius as of Fall 2014



### Ansley Mall/Monroe/Dutch Valley Area

- Bantam + Bidy (a Shaun Doty restaurant)
- Uncle Maddio's Pizza Joint
- Panera Bread
- Einstein Brothers Bagels
- Jimmy Johns
- China Garden
- Chopsticks Near Ansley
- Piccadilly Cafeteria
- Su's Chinese Cuisine
- China Garden
- Green Sprouts Vegetarian Cuisine
- One Midtown Kitchen
- Cous Cous (dinner only)
- Eclectic Bistro and Bar (dinner only)
- HOBNOB
- Varuni Napoli
- Breadgarden

### Piedmont Avenue

- Smith's Olde Bar
- Fat Matt's Rib Shack
- Top Spice
- Grindhouse Killer Burgers

- Ru San's
- Cowtippers
- Atmosphere
- Sheik Burritos n Kebabs
- Subway
- Tierra Restaurant

### **Shops of Amsterdam**

- Loca Luna
- Red Light Café
- Amsterdam Café

### **Cheshire Bridge Road**

- Woodfire Grill
- Alfredo's
- The Colonnade
- Nakato
- Nino's Cucina Italiana
- Hong Kong Harbor
- Little Bangkok
- Taqueria del Sol
- Roxx Tavern
- Original Pancake House
- International Bakery
- Rain Thai and Sushi
- Bamboo Luau's Chinatown
- Taverna Plaka
- Red Snapper Seafood
- Johnny's New York Style Pizza
- Enat Ethiopia Café
- Saigon Basil
- BJ Rooster
- Las Margeritas
- Ghion Cultural Hall
- Pagoda Chinese
- Gino's NY Style Pizza Bar
- Waffle House
- Quizno's
- Domino's
- Landmark Diner Jr

### **Piedmont Rd/Sidney Marcus**

- Chick-fil-A
- Arby's
- Tin Drum Asia Café
- Il Bacio Pizzeria and Trattoria
- Eclipse di Luna
- Smashburger
- Taco Mac
- Chili's
- Longhorn Steakhouse
- Infusion Bistro
- Wings 101
- Five Guys Burgers and Fries
- Wet Willie's
- Market Deli
- Waffle House

### **Buckhead**

- KR Steakbar (dinner only)
- Tuk Tuk Thai Food Loft
- Joli Kobe Bakery and Cafe

### **As the crow flies:**

- Watershed
- Pricci
- Kyma
- Antico Pasta
- Buckhead Diner
- LPC
- R Thomas Deluxe Grill
- Mellow Mushroom
- El Azteca
- Moulin Rouge Bar & Bistro
- Nan Thai Fine Dining
- Lusca
- Primo's Sandwich and Grille
- Roxanne's on Peachtree
- Ted's Montana Grill
- Uncle Julio's
- Park Tavern