

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



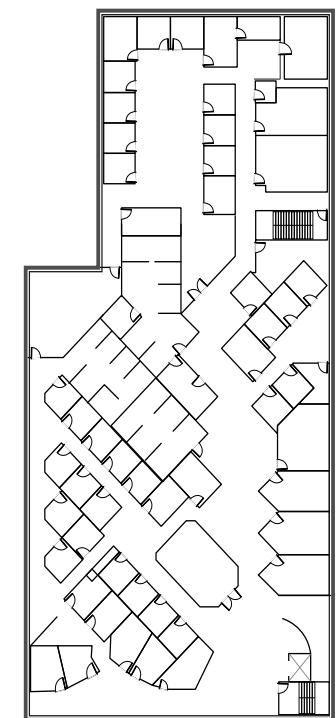
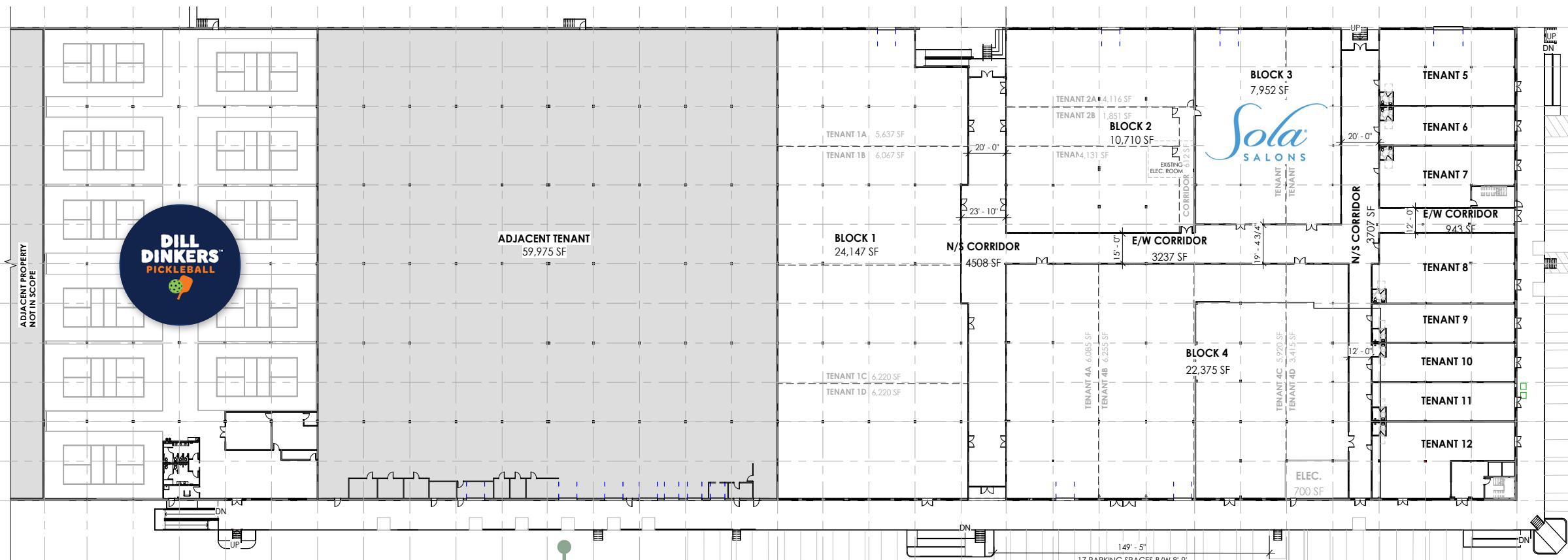
Property rendering – View from White Street



Property rendering – View from Atlanta Beltline

Leased
(35,891 RSF)

Small & Medium Tenant
(88,182 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.

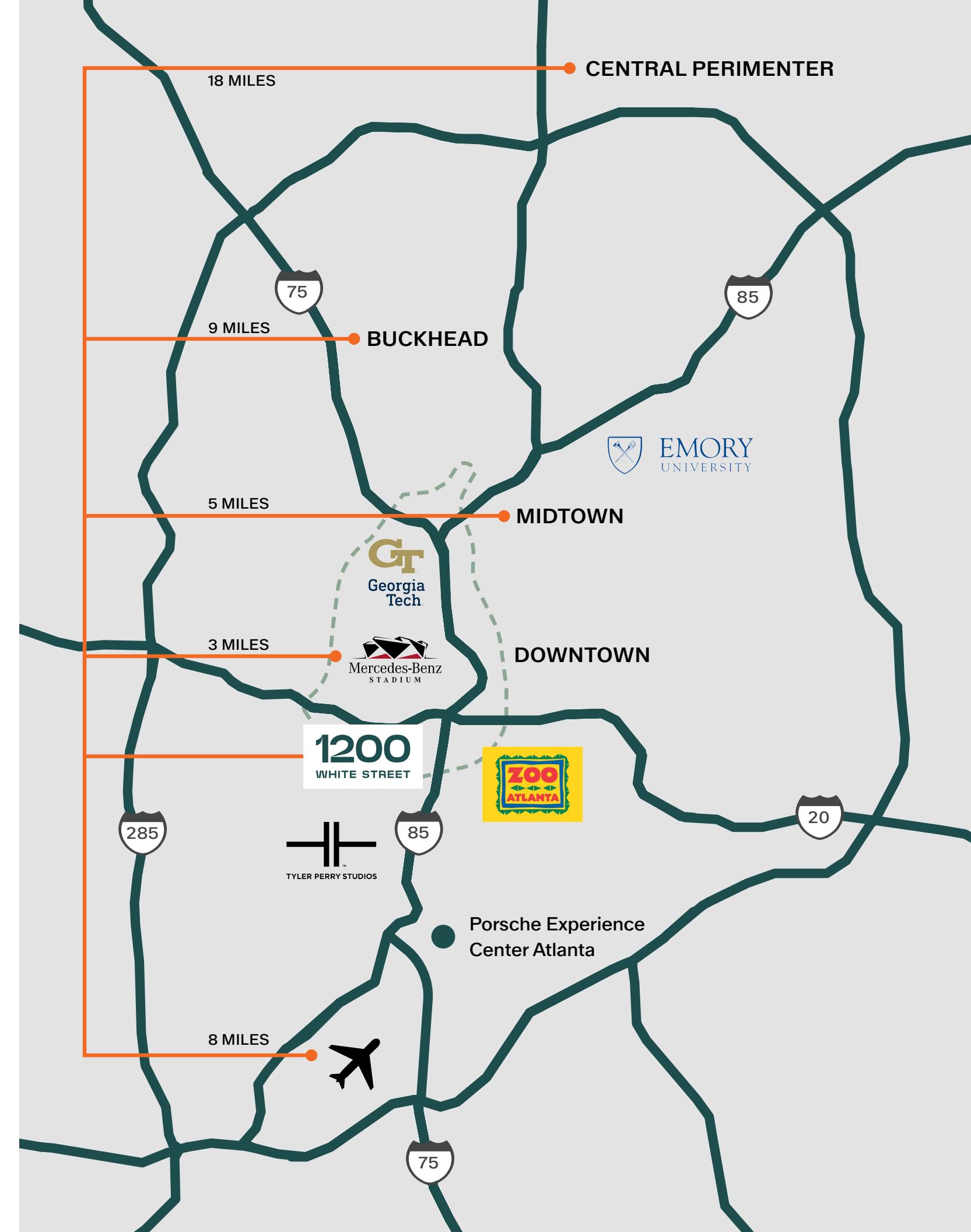
1200 White Street is centrally located three miles southwest of Downtown Atlanta, providing easy access to the city's top attractions, including sports venues (Mercedes-Benz Stadium and State Farm Arena), and an array of cultural attractions (the Georgia Aquarium, the National Center for Civil and Human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



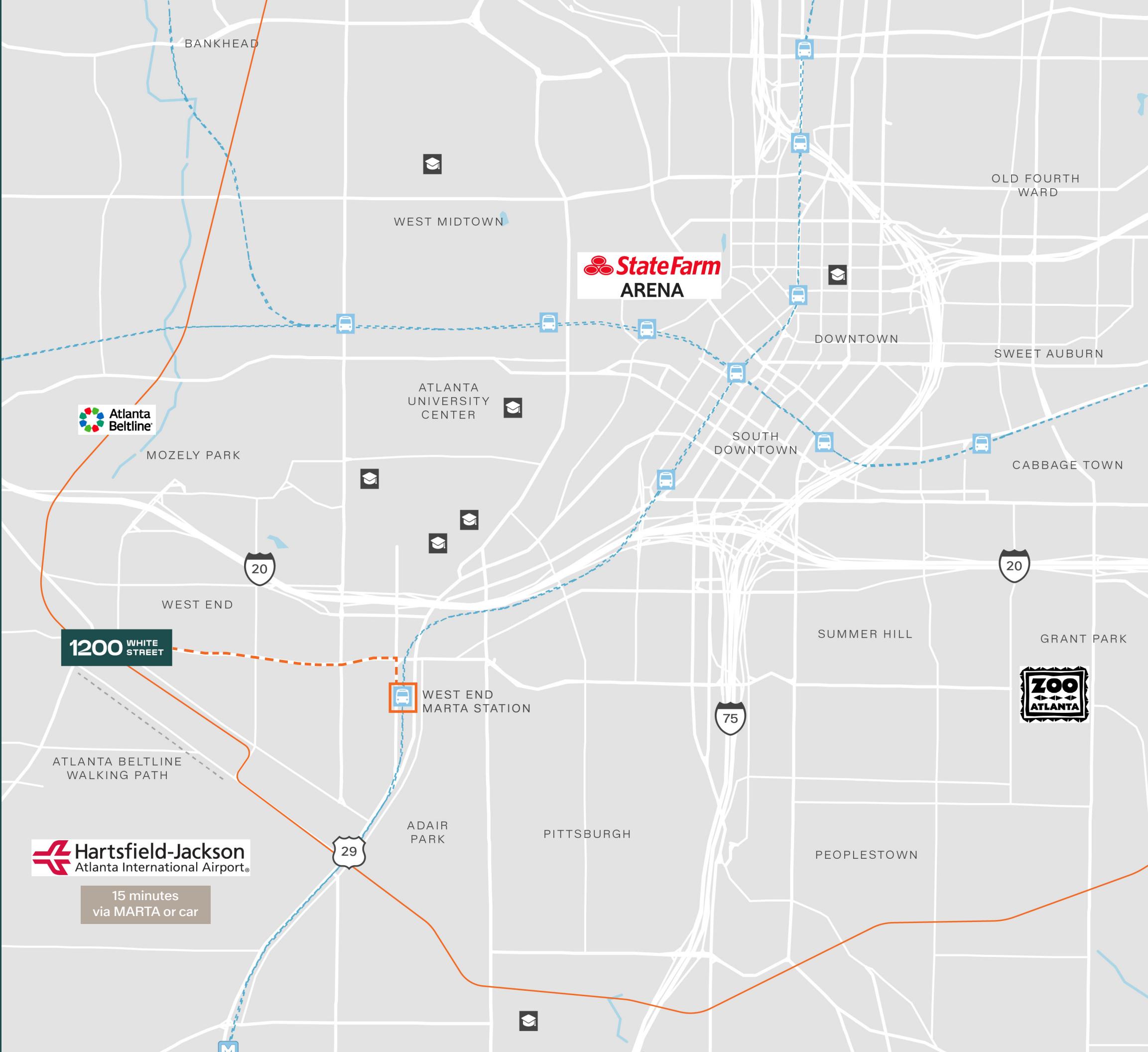
In-town Connection

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

TO 1200 WHITE ST
0.9 MILES
1,734 STEPS

OGLETHORPE ALL THE WAY TO WHITE STREET

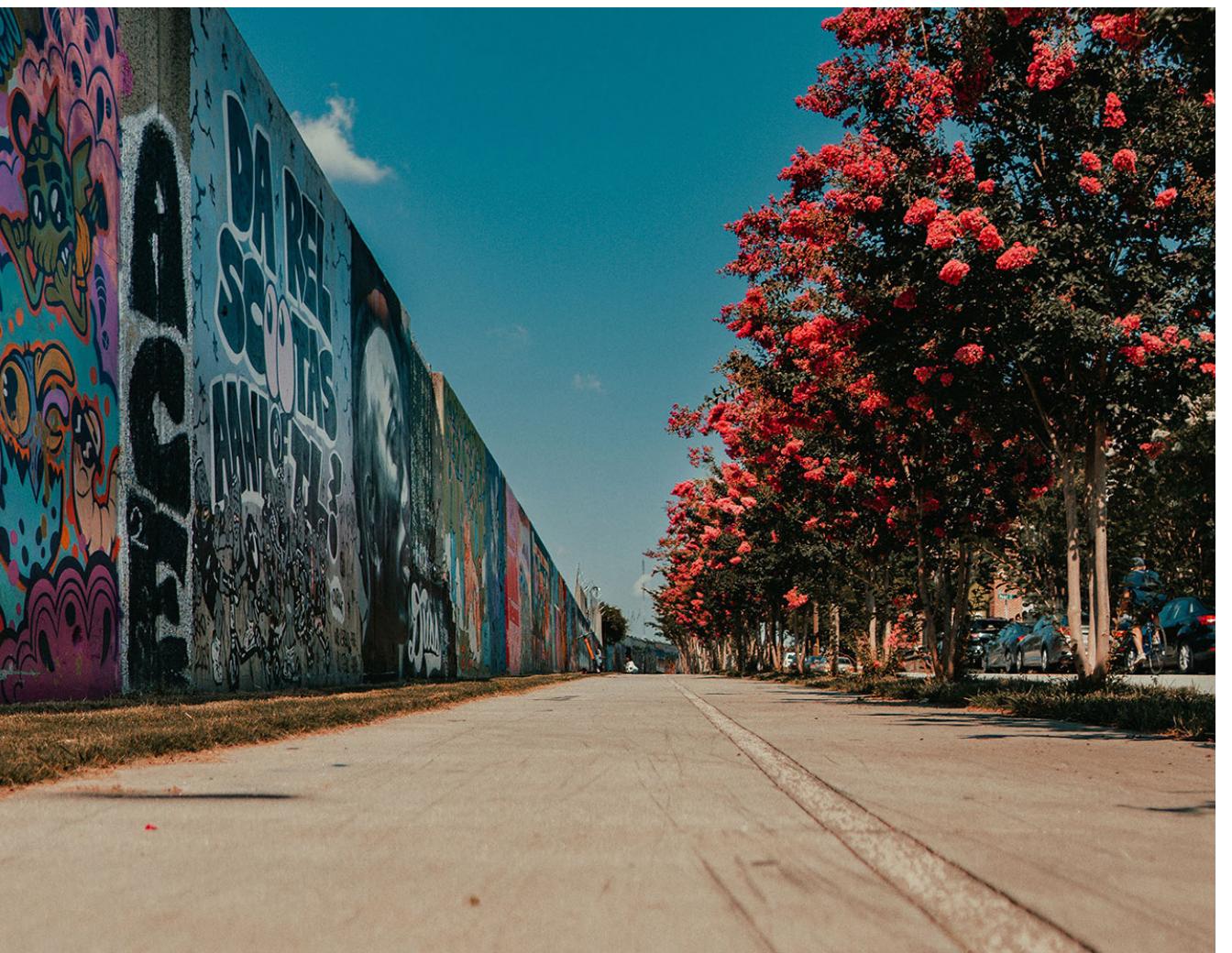
marta
EXISTING WEST END
STATION
680 LEE STREET

29

marta
FUTURE MURPHY'S
CROSSING
MURPHY STREET

29







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