

1050 BRICKWORKS

WEST MIDTOWN

30318 | ATL, GA.

Sterling Bay

 **ASANA PARTNERS**


STREAM

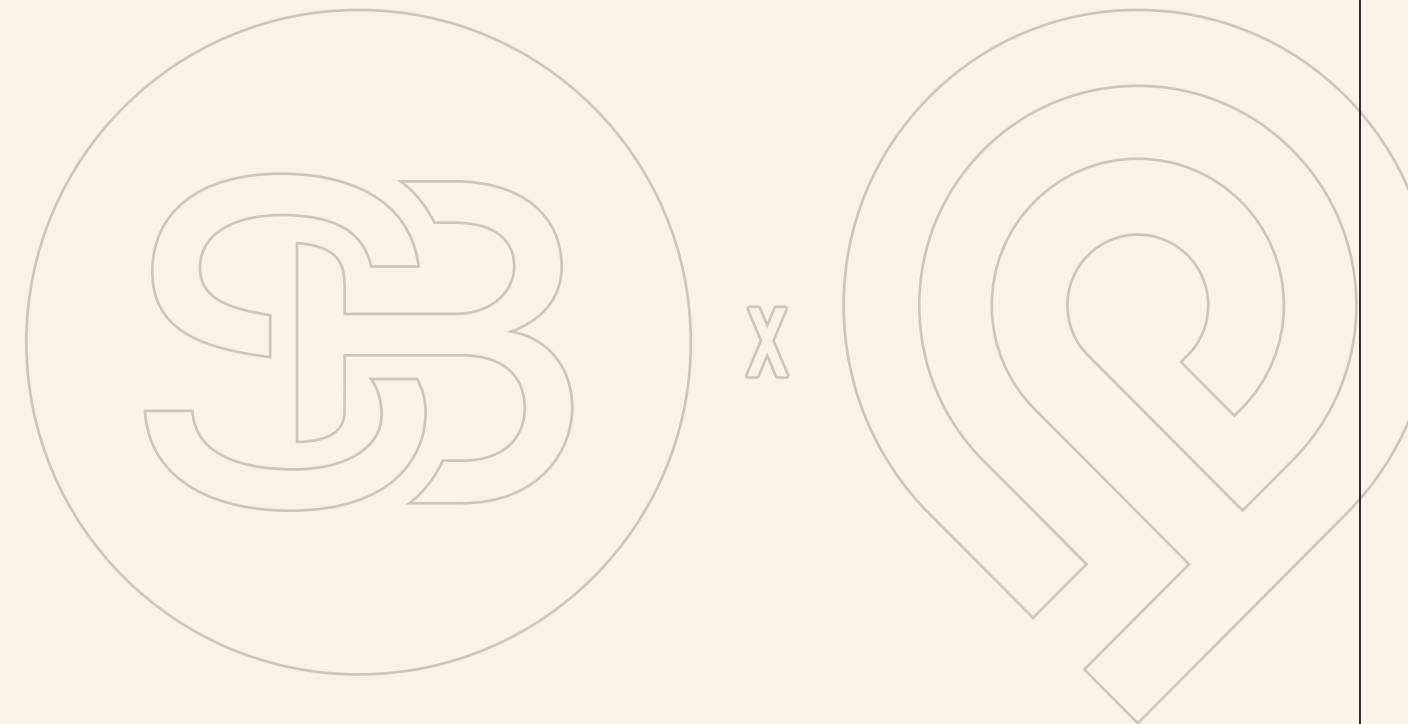
THE FUTURE OF WORK IN WEST MIDTOWN

[▶ VIEW THE DEVELOPMENT VIDEO](#)



STERLING BAY X ASANA PARTNERS

National real estate development firms Sterling Bay and Asana Partners have joined forces in Atlanta, Georgia, bringing experience-driven creative office and retail to 1050 Brickworks in the city's next great neighborhood - West Midtown.



STERLING BAY

Founded in 1986, Sterling Bay creates some of the most innovative, tenant-centric, and exciting real estate spaces nationwide.

[WEBSITE](#) →

57 properties currently owned

13.3M SF currently owned/ managed

\$4.3B current assets under management

35 years real estate experience



SELECT CHICAGO PROPERTIES



GOOGLE'S MIDWEST HQ

Sterling Bay transformed an abandoned cold storage warehouse for Google's offices, serving as the catalyst for the Fulton Market boom that's still happening today.



MCDONALD'S GLOBAL HQ

A build-to-suit, 550,000 SF development at the former site of Oprah's Harpo Studios, complete with customized amenities, collaborative space, and a Hamburger University to train McDonald's next generation of employees.



333 N GREEN

A ground-up development of a 553,000 SF Class A modern tower in Fulton Market that is fully leased and serves as home for tenants such as WPP, EY, and Flexport.

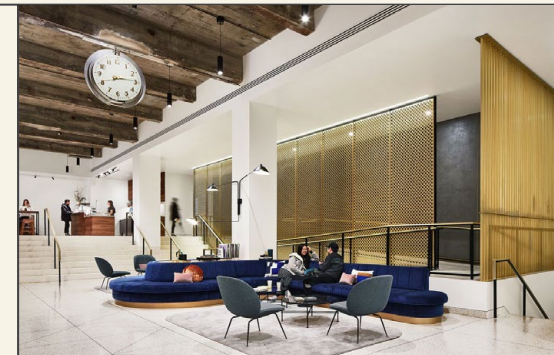
SELECT NATIONAL PROPERTIES



MIAMI, FL

545WYN

Sterling Bay's contribution to Miami's highly creative and emerging Wynwood neighborhood is a 298,000 SF building featuring a fully stocked amenity package plus murals and installations by several artists.



PORTLAND, OR

MEIER & FRANK

A redevelopment of the historic Macy's building in Portland's Pioneer Square, this upscale office is fully leased and anchored by Google.



WASHINGTON, D.C.

1899 PENN

This redevelopment of a 200,000 SF office building located on Pennsylvania Avenue sits just blocks away from the White House.

ASANA PARTNERS

Neighborhood-focused real estate private equity group Asana Partners thoughtfully activates ground-level spaces to retailers across the food and beverage, service, goods, and wellness industries.

[WEBSITE](#) →

64 neighborhoods activated across 26 MSAs

359 properties owned

9.3M sf owned

\$7.1B assets under management



LARIMER SQUARE (DENVER)

Asana Partners is currently restoring and redeveloping a historic, 250,000 SF collection comprising 25 historic buildings in the heart of the LoDo neighborhood in downtown Denver.

THE KROG DISTRICT

Asana Partners is currently under construction on a comprehensive redevelopment and adaptive re-use project of a 180,000 SF mixed use neighborhood collection. Located along the Eastside BeltLine Trail and centered around Krog Street Market, the area is an acclaimed retail destination.



THE DESIGN DISTRICT (CHARLOTTE)

Asana Partners redeveloped a 344,000 SF adaptive reuse neighborhood collection in the South End neighborhood; notable tenants include Krispy Kreme's headquarters, Shake Shack, Allbirds, and Marine Layer.

THE BEACON (SAN DIEGO)

Asana Partners completed the comprehensive renovation of a 123,000 SF center in Carlsbad, San Diego, creating an environment and merchandising mix tailored to the community. Merchants include Jeni's, Sweetgreen, One Medical, and more.



NATIONAL INNOVATIVE MOVES

Leading brands moving to each city's buzziest neighborhoods nationwide

CHICAGO

FULTON MARKET



CHARLOTTE

SOUTH END



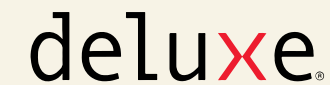
MIAMI

WYNWOOD



MINNEAPOLIS

NORTH LOOP



NEW YORK CITY

HUDSON YARDS





WEST MIDTOWN: CREATIVE, DYNAMIC, AND ACCESSIBLE

Recruiting and retaining today's best-in-class creative talent means employers have to offer more. Imagine dinner reservations a few steps away, entertaining clients over drinks at a James Beard award-winning bar, great nearby coffee shops for offsite meetings, and art galleries to wander for inspiration.

That's West Midtown: a thriving creative community that manages to comfortably straddle the line between awe-inspiring luxury and approachable authenticity.

30+
RETAILERS

70+
RESTAURANTS

3,000
MULTI-FAMILY UNITS
DELIVERED SINCE 2017

600+
MULTI UNITS UNDER
DEVELOPMENT

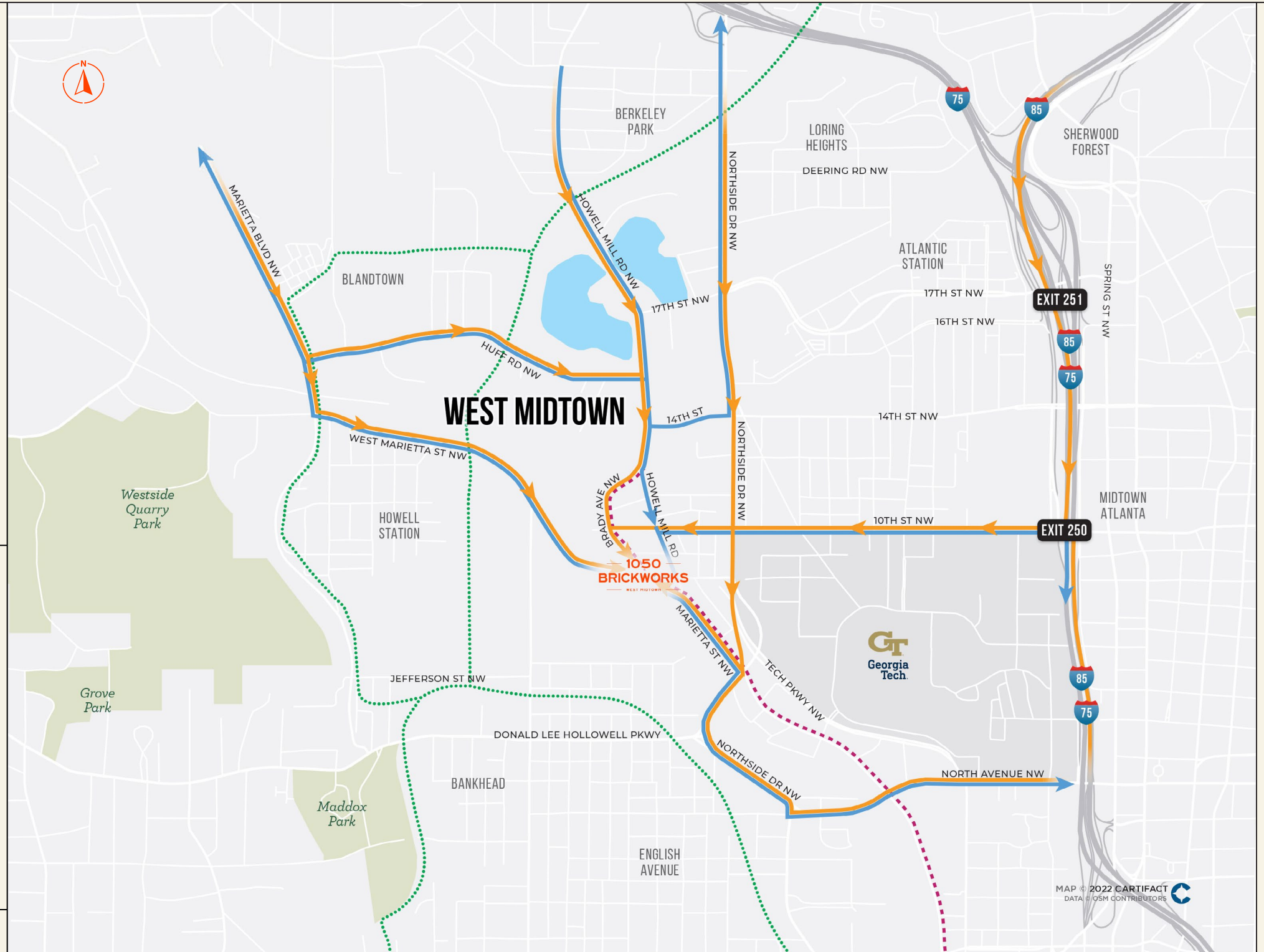
1.3M SF
OF CLASS A OFFICE DELIVERED
SINCE 2020

ACCESS MAP

AREA DRIVE TIMES

GA Tech Campus	4 mins
I-75/5 South	10 mins
Tech Square	10 mins
Midtown	12 mins
Downtown	13 mins
I-85 North	14 mins
Buckhead	17 mins
Hartsfield Jackson Airport	22 mins

- Ingress
- Engress
- Brady Ave Bike Path
- Atlanta BeltLine



UNMATCHED WALKABLE ECOSYSTEM

West Midtown Amenities

RESIDENTIAL

- 1 1016 LOFTS
- 2 935M BY ARIUM
- 3 AMLI WESTSIDE
- 4 THE BRADY APARTMENTS
- 5 BOWER WESTSIDE APARTMENTS
- 6 CATALYST
- 7 COTTONWOOD WESTSIDE APARTMENTS
- 8 INTERLOCK PHASE II
- 9 LIVE 8 WEST APARTMENTS
- 10 THE LOWERY ATLANTA
- 11 M STREET
- 12 OSPREY
- 13 PORTER WESTSIDE
- 14 SENTRAL WEST MIDTOWN AT STAR METALS
- 15 SEVEN88
- 16 WALTON WESTSIDE
- 17 WESTMAR STUDENT LOFTS
- 18 WHITE PROVISIONS RESIDENCES
- 19 WINDSOR INTERLOCK

FUTURE RESIDENTIAL

- 1 AC RESIDENTIAL/CARTEL PROPERTIES RESIDENTIAL DEVELOPMENT
- 2 THE GOAT FARM DEVELOPMENT
- 3 STAR METALS PHASES 4-6
- 4 STELLA AT STAR METALS
- 5 TISHMAN SPEYER RESI/RETAIL DEVELOPMENT

HOTELS

- 1 ATLANTA NORTHWEST MIDTOWN, AUTOGRAF COLLECTION
- 2 BELLYARD, WEST MIDTOWN ATLANTA, A TRIBUTE PORTFOLIO HOTEL

RETAIL

- 1 A MA MANIÈRE ATLANTA
- 2 ANN MASHBURN
- 3 ANTHROPOLOGIE
- 4 CB2
- 5 DESIGN WITHIN REACH
- 6 DIXON RYE
- 7 FREE PEOPLE
- 8 LE JARDIN FRANÇAIS BOUTIQUE
- 9 LULULEMON
- 10 PERRINE'S WINE SHOP - WESTSIDE
- 11 ROOM & BOARD
- 12 ROTHY'S WESTSIDE PROVISIONS
- 13 SAVI PROVISIONS (STAR METALS)
- 14 SERENA & LILY ATLANTA
- 15 SID MASHBURN
- 16 VERDE HOME

FOOD & BEVERAGE

- 1 BARCELONA WINE BAR
- 2 BARTACO
- 3 BASTONE
- 4 BOXCAR BETTY'S
- 5 BROWN BAG SEAFOOD CO.
- 6 COOKS & SOLDIERS
- 7 COSTA COFFEE - ATLANTA 8 WEST
- 8 CULINARY DROPOUT
- 9 EIGHT SUSHI LOUNGE
- 10 EL SANTO GALLO
- 11 ELSEWHERE BREWING
- 12 EMMY SQUARED PIZZA
- 13 FALAFEL NATION
- 14 FISHMONGER
- 15 FLOWER CHILD
- 16 FOOD TERMINAL
- 17 FORZA STORICO
- 18 GIRL DIVER
- 19 HATTIE B'S HOT CHICKEN
- 20 HUMBLE PIE
- 21 KINJO ROOM
- 22 LE FAT
- 23 MAPLE STREET BISCUIT COMPANY
- 24 MARCEL
- 25 MILLER UNION
- 26 O-KU
- 27 OMAKASE TABLE
- 28 PALO SANTO
- 29 PANCAKE SOCIAL
- 30 PIJIU BELLY
- 31 POSTINO WEST MIDTOWN
- 32 POUR TAPROOM
- 33 SHAKE SHACK WEST MIDTOWN
- 34 SNOOZE, AN A.M. EATERY
- 35 SUPERICA WEST MIDTOWN
- 36 SWEETGREEN
- 37 TAQUERIA DEL SOL
- 38 THE OPTIMIST
- 39 UPBEET
- 40 VELVET TACO
- 41 WAGAMAMA
- 42 WEST EGG CAFÉ

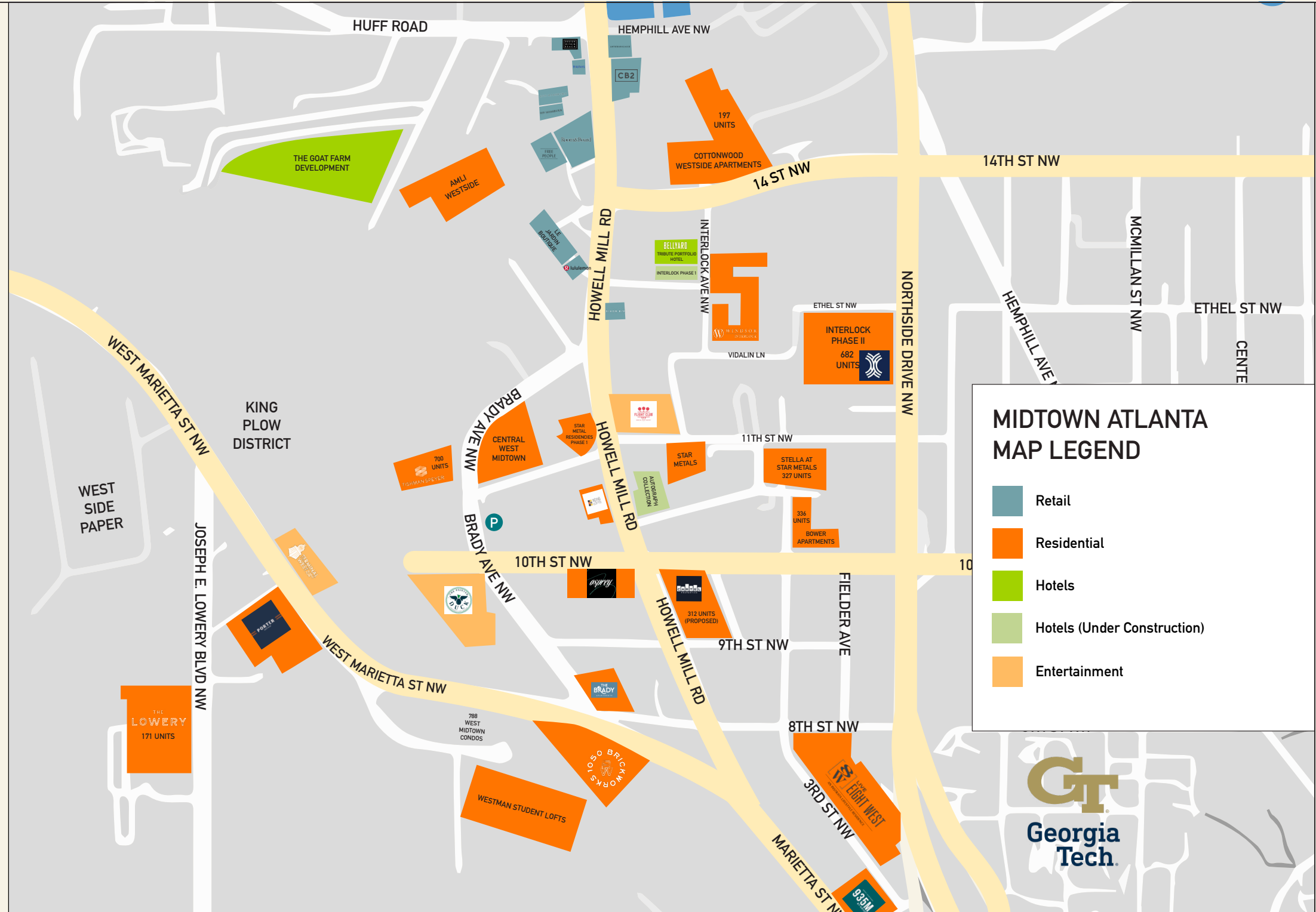
ENTERTAINMENT

- 1 FLIGHT CLUB ATLANTA
- 2 THE PAINTED DUCK
- 3 PUTTSHACK - ATLANTA
- 4 ROOFTOP L.O.A.
- 5 SLINGSHOT SOCIAL GAME CLUB
- 6 TERMINAL WEST

UNMATCHED WALKABLE ECOSYSTEM



UNMATCHED WALKABLE ECOSYSTEM



MIDTOWN ATLANTA MAP LEGEND

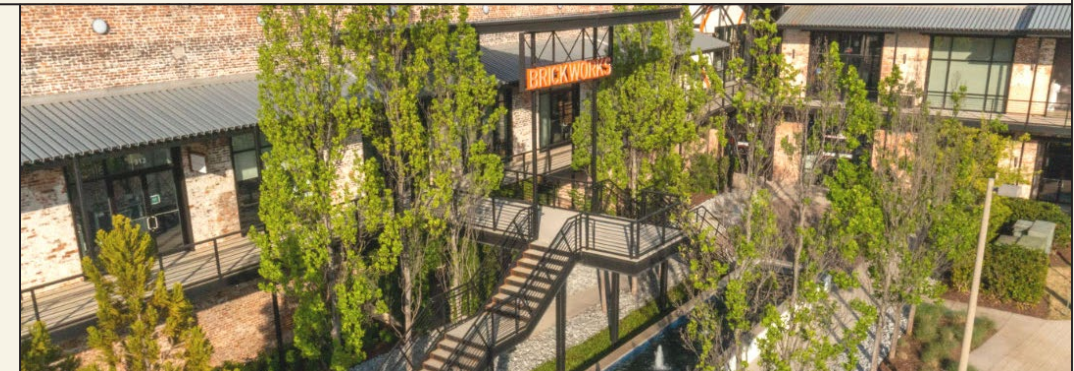
- Retail
- Residential
- Hotels
- Hotels (Under Construction)
- Entertainment



IN GOOD COMPANY: BRICKWORKS

Brickworks consists of approximately 166,000 SF of retail and creative office space.

Standing immediately adjacent, the delivery of 1050 Brickworks will provide an additional 14,200 SF of ground floor retail and 210,500 SF of creative office space, making Brickworks a West Midtown landmark.





SITE PLAN

— 1050 —
BRICKWORKS
 — WEST MIDTOWN —
 224,657 SF MIXED-USE
 DEVELOPMENT | 2024 DELIVERY

★ CULINARY DROPOUT **KOHLER** POSTINO
 SLINGSHOT — SOCIAL GAME CLUB — FOOD TERMINAL

BRICKWORKS

- FUTURE CREATIVE OFFICE WITH GROUND LEVEL F&B
- EXISTING RETAIL / F&B / ENTERTAINMENT OFFICE



CUSTOMIZED OFFICE



PROPERTY OVERVIEW

1050 Brickworks consists of 225,000 SF of ground-up creative office and prime retail. Located in Atlanta's dynamic West Midtown, it boasts forward-thinking design, a robust amenity package, and an unbeatable location in one of the city's most booming creative districts.

ACTIVE STREETScape



Q3 2024
DELIVERY

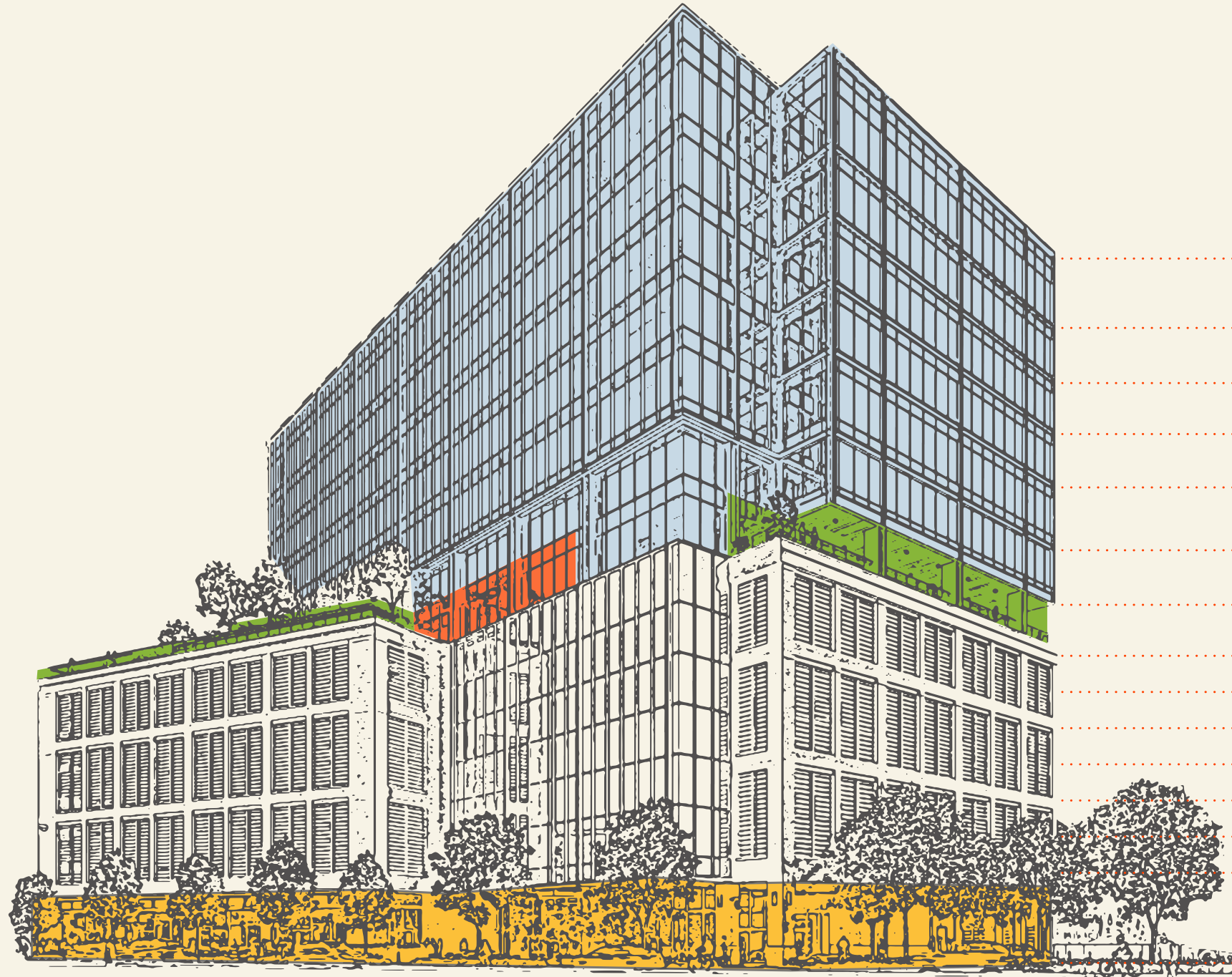
224,657 SF
CREATIVE OFFICE & RETAIL

15 STORY
CLASS-A DEVELOPMENT

22,000 SF+
INDOOR/OUTDOOR AMENITIES

2.8/1000
PARKING RATIO

14,166 SF
GROUND FLOOR RETAIL



BUILDING STACK

CLICK TO VIEW FLOORPLANS

FL 15 | OFFICE FLOOR
33,536 RSF

FL 14 | OFFICE FLOOR
33,536 RSF

FL 12 | OFFICE FLOOR
33,536 RSF

FL 11 | OFFICE FLOOR
33,536 RSF

FL 10 | OFFICE FLOOR
33,536 RSF

FL 09 | OFFICE FLOOR
30,538 RSF

FL 08 | AMENITY FLOOR
WITH 12,273 RSF OFFICE SPACE AVAILABLE

FL 07 | PARKING

FL 06 | PARKING

FL 05 | PARKING

FL 04 | PARKING

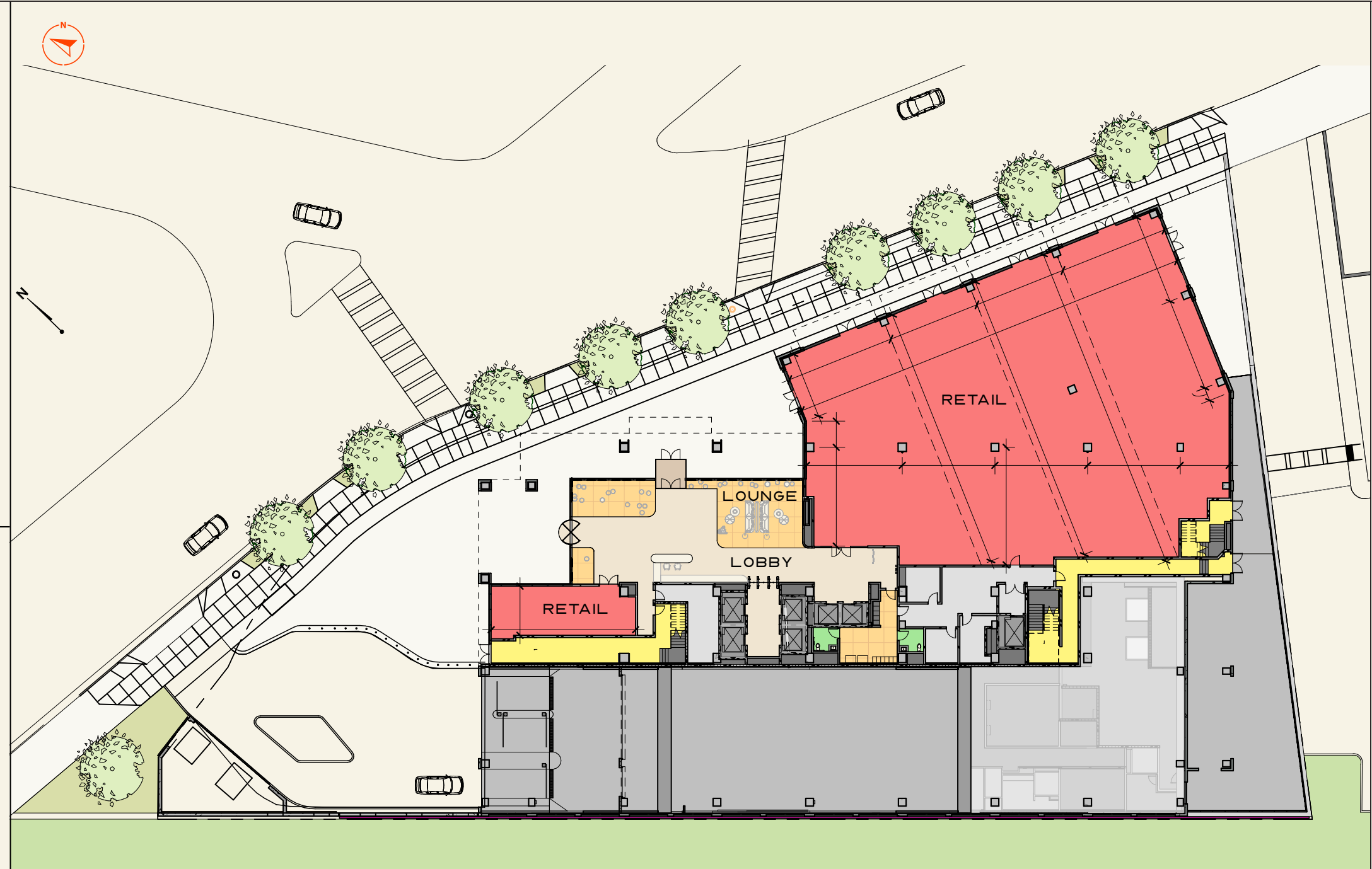
FL 03 | PARKING

FL 02 | PARKING

FL 01 | RETAIL AND OFFICE LOBBY
14,166 RSF

LOBBY AND RETAIL FLOOR PLAN: LEVEL 1

14,166 SF of total
retail space



SPACIOUS AND COLLABORATIVE MAIN LOBBY



ON-SITE 24/7 SECURITY



AMENITY FLOOR PLAN: LEVEL 8

20,160 SF of total
amenity space



FUNCTIONAL OUTDOOR WORKSPACES



ROOFDECK AND INDOOR/OUTDOOR SPACE



PROGRAMMED FITNESS CENTER



HOSPITALITY-INSPIRED TENANT LOUNGE AND BAR



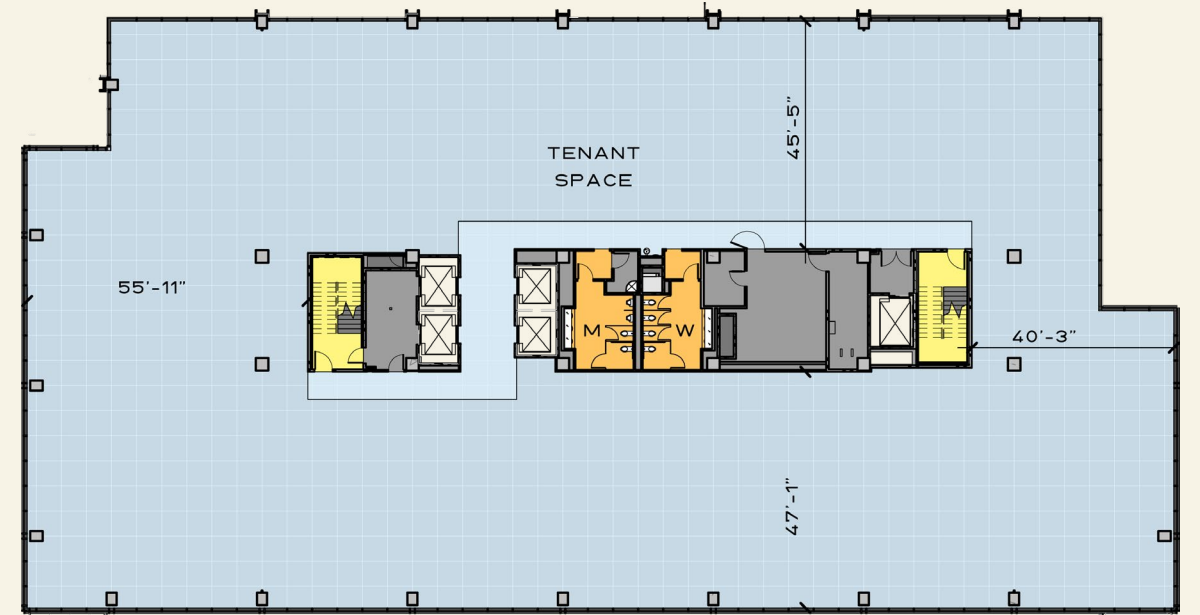
OFFICE FLOOR PLAN

- Minimal columns
- Column free corners
- Private outdoor space on floors 10-15
- 14' slab-to-slab
- Panoramic views on each floor



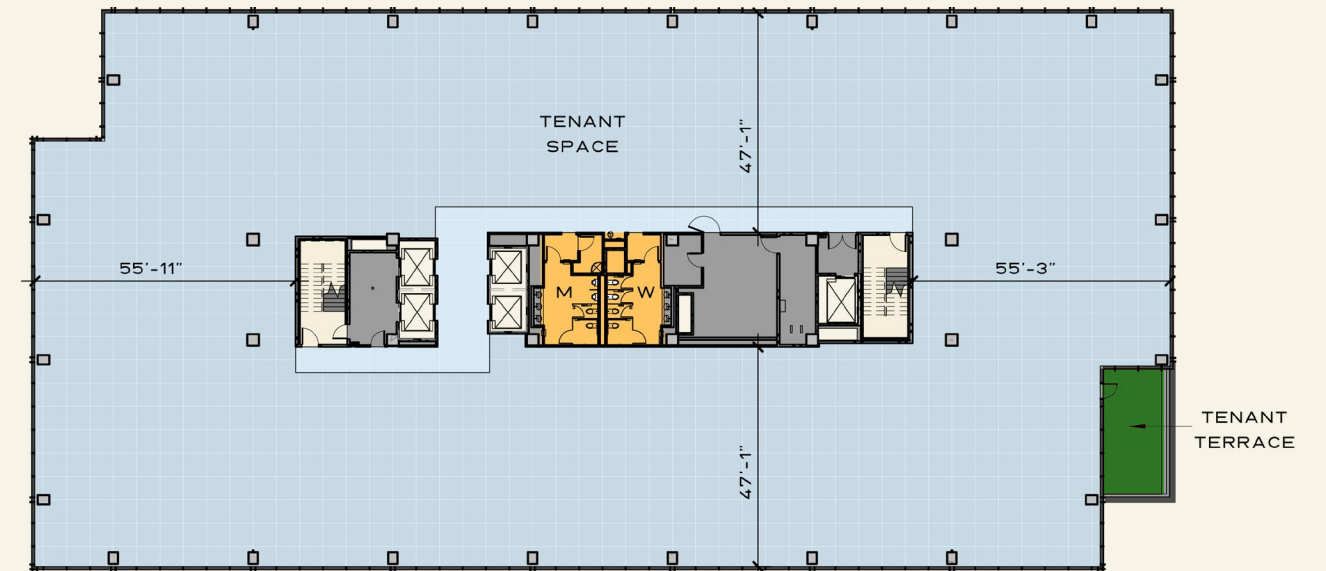
LEVEL 9

Tenant Area
30,538 RSF



LEVELS 10 - 15

Tenant Area
33,356 RSF



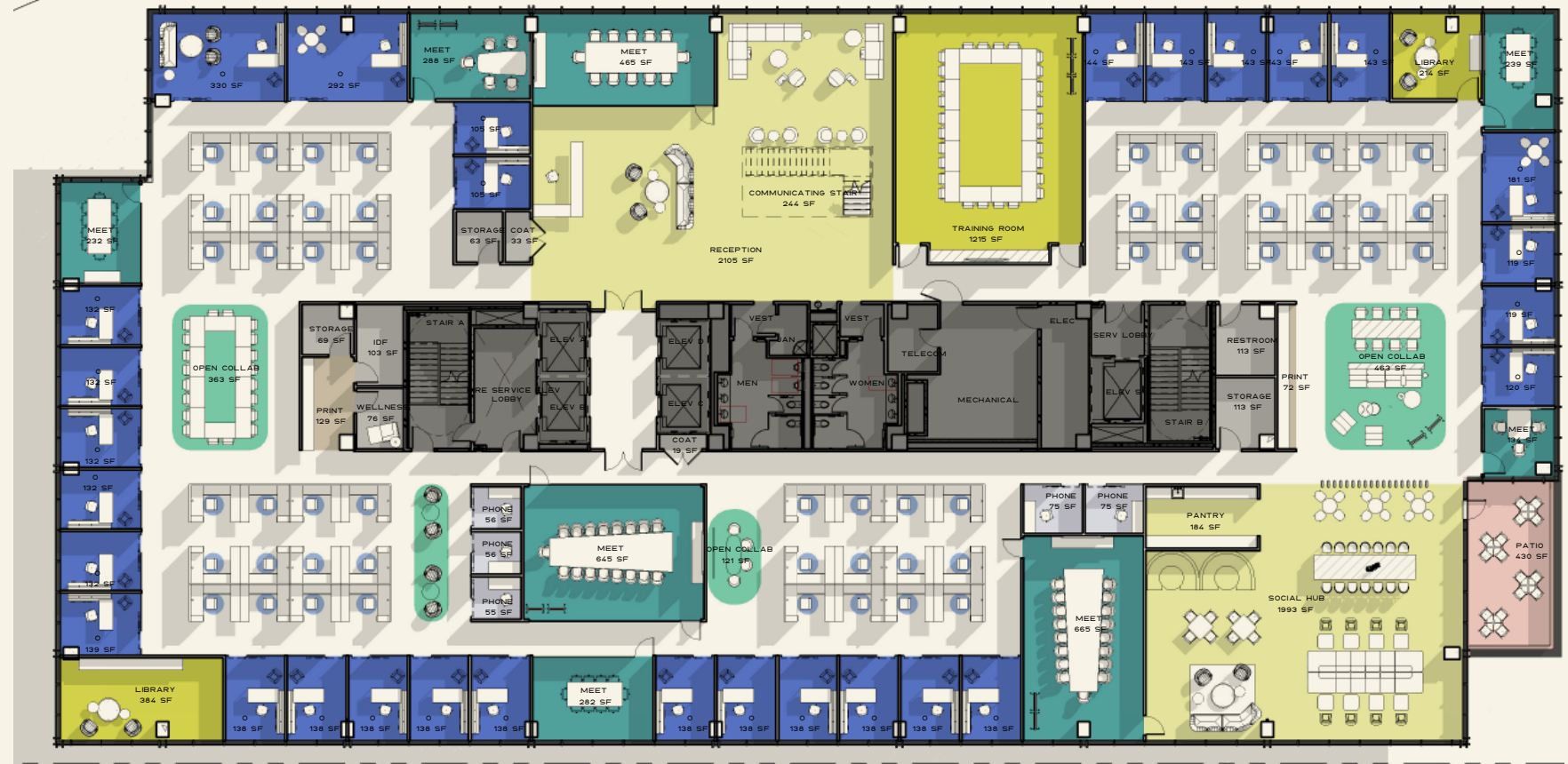
PRIVATE TENANT TERRACES



TYPICAL OFFICE TEST FIT

33,356 SF of total rentable space

[VIEW FULL TEST FIT SET](#) →



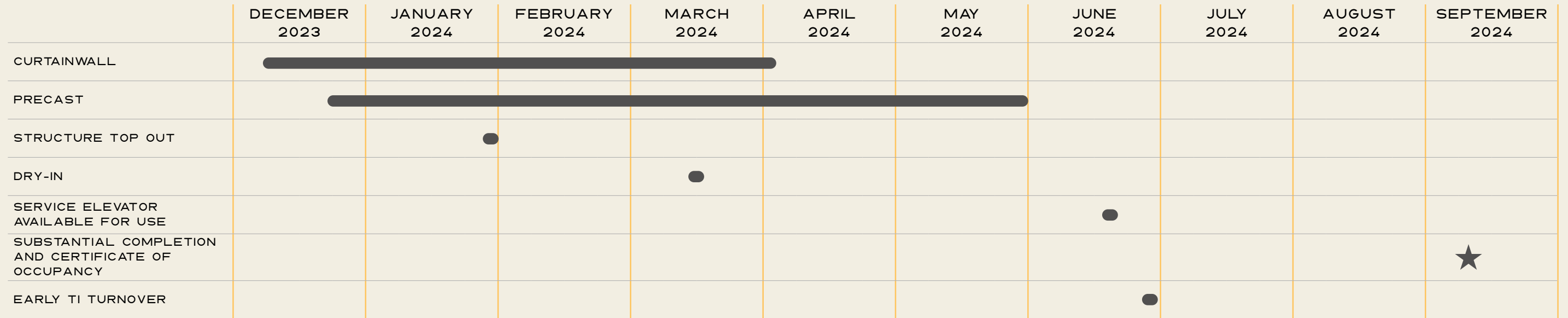
SUPPORT
 Copy/print 2
 Wellness 1
 Storage 3
 IDF 1
 Restroom 1

ME | SPACE
 Office 30
 Workstation (6'x8') 54
 Phone Room 5

WE | SPACE
 Closed Collab Meet 8
 Open Collab 4

US | SPACE
Nourishment Spaces
 Reception 1 2105 SF
 Social hub 1 1993 SF
 Pantry 1 184 SF
 Communicating 1 244 SF
Stair
Gathering Spaces
 Training 1 1215 SF
 Library 2 598 SF
Outdoor Spaces
 Patio 1 430 SF

CONSTRUCTION TIMELINE



PROMINENT SIGNAGE OPPORTUNITIES



Sterling Bay

SterlingBay.com

 **ASANA PARTNERS**

AsanaPartners.com

 **STREAM**

StreamRealty.com

FOR LEASING INFORMATION

STERLING BAY

Jess Brown
847.420.0044
jbrown@sterlingbay.com

Russ Cora
312.952.0279
rcora@sterlingbay.com

STREAM REALTY

Bryan Heller
404.962.8636
bryan.heller@streamrealty.com

Peter McGuone
404.962.8637
peter.mcguone@streamrealty.com

Parker Welton
404.962.8625
parker.welton@streamrealty.com



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