

1050 BRICKWORKS

WEST MIDTOWN

30318 | ATL, GA.

Sterling Bay

 **ASANA PARTNERS**


STREAM

 **JLL**

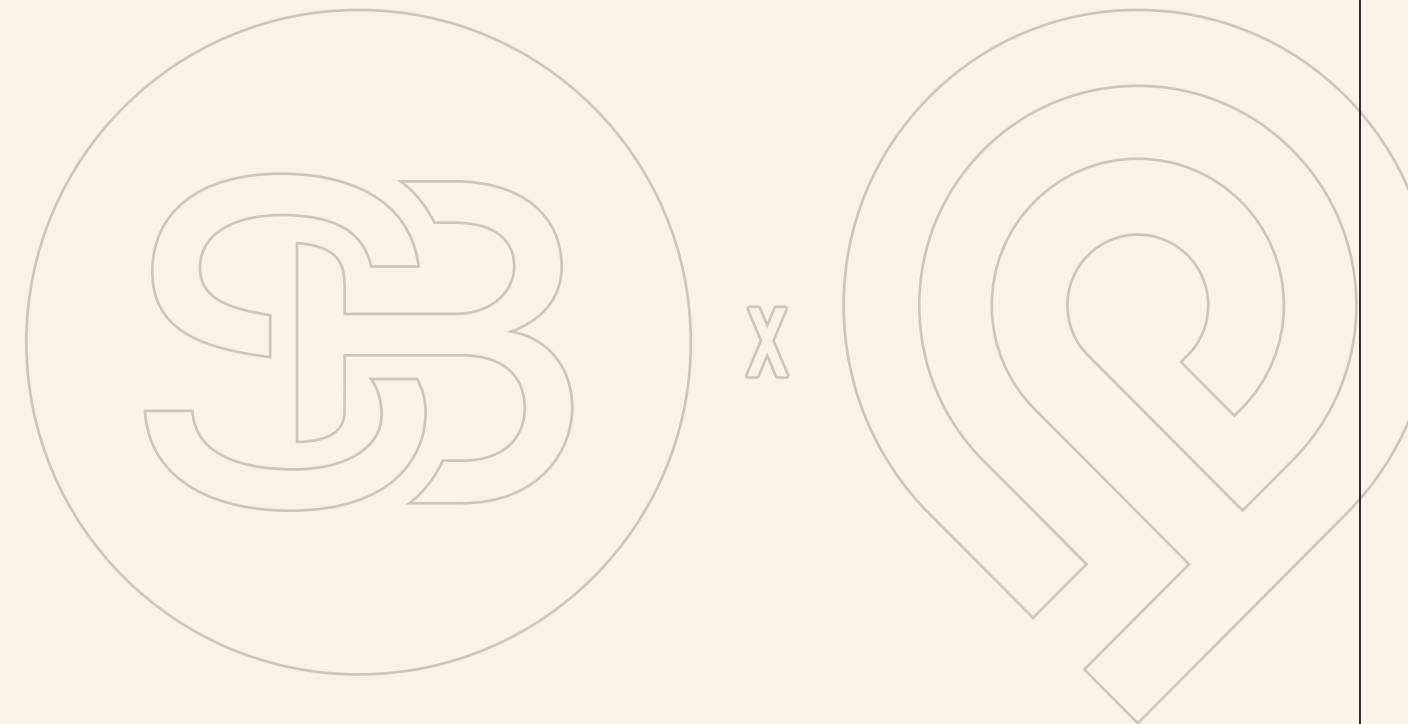
THE FUTURE OF WORK IN WEST MIDTOWN

[▶ 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

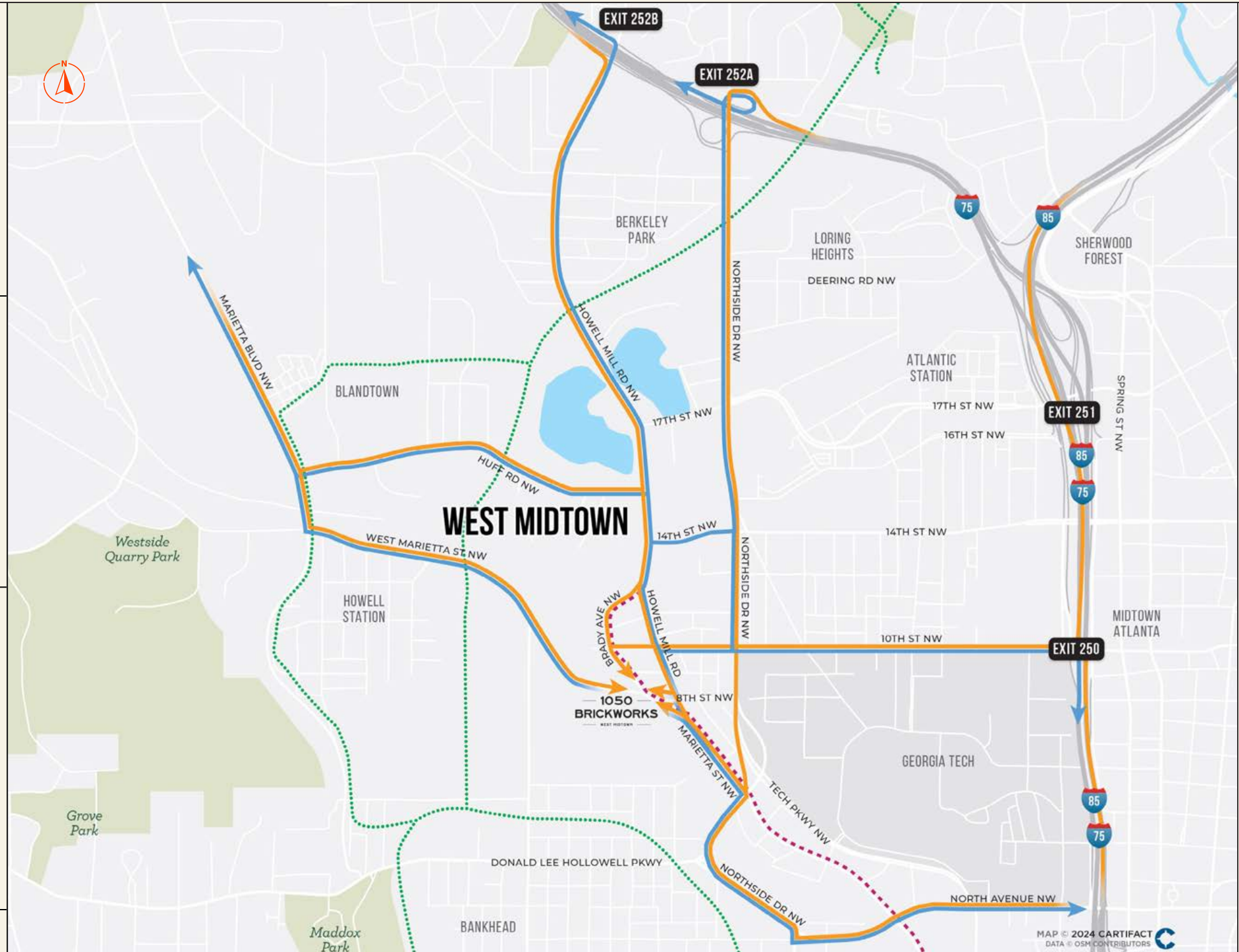
GA Tech Campus	4 mins
I-75/5 South	10 mins
Tech Square	10 mins
Midtown	12 mins
Downtown	13 mins
I-85 North	14 mins
Buckhead	17 mins
Hartsfield Jackson Airport	22 mins

Ingress 

Engress 

Brady Ave Bike Path 

Atlanta BeltLine 



UNMATCHED WALKABLE ECOSYSTEM

West Midtown Amenities

RESIDENTIAL

1016 LOFTS
 935M BY ARIUM
 AMLI WESTSIDE
 THE BRADY APARTMENTS
 BOWER WESTSIDE APARTMENTS
 CATALYST
 COTTONWOOD WESTSIDE APARTMENTS
 INTERLOCK PHASE II
 LIVE 8 WEST APARTMENTS
 THE LOWERY ATLANTA
 M STREET
 OSPREY
 PORTER WESTSIDE
 SENTRAL WEST MIDTOWN AT STAR
 METALS
 SEVEN88
 WALTON WESTSIDE
 WESTMAR STUDENT LOFTS
 WHITE PROVISIONS RESIDENCES
 WINDSOR INTERLOCK

FUTURE RESIDENTIAL

AC RESIDENTIAL/CARTEL PROPERTIES
 RESIDENTIAL DEVELOPMENT
 THE GOAT FARM DEVELOPMENT
 STAR METALS PHASES 4-6
 STELLA AT STAR METALS

HOTELS

BELLYARD, WEST MIDTOWN ATLANTA,
 A TRIBUTE PORTFOLIO HOTEL

RETAIL

A MA MANIÈRE ATLANTA
 ANN MASHBURN
 ANTHROPOLOGIE
 CB2
 DESIGN WITHIN REACH
 DIXON RYE
 FREE PEOPLE
 LE JARDIN FRANÇAIS BOUTIQUE
 LULULEMON
 PERRINE'S WINE SHOP - WESTSIDE
 ROOM & BOARD
 ROTHY'S WESTSIDE PROVISIONS
 SAVI PROVISIONS (STAR METALS)
 SERENA & LILY ATLANTA
 SID MASHBURN
 VERDE HOME

FOOD & BEVERAGE

BARCELONA WINE BAR
 BARTACO
 BASTONE
 BROWN BAG SEAFOOD CO.
 COOKS & SOLDIERS
 COSTA COFFEE - ATLANTA
 8 WEST
 CULINARY DROPOUT
 EDEN BY DELBAR
 EIGHT SUSHI LOUNGE
 EL SANTO GALLO
 ELSEWHERE BREWING
 EMMY SQUARED PIZZA
 FISHMONGER
 FLOWER CHILD
 FOOD TERMINAL
 FORZA STORICO
 BAR DIVER
 HATTIE B'S HOT CHICKEN
 HUMBLE PIE
 KINJO ROOM
 LE FAT

MAPLE STREET BISCUIT
 COMPANY
 MARCEL
 MILLER UNION
 O-KU
 OMAKASE TABLE
 PALO SANTO
 PANCAKE SOCIAL
 POSTINO WEST MIDTOWN
 POUR TAPROOM
 SHAKE SHACK WEST
 MIDTOWN
 SNOOZE, AN A.M. EATERY
 SUPERICA WEST MID-
 TOWN
 SWEETGREEN
 TAQUERIA DEL SOL
 THE OPTIMIST
 TORCHY'S TACOS
 UPBEET
 VELVET TACO
 WEST EGG CAFÉ

ENTERTAINMENT

FLIGHT CLUB ATLANTA
 THE PAINTED DUCK
 PUTTSHACK - ATLANTA
 ROOFTOP L.O.A.
 SLINGSHOT SOCIAL GAME CLUB
 TERMINAL WEST

UNMATCHED FOOD AND BEVERAGE DESTINATION

From multiple fast casual lunch spots to several Michelin Star restaurants, West Midtown is the most walkable F&B destination in Atlanta.

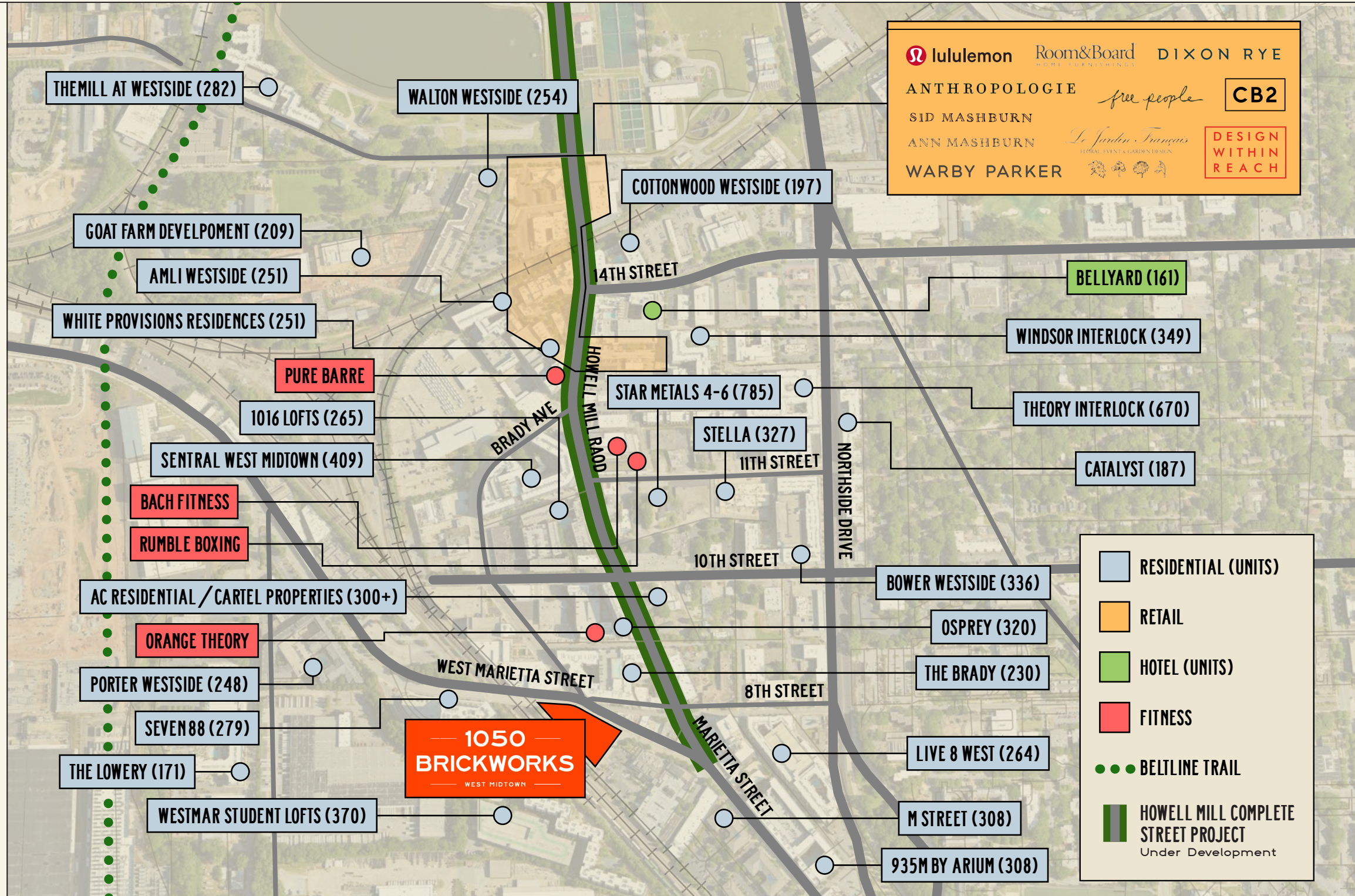


UNMATCHED WALKABLE ECOSYSTEM

1050 Brickworks is surrounded by approximately 5,500 current multi-family units, providing walkable access to all the amenities on Howell Mill Rd., Northside Dr. and West Marietta St.

5,500 RESIDENTIAL UNITS
11 RETAIL
161 HOTEL KEYS
4 FITNESS

All within 1 mile of 1050 Brickworks.

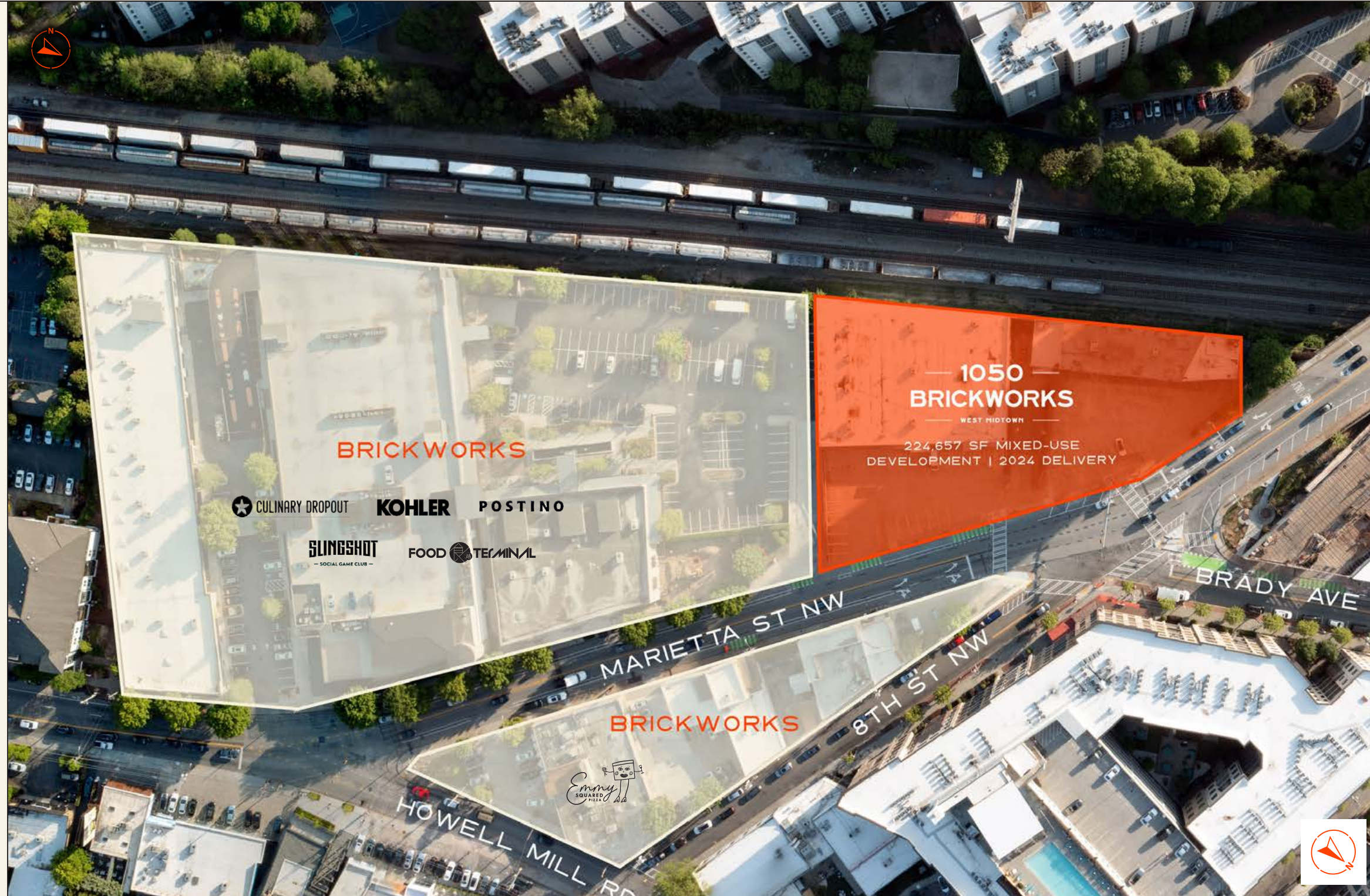


IN GOOD COMPANY: BRICKWORKS

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

Located immediately adjacent to 1050 Brickworks, Brickworks consists of approximately 14,200 SF of ground floor retail and 210,500 SF of creative office space, making Brickworks a West Midtown landmark.





SITE PLAN

- Q3 2024 CREATIVE OFFICE DELIVERY 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

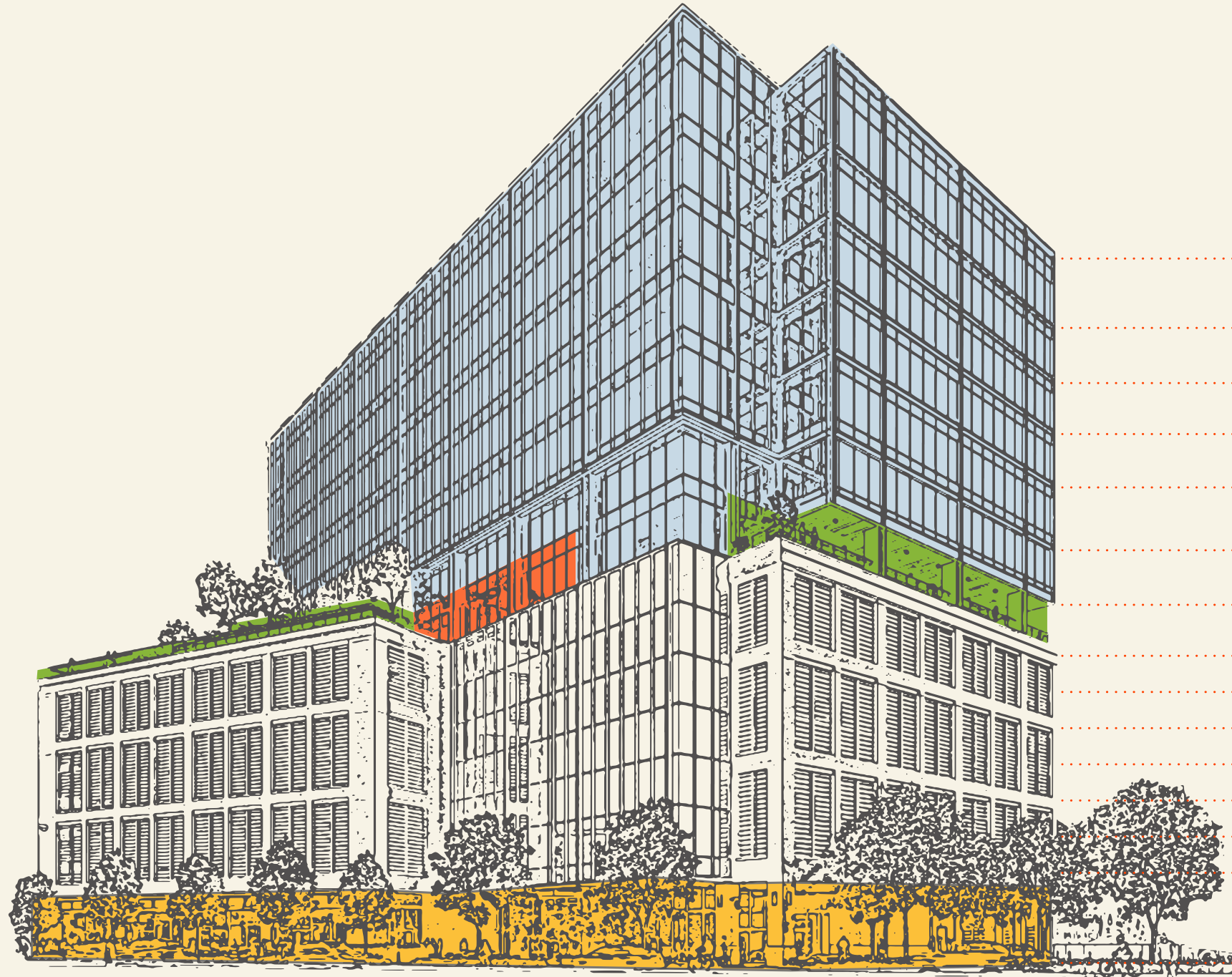
224,657 SF
CREATIVE OFFICE & RETAIL

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

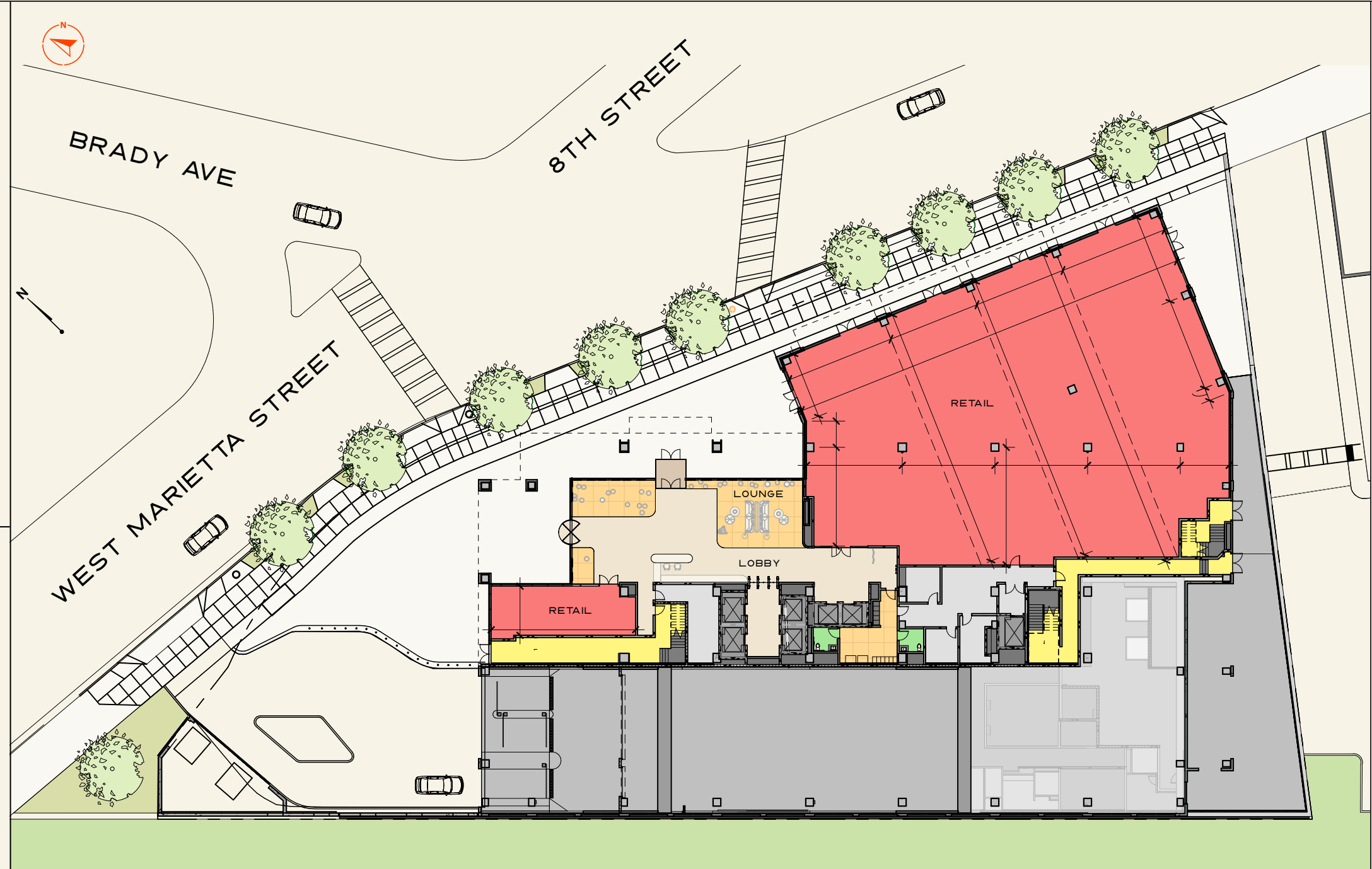
FL 03 | PARKING

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



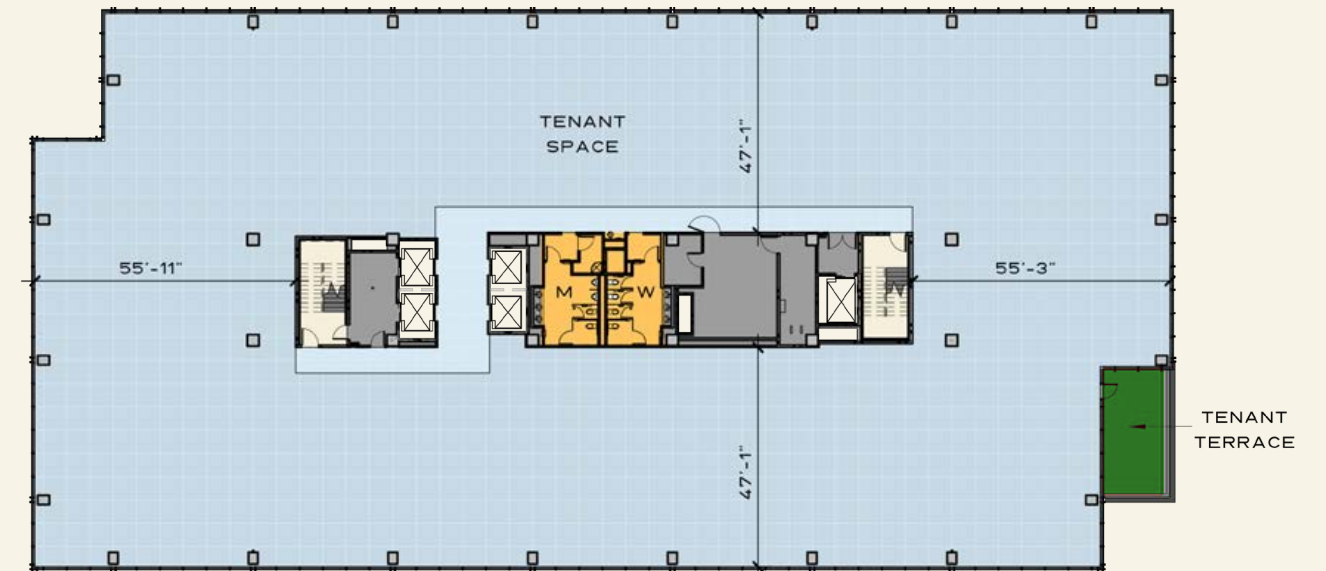
LEVEL 9

Tenant Area
30,538 RSF



LEVELS 10 - 15

Tenant Area
33,356 RSF



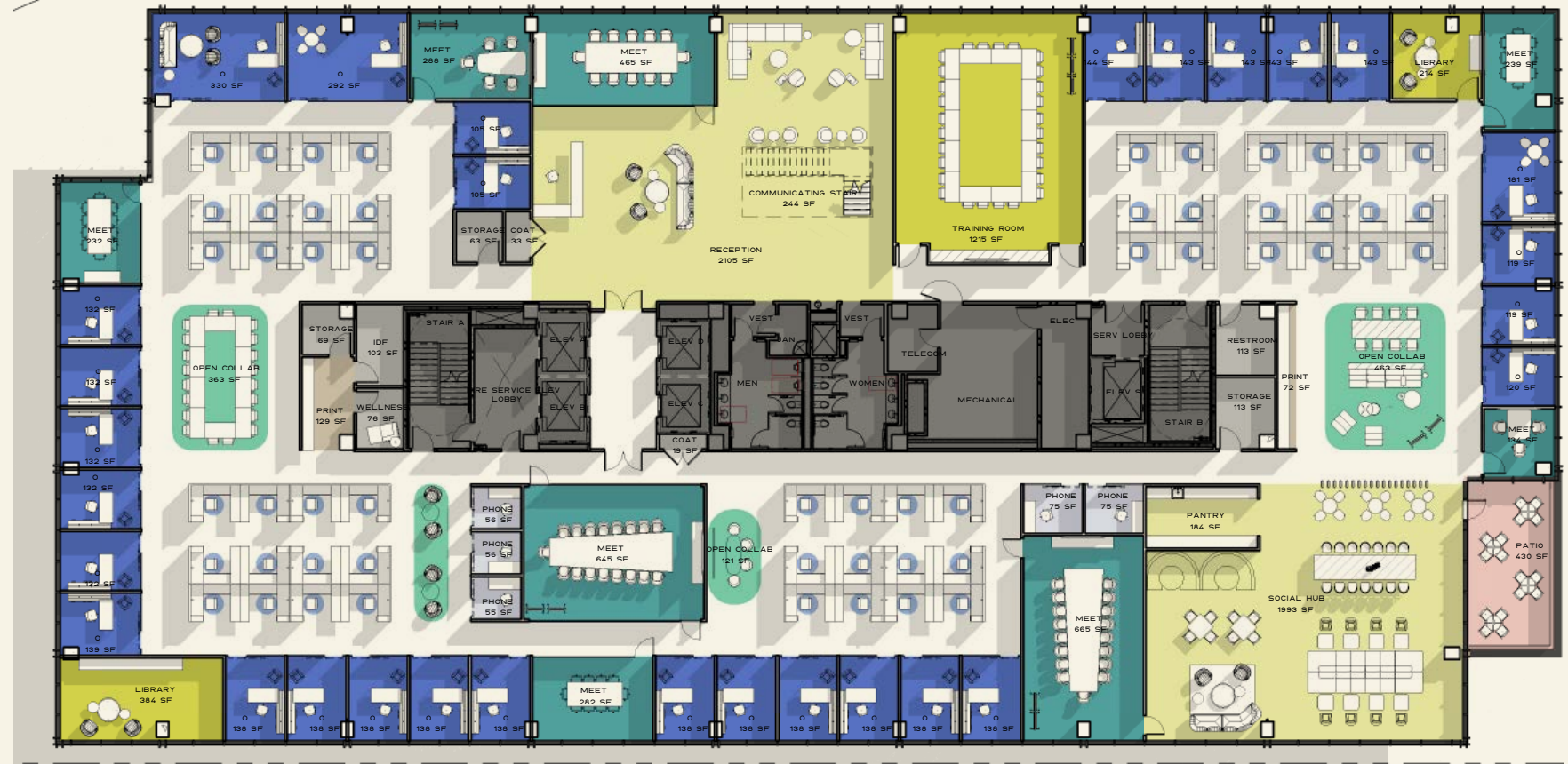
PRIVATE TENANT TERRACES



TYPICAL OFFICE TEST FIT

33,356 SF of total rentable space

[VIEW FULL TEST FIT SET](#) →



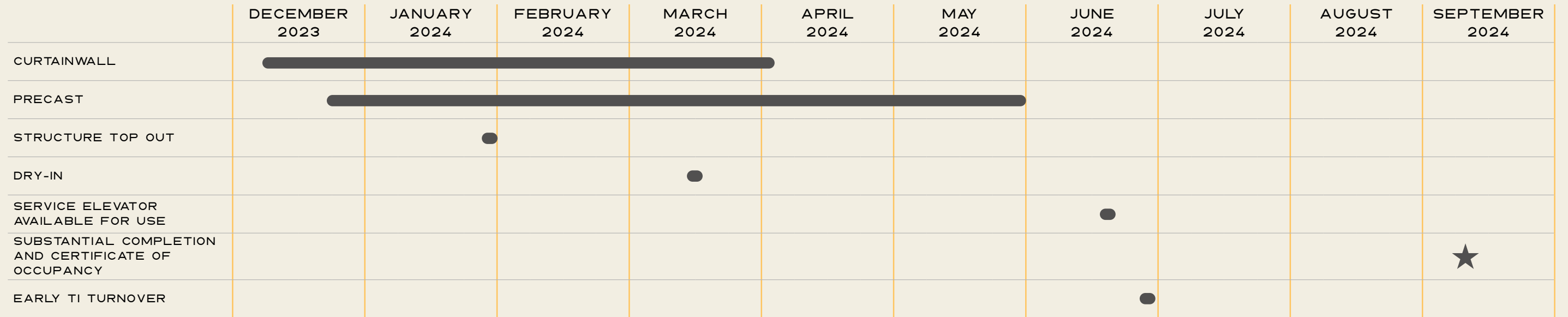
SUPPORT
 Copy/print 2
 Wellness 1
 Storage 3
 IDF 1
 Restroom 1

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

 **JLL**

Jll.com

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