

1050 BRICKWORKS

WEST MIDTOWN

30318 | ATL, GA.

Sterling Bay

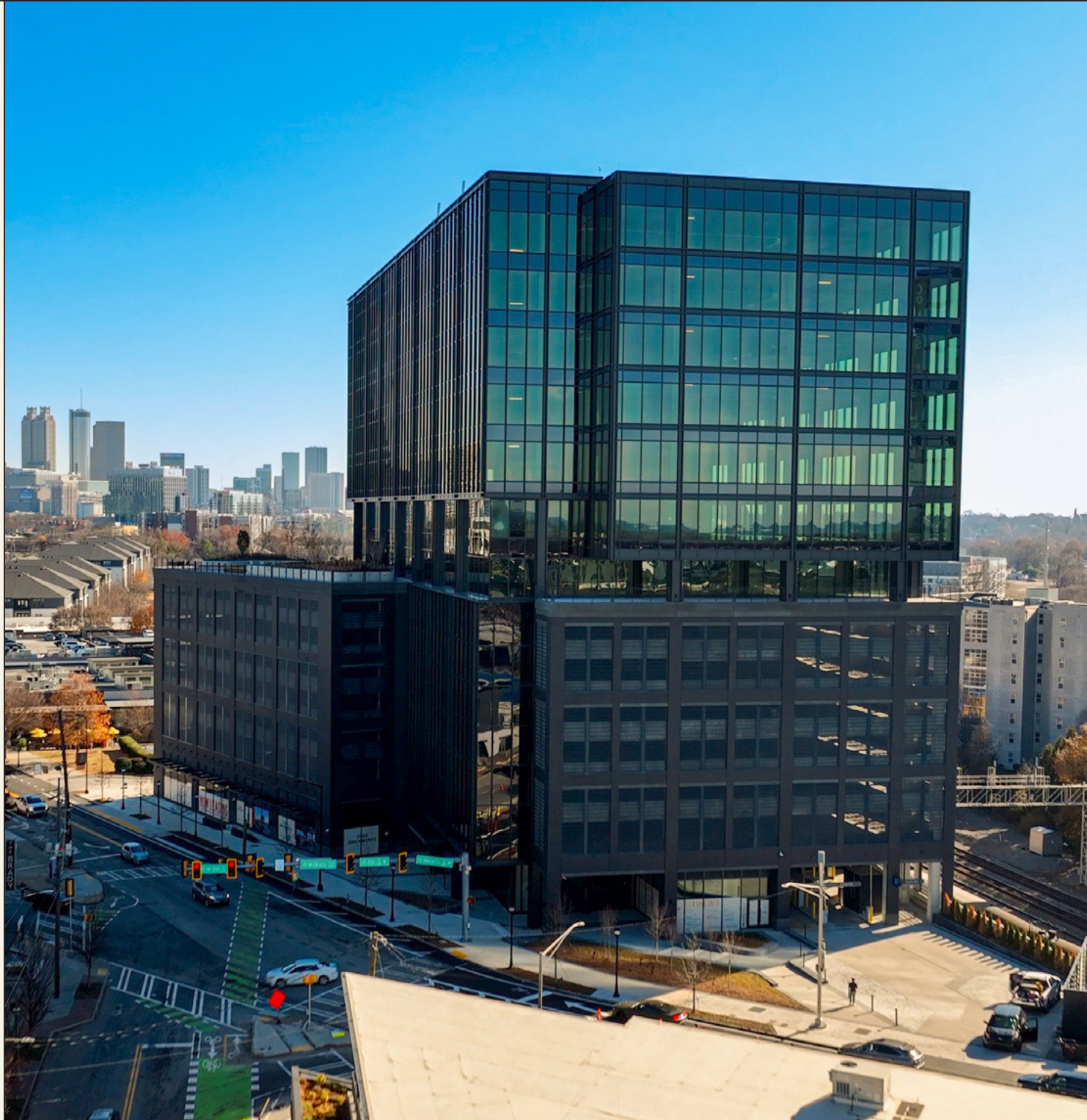
 ASANA PARTNERS

 STREAM

 JLL

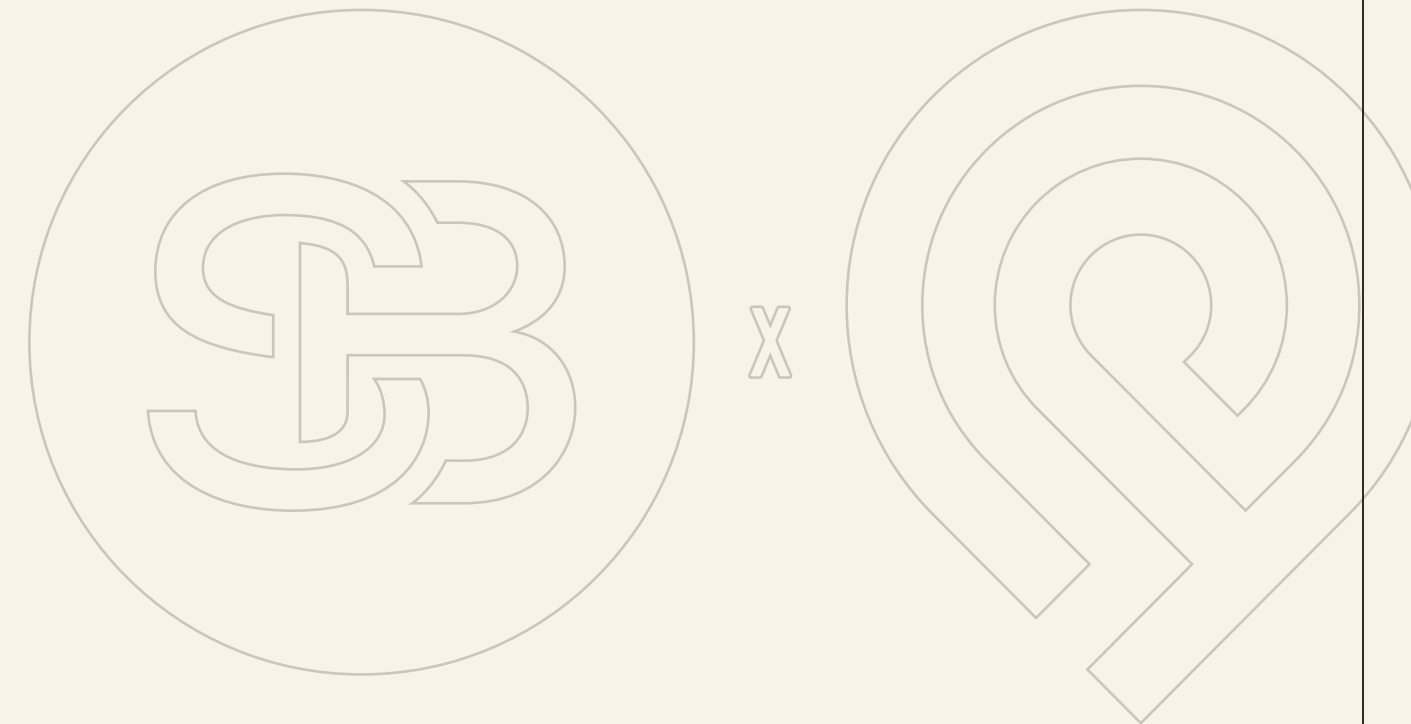
THE FUTURE OF WORK IN WEST MIDTOWN

 [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 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

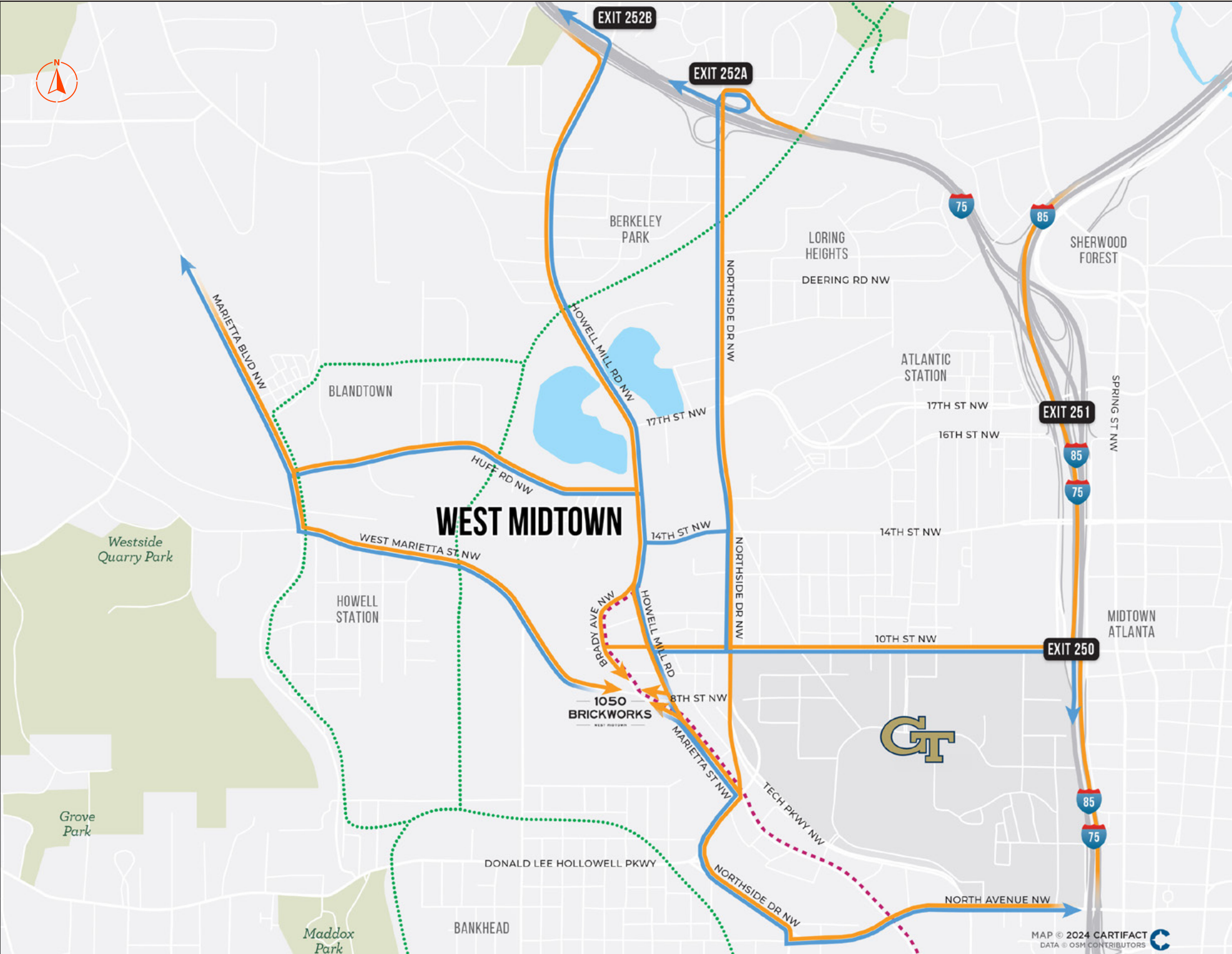
1.3M SF
OF CLASS A OFFICE DELIVERED
SINCE 2020

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
- Egress
- 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
EDEN BY DELBAR
EIGHT SUSHI LOUNGE
EL SANTO GALLO
ELSEWHERE BREWING
EMMY SQUARED PIZZA
FLOWER CHILD
FOOD TERMINAL
FORZA STORICO
BAR DIVER
HATTIE B’S HOT CHICKEN
KINJO ROOM

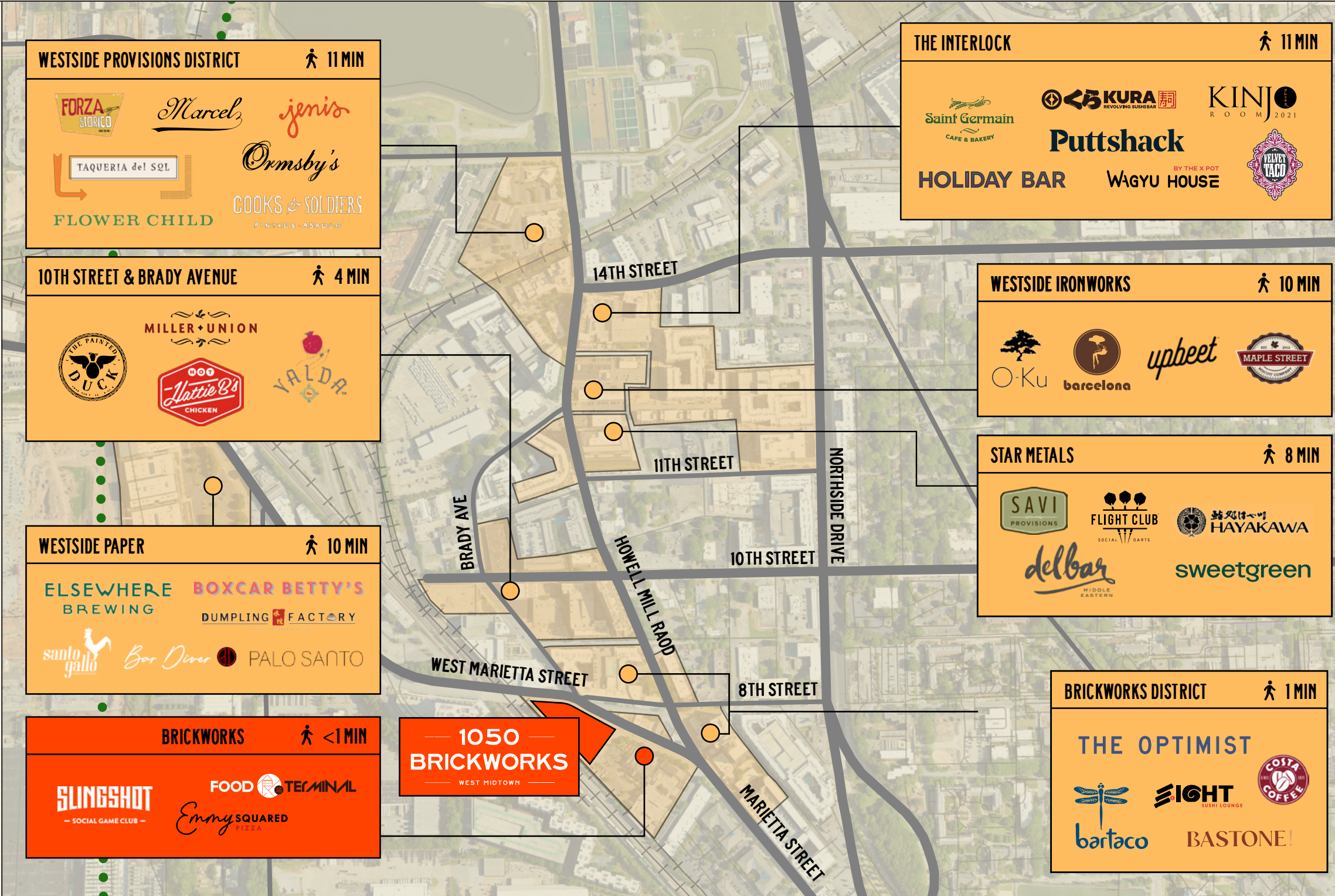
MAPLE STREET BISCUIT
COMPANY
MARCEL
MILLER UNION
O-KU
OMAKASE TABLE
PALO SANTO
SHAKE SHACK WEST
MIDTOWN
SWEETGREEN
TAQUERIA DEL SOL
THE OPTIMIST
TORCHY’S TACOS
UPBEET
VELVET TACO

ENTERTAINMENT

FLIGHT CLUB ATLANTA
THE PAINTED DUCK
PUTTSHACK - ATLANTA
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

Situated right next to 1050 Brickworks, the original Brickworks retail development stands as a dynamic hub in West Midtown. This two-story, 193,000 SF landmark continues to attract some of the area's most renowned restaurants, retail, and entertainment, making it a premier destination for visitors and locals alike.

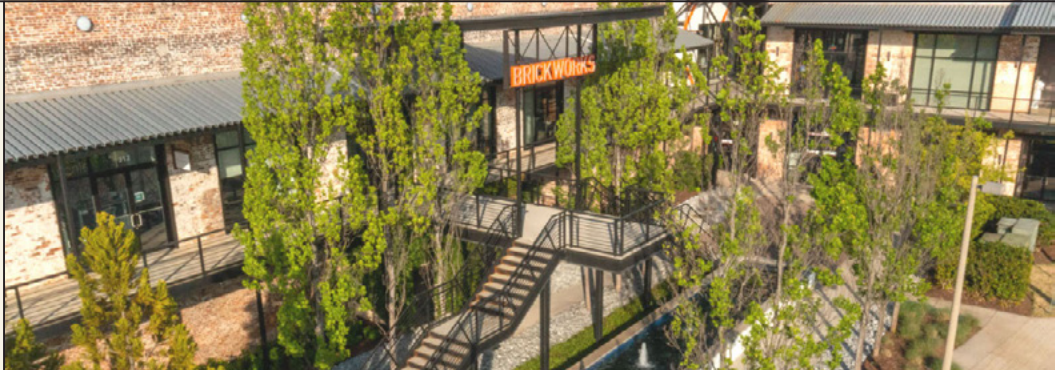


SLINGSHOT
— SOCIAL GAME CLUB —





KOHLER

FOOD TERMINAL





SITE PLAN

-  NEWLY DELIVERED OFFICE WITH GROUND LEVEL RETAIL
-  EXISTING RETAIL / F&B / ENTERTAINMENT OFFICE

CUSTOMIZED OFFICE



PROPERTY OVERVIEW

1050 Brickworks consists of 225,000 SF of newly developed 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



SEP 2024
DELIVERED

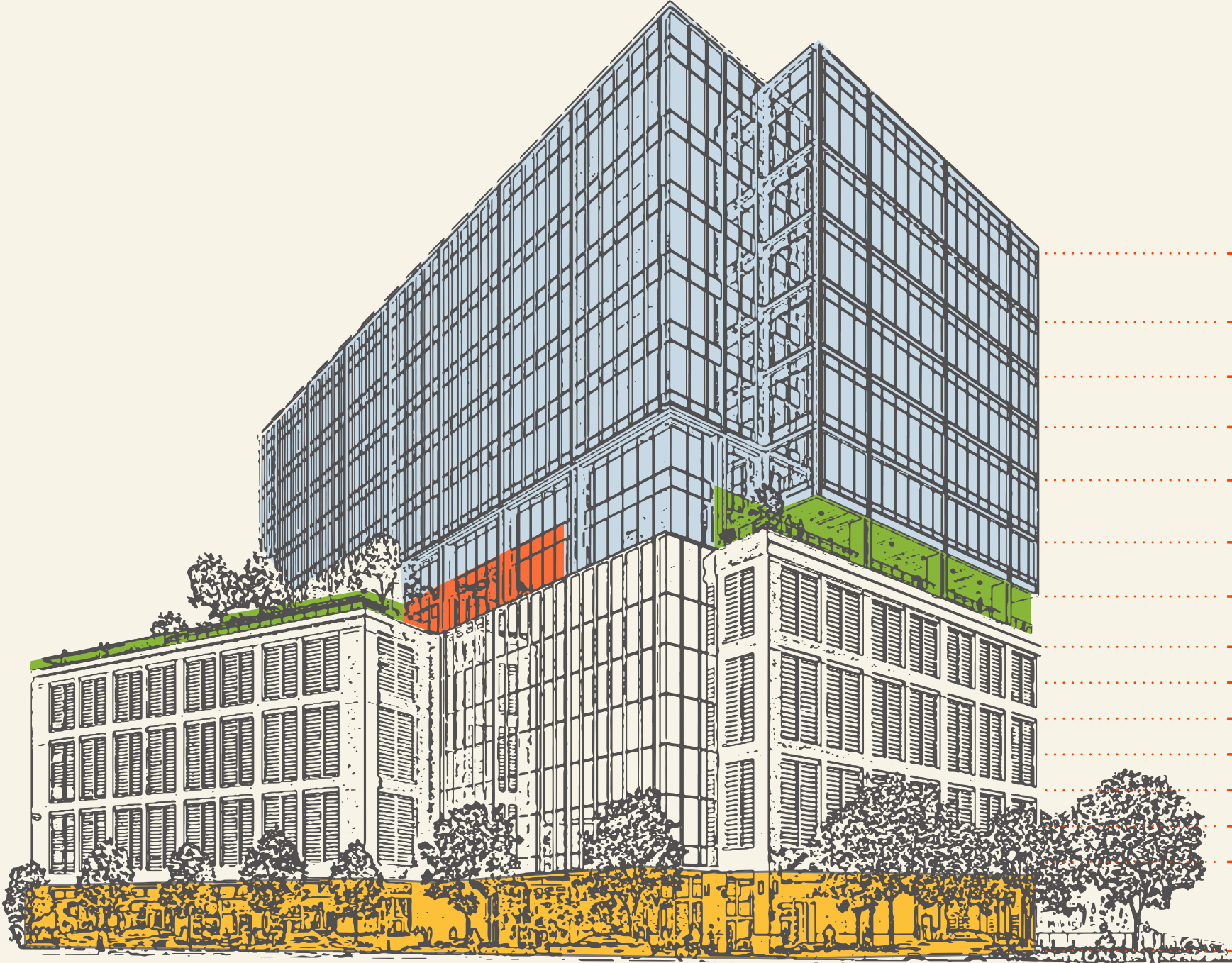
225,124 SF
CREATIVE OFFICE & RETAIL

15 STORY
CLASS-A DEVELOPMENT

22,000 SF+
INDOOR/OUTDOOR AMENITIES

2.8/1000
PARKING RATIO

14,680 SF
GROUND FLOOR RETAIL



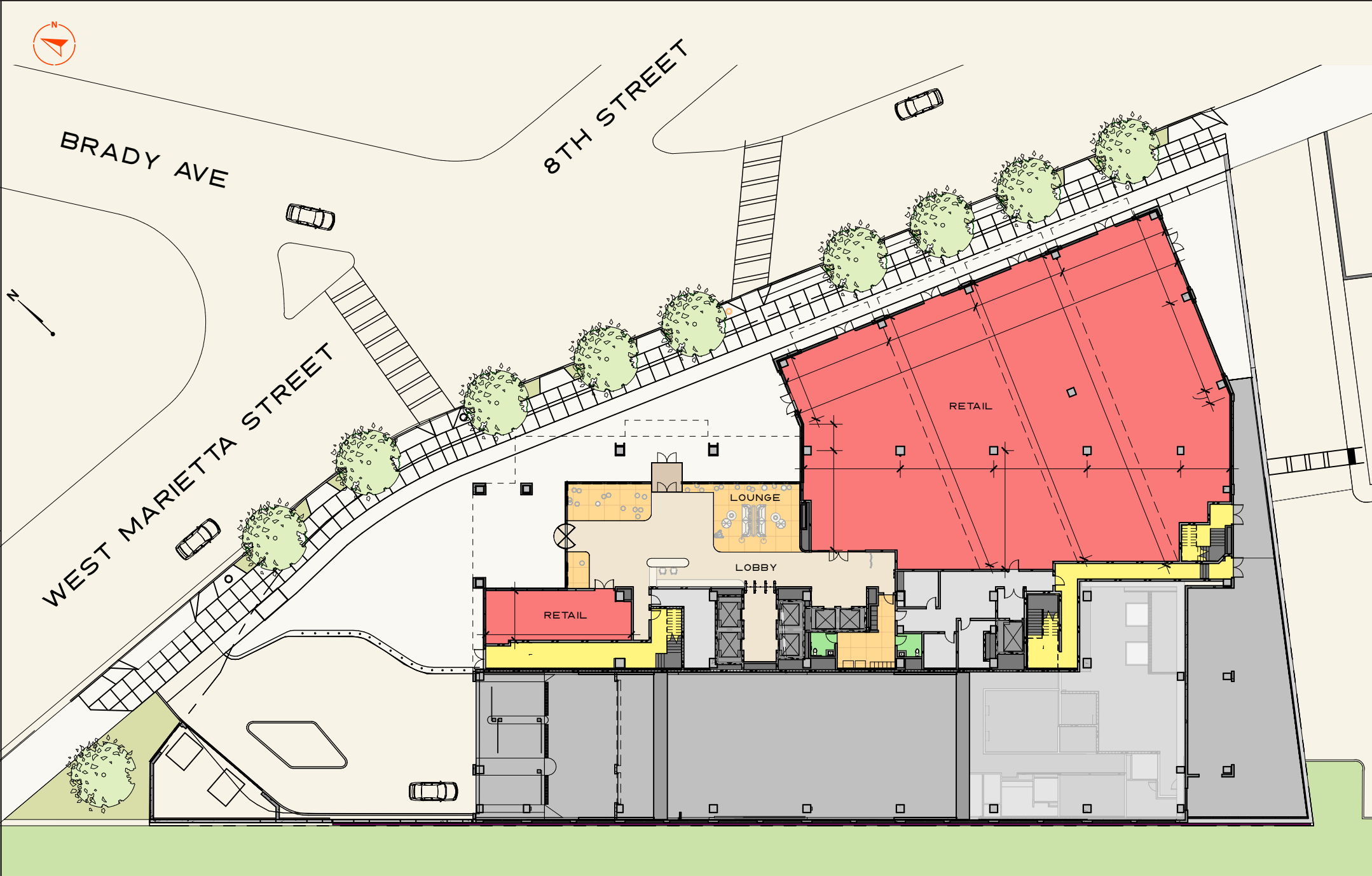
BUILDING STACK

CLICK TO VIEW FLOORPLANS

- FL 15 | OFFICE FLOOR
33,650 RSF
- FL 14 | OFFICE FLOOR
33,650 RSF
- FL 12 | OFFICE FLOOR
33,650 RSF
- FL 11 | OFFICE FLOOR
33,650 RSF
- FL 10 | OFFICE FLOOR
33,650 RSF
- FL 09 | OFFICE FLOOR
30,240 RSF
- FL 08 | AMENITY FLOOR
WITH 11,954 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
14,680 RSF

LOBBY AND RETAIL FLOOR PLAN: LEVEL 1

14,680 SF of total
retail space



SPACIOUS AND COLLABORATIVE MAIN LOBBY



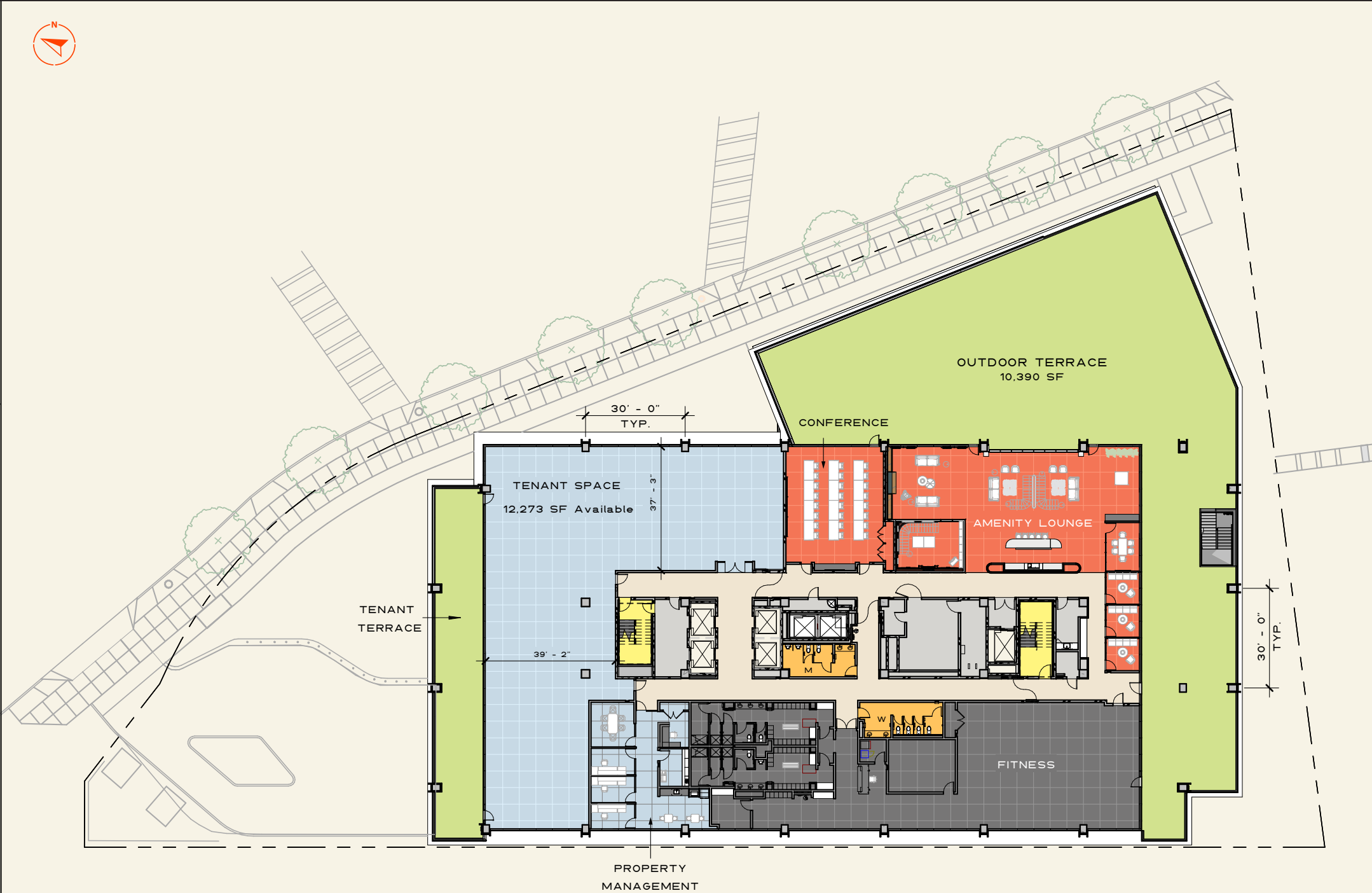
ON-SITE 24/7 SECURITY



AMENITY FLOOR PLAN: LEVEL 8

22,843 SF of total
amenity space:

- Tenant lounge
- Outdoor Terrace
- Fitness center
- Locker-room
- Conference facility



FUNCTIONAL OUTDOOR WORKSPACES



ROOFDECK AND INDOOR/OUTDOOR SPACE



PROGRAMMED FITNESS CENTER



HOSPITALITY-INSPIRED TENANT LOUNGE AND BAR





HOSPITALITY-INSPIRED TENANT LOUNGE AND BAR



STATE-OF-THE-ART CONFERENCE FACILITY



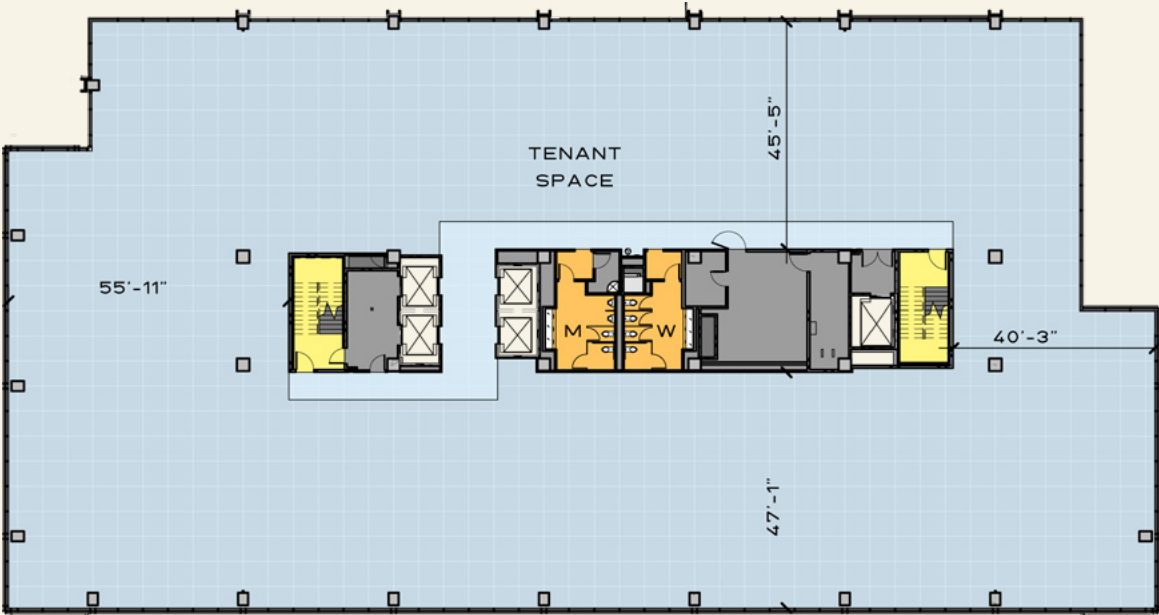
OFFICE FLOOR PLAN

- Minimal columns
- Column free corners
- Private outdoor space on floors 10-15
- 14' slab-to-slab
- Panoramic views on each floor
- View Glass throughout to control window tinting



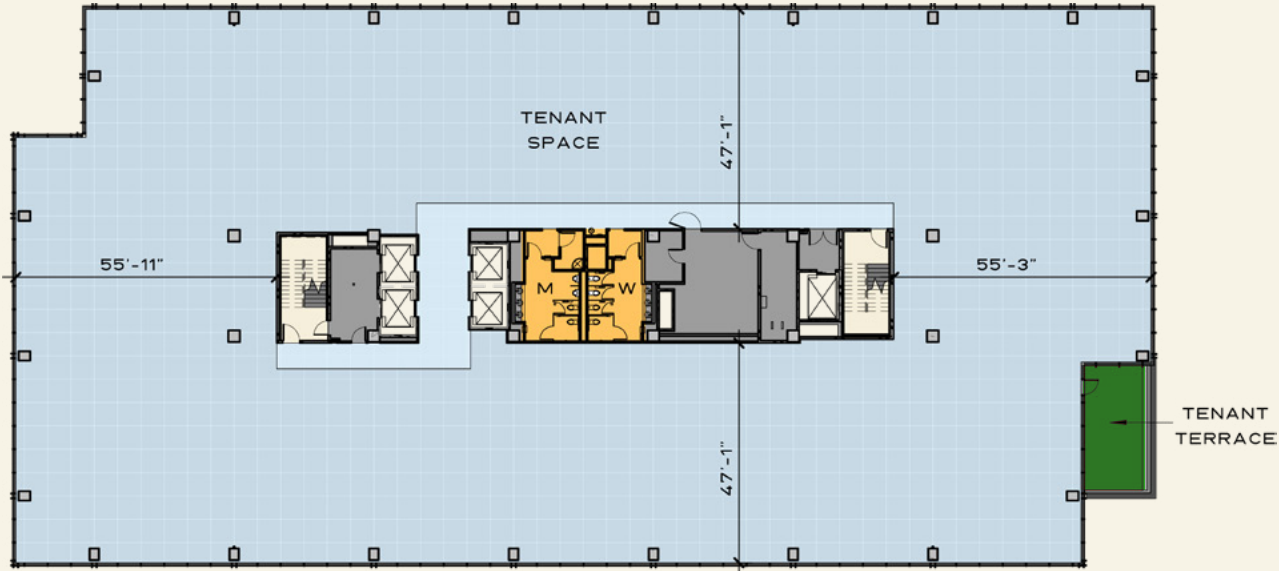
LEVEL 9

Tenant Area
30,240 RSF



LEVELS 10 - 15

Tenant Area
33,650 RSF



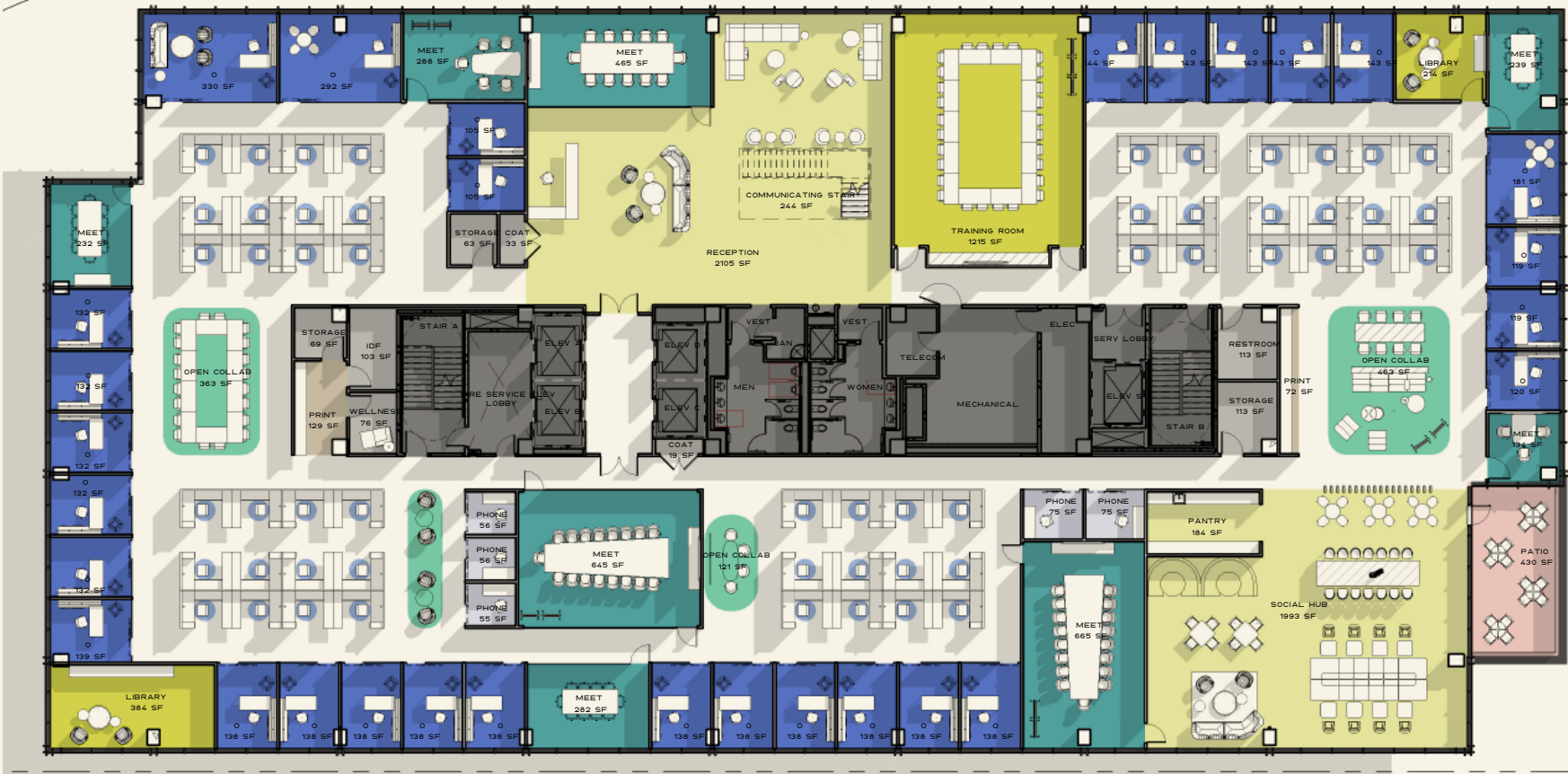
PRIVATE TENANT TERRACES



TYPICAL OFFICE TEST FIT

33,650 SF of total
rentable space

[VIEW FULL TEST FIT SET](#) →



SUPPORT
Copy/print
Wellness
Storage
IDF
Restroom

2
1
3
1
1

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

30
54
5

WE | SPACE
Closed Collab Meet
Open Collab

8
4

US | SPACE
Nourishment Spaces
Reception
Social hub
Pantry
Communicating
Stair
Gathering Spaces
Training
Library
Outdoor Spaces
Patio

1 2105 SF
1 1993 SF
1 184 SF
1 244 SF
1
1 1215 SF
2 598 SF
1 430 SF

PROMINENT SIGNAGE OPPORTUNITIES



PROMINENT SIGNAGE
OPPORTUNITIES



Sterling Bay

SterlingBay.com



ASANA PARTNERS

AsanaPartners.com

STREAM

StreamRealty.com



Jll.com

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1050 BRICKWORKS

WEST MIDTOWN

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