



メーへようこそ Bienvenue a la haute ville

Bienvenido al Uptown Добро пожаловать в

زكرم لاي ف مكب أب حرم Selamat datang ke

ນຳຮັບສູ່ສູນຍ Welcome to Uptown 欢迎来到

केंद्र में आपका स्वागत ह Bem vindo a Bairro A

태원에 오신 것을 환영합니다 Maligayang

hào mừng đến với trung tâm 歡迎來到中,

agdating sa gitna ยินดีต้อนรับสู่ศูนย์ Bien

An architectural rendering of a vibrant urban street scene. The foreground features a wide sidewalk with several pedestrians walking and a person riding a bicycle. A blue parking sign with a white 'P' and a right-pointing arrow is visible. Lush green trees line the street, casting shadows on the pavement. In the background, two prominent buildings stand. The building on the left is a multi-story structure with a red brick facade, featuring large arched windows on the ground floor and modern, cantilevered upper floors with glass railings. The building on the right is a taller, more modern structure with a light-colored facade and a grid of large rectangular windows. The sky is a clear, bright blue with a few wispy clouds. The overall atmosphere is one of a modern, walkable, and green city environment.

WELCOME TO UPTOWN

In 1927 an American

son of Swedish immigrants flew across the Atlantic and became the most famous person in the world. Fulton County was building a road from Peachtree to Piedmont then and they decided to name it after him: Lindbergh.

In the 1940s a drive-in movie theater and an ice cream stand were built on this site next to the Norfolk Southern rail tracks, and shortly after small two-story apartments were added to house GIs returning from the war. In the 50's the interstate came, as did eastern Europeans refugees fleeing Communist oppression. In the 1970s the drive-in was replaced by Atlanta's largest subway station, and Czechs and Hungarians gave way to Vietnamese and Cambodians also escaping to America.

In the 1990s as GA-400 was built and as Salvadorans, Guatemalans and Mexicans took their turn in those old GI apartments, a plan was made to convert that subway station into the first planned transit real estate development in the U.S. Now that place is being reborn as **Uptown**. Yes it has changed over the years. The drive-in is gone, though the soft serve stayed. Old buildings were torn down and new ones built, and that railroad became the Beltline.



*But there have always been immigrants here, and this melting-pot past is still the heart of **Uptown's** future: art and music and entertainment and food and the amazing creative collisions that happen when you throw people from all walks of life and all corners of the globe into one neighborhood.*



UPTOWN IS...

Halfway between
LENNOX SQUARE and
PONCE CITY MARKET

ON TOP OF
ATLANTA'S
BUSIEST TRAIN
STATION

At the base of
**BUFORD
HIGHWAY**

UNDER 1M SF
OF OFFICE
SPACE

AT THE ONLY INTERSECTION OF OUR
**THREE MOST SIGNIFICANT
URBAN TRAILS**

BELTLINE, PATH 400, SOUTH FORK TRAIL

One train
stop from
SCAD

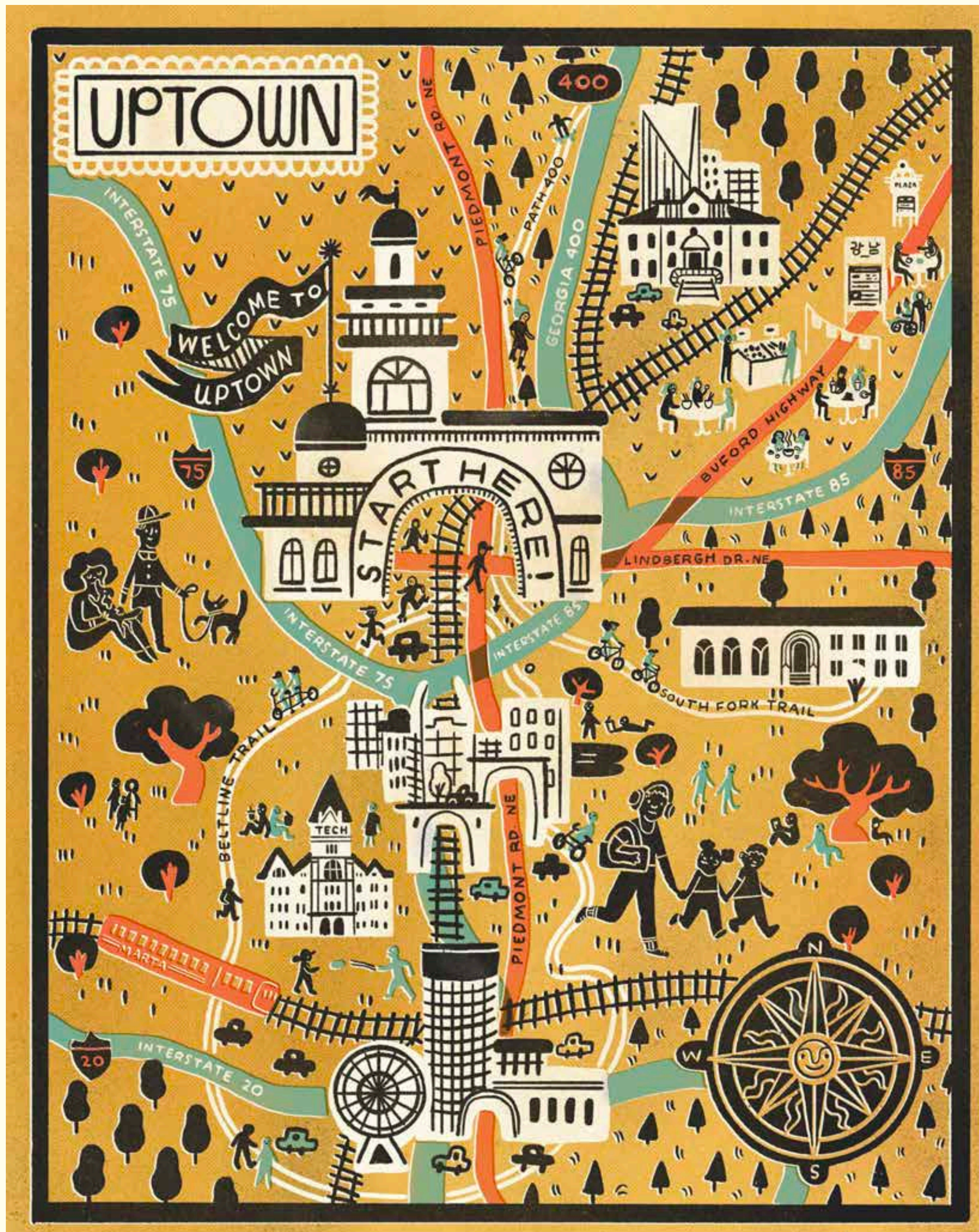
ON THE
OUTSKIRTS OF
BUCKHEAD

HALFWAY
BETWEEN
GEORGIA TECH
AND EMORY

ADJACENT TO
BUCKHEAD
RESIDENTIAL
NEIGHBORHOODS

EASILY
ACCESSIBLE
*from the entire
metro area*

IN THE MIDDLE OF EVERYTHING





Attributes

We are redeveloping the first-ever Transit Oriented Development in the country as Uptown, and part of what attracted us to the opportunity were the incredible attributes of the place. Not only is it incredibly well-located and easily accessed, but the infrastructure is second-to-none. Tons of parking (including to go and delivery spaces), tall ceilings, thousands of office workers and plenty of residents all on top of the busiest MARTA station in the city.

DETAILS

35,000 sf of retail

Over 1,000,000 sf of office

MARTA train access for employees and patrons

01.

1.6M

ANNUAL RETAIL SHOPPERS
CURRENTLY

02.

450,000

PASSENGERS A DAY TRANSPORTED
BY MARTA

03.

2,500

PARKING SPACES

04.

20

MINUTE ONLY SURFACE PARKING

05.

22'+

RETAIL CEILING HEIGHTS

02.



03.



Easy access to
Ga-400, I-85,
Buford Highway

01.



04.



05.



01. SCAD

the Atlanta campus of the world-renowned design school, with 10,517 students, is one train stop south.

03. BUFORD HIGHWAY

The world's table. Stretching 20 miles from Uptown to Duluth, it is the home to dozens of immigrant communities and over 1,000 restaurants.

02. CHESHIRE BRIDGE

Atlanta's original red-light district, and home to the city's oldest restaurants and bars.

04. ARMOUR YARDS

Atlanta's newest creative office hub, with over 3,000 employees and over 500,000 sf of tech-driven office. Connected to Uptown via the planned Beltline spur.

04.

03.



Neighbors

Uptown is in the center of metropolitan Atlanta, close to dozens of residential neighborhoods and in the middle of one of the largest job centers in the state. It already sees over 2M annual visitors, and is home to over 4,000 residents. We have some pretty nifty neighbors as well.

01.



02.





05.

05.

OUR RESIDENTIAL NEIGHBORS

Peachtree Hills, Morningside, Peachtree Battle, Peachtree Heights, Brookwood Hills, Piedmont Heights, Ansley Park and Garden Hills are all a short walk or drive from Uptown.

06.

MIAMI CIRCLE

Across the street from Uptown is Atlanta's design district, home to art and antique galleries, home décor, lighting and decorator showrooms

07.

BUCKHEAD FINANCIAL DISTRICT

23M sf of office, 8M sf retail, 5,900 hotel rooms, 140,000 employees and 32M annual visitors



08.

ADAC

Built in 1961 by John Portman, the 550,000 sf multitenant showroom is the Southeast's largest collection of luxury residential and commercial furnishings

09.

PASSION CITY CHURCH

One of Atlanta's largest and most vibrant church communities in Atlanta with over 200,000 members with dozens of a calendar of services and events that draw over 10,000 people per week.

06.



07.



08.



09.

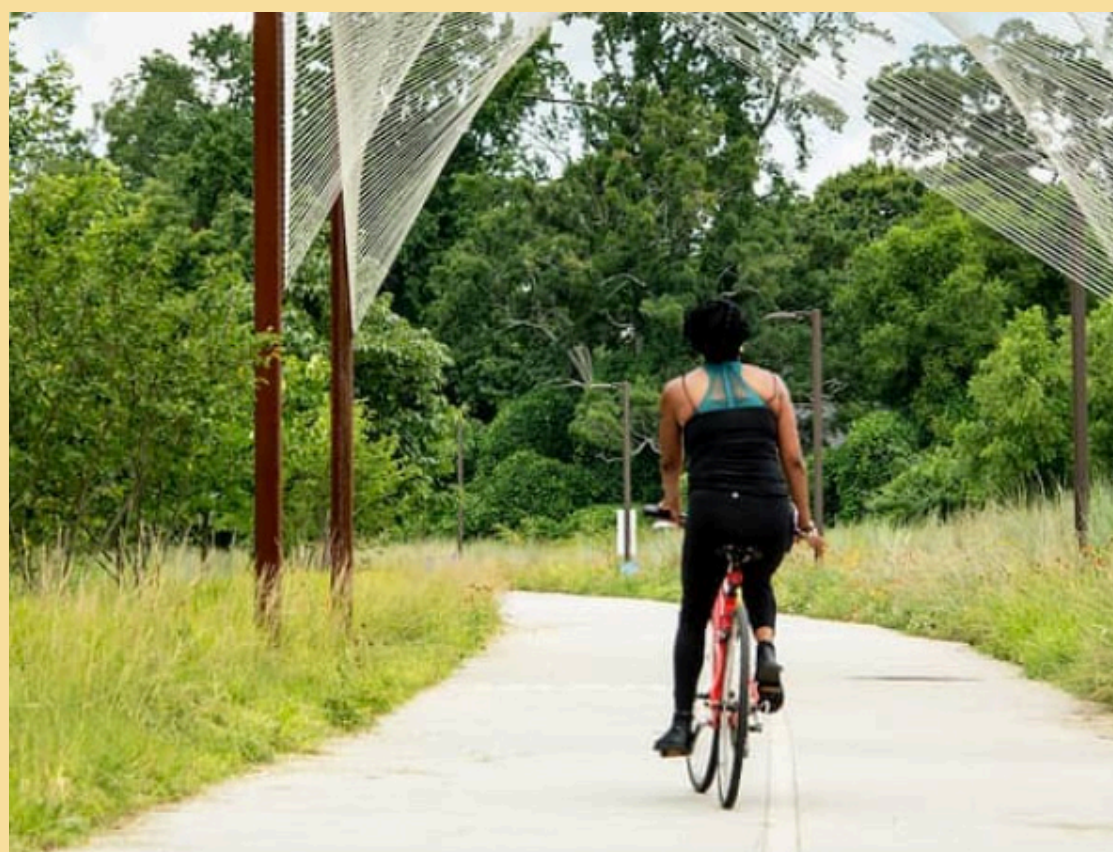


What's Coming

Beginning in 2021 we'll be spending over \$160M to redevelop and improve the old Lindbergh City Center. From new retail storefronts to improved signage and better access. Thousands of new high tech office workers will relocate here over the next two years, and Main Street will be a mix of makers, retail, services, fitness and food.

Uptown will be home to numerous events, from public art exhibits to outdoor concerts to Soccer in the Streets and Atlanta United pregaming. Perhaps most importantly, you'll see the Beltline, Path 400 and South Fork Trail all extend to run through and connect here at Uptown.

01.



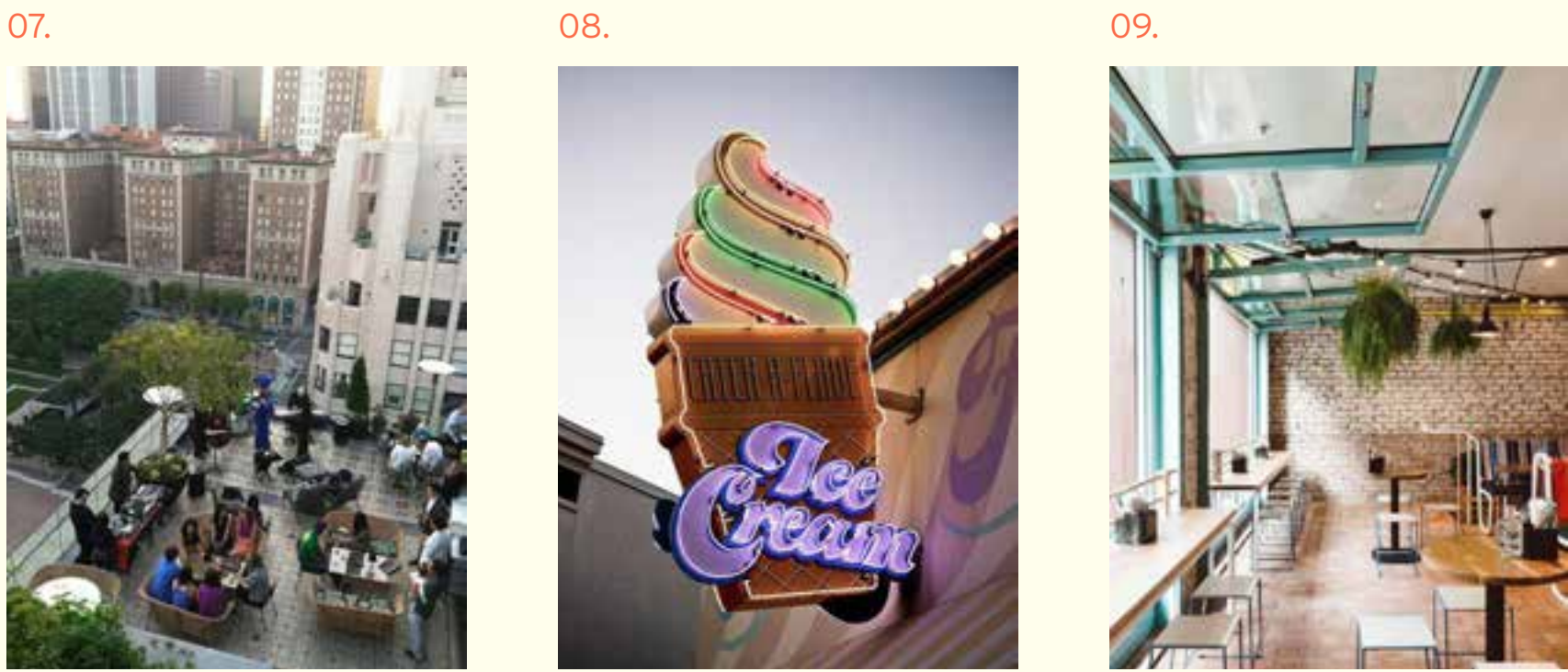
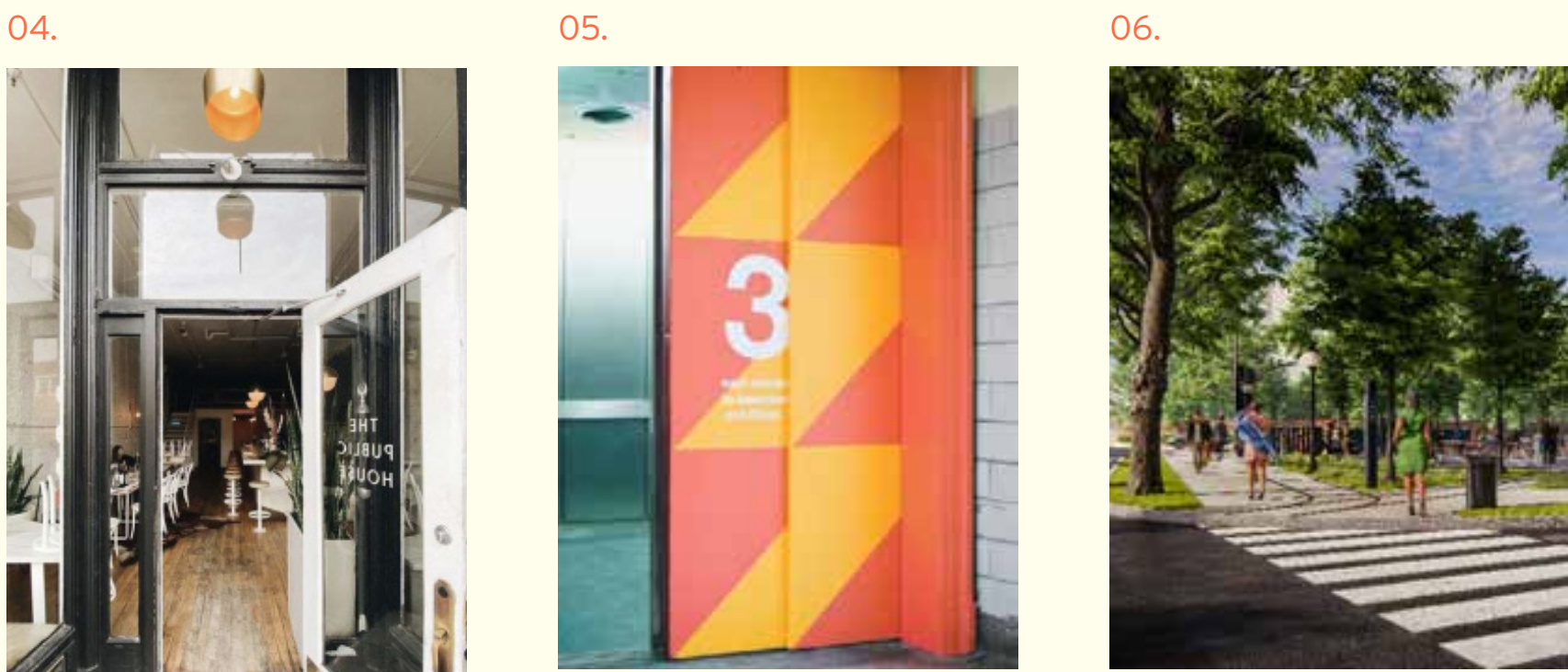
03.



01. **ON THE BELTLINE** (AND SOUTH FORK TRAIL AND PATH 400)

02. **YEAR ROUND SERIES OF EVENTS**

03. **RETAIL OPENING FALL 2021**

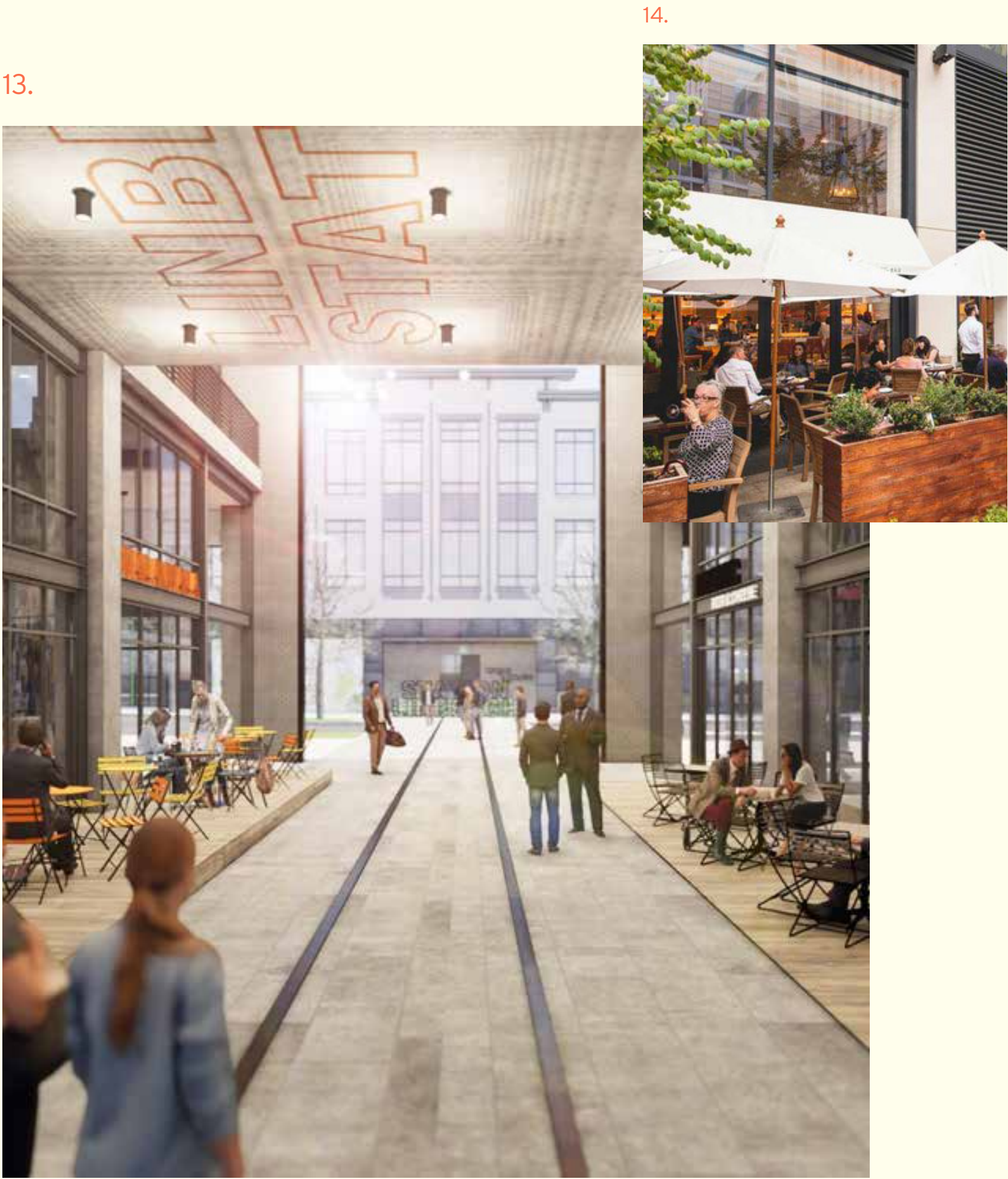


The newest outpost of Station Soccer

The new intown home of the
Hambidge Center for Creative Arts



04. **MAKER SPACES**
Small creative studio and maker spaces are available for short-term lease
05. **NEW SIGNAGE + WAYFINDING**
06. **NEW SIDEWALKS**
New trees, sidewalks, lighting and public seating are being added
07. **CREATIVE OFFICE**
Over 1M sf of completely renovated office space with abundant outdoor areas
08. **UPDATED TENANT SIGNAGE**
09. **NEW STOREFRONTS**
Glass roll up doors and nanawall systems available
10. **SMALL RETAIL SPACES**
Some under 1,000 sf
11. **PUBLIC ART**
12. **SIGNIFICANT LANDLORD WORK**
HVAC, grease traps, and utilities included
13. **EXPANSIVE STREET FRONT PATIOS**
Up to 50% of the interior area in some cases
14. **NEW OFFICE ENTRANCE**
from Main Street. A new covered arcade creates abundant covered outdoor seating for select spaces





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Revel