

# 1200

WHITE STREET

ATLANTA, GA 30310 | WESTSIDE BELTLINE

Ackerman & Co.



## Embrace the energy of Atlanta's historic West End and fuel your company's growth at 1200 White Street.

*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.*

### Where Legacy Meets Progress

**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.

**The BeltLine Advantage:** Direct access to the Atlanta BeltLine, a popular multi-use 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.



SCAN TO SEE MORE



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#### INDUSTRIAL & OFFICE INQUIRIES

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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.

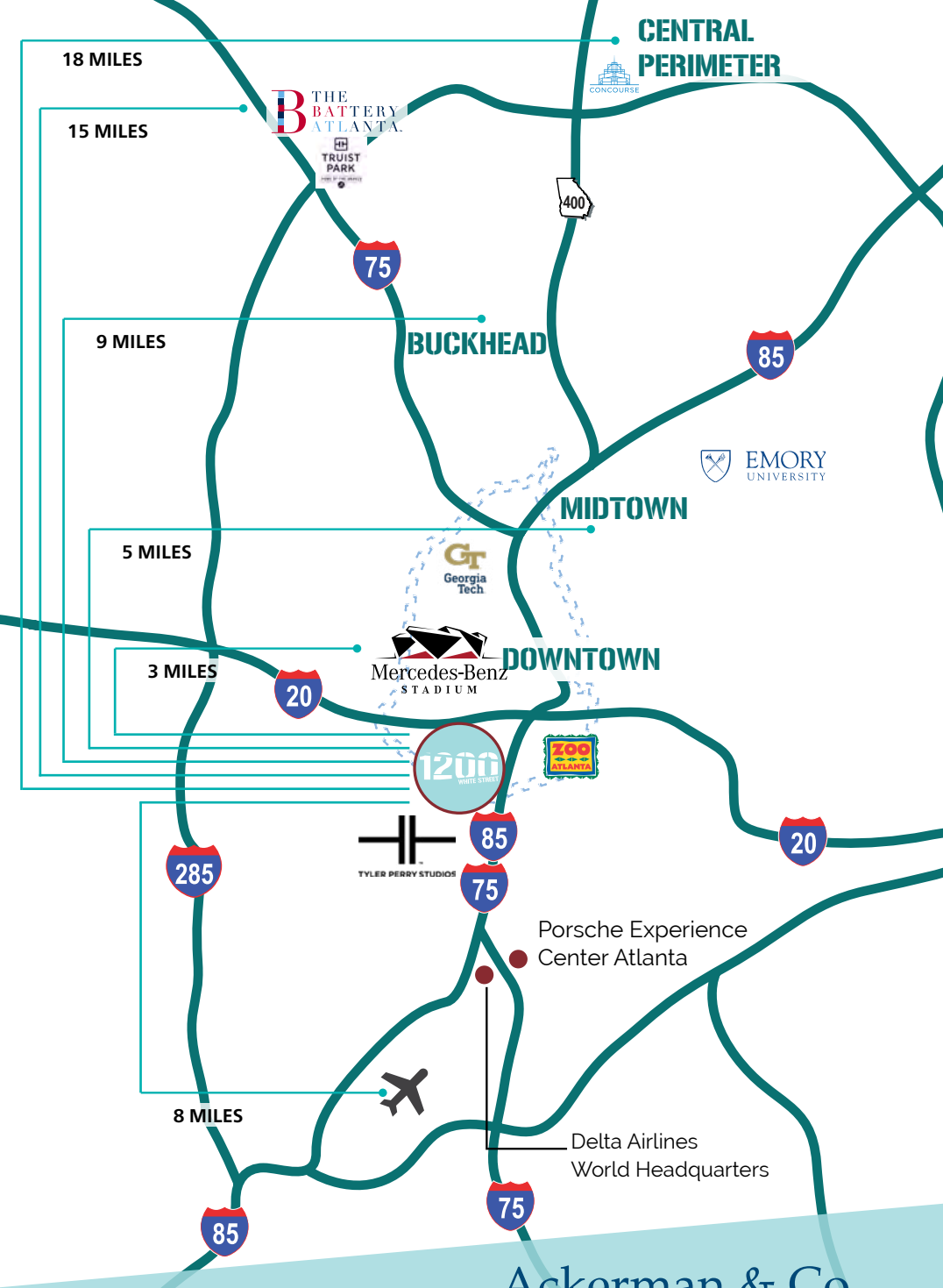
**31**  
Fortune 500/100  
Companies in Atlanta

**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

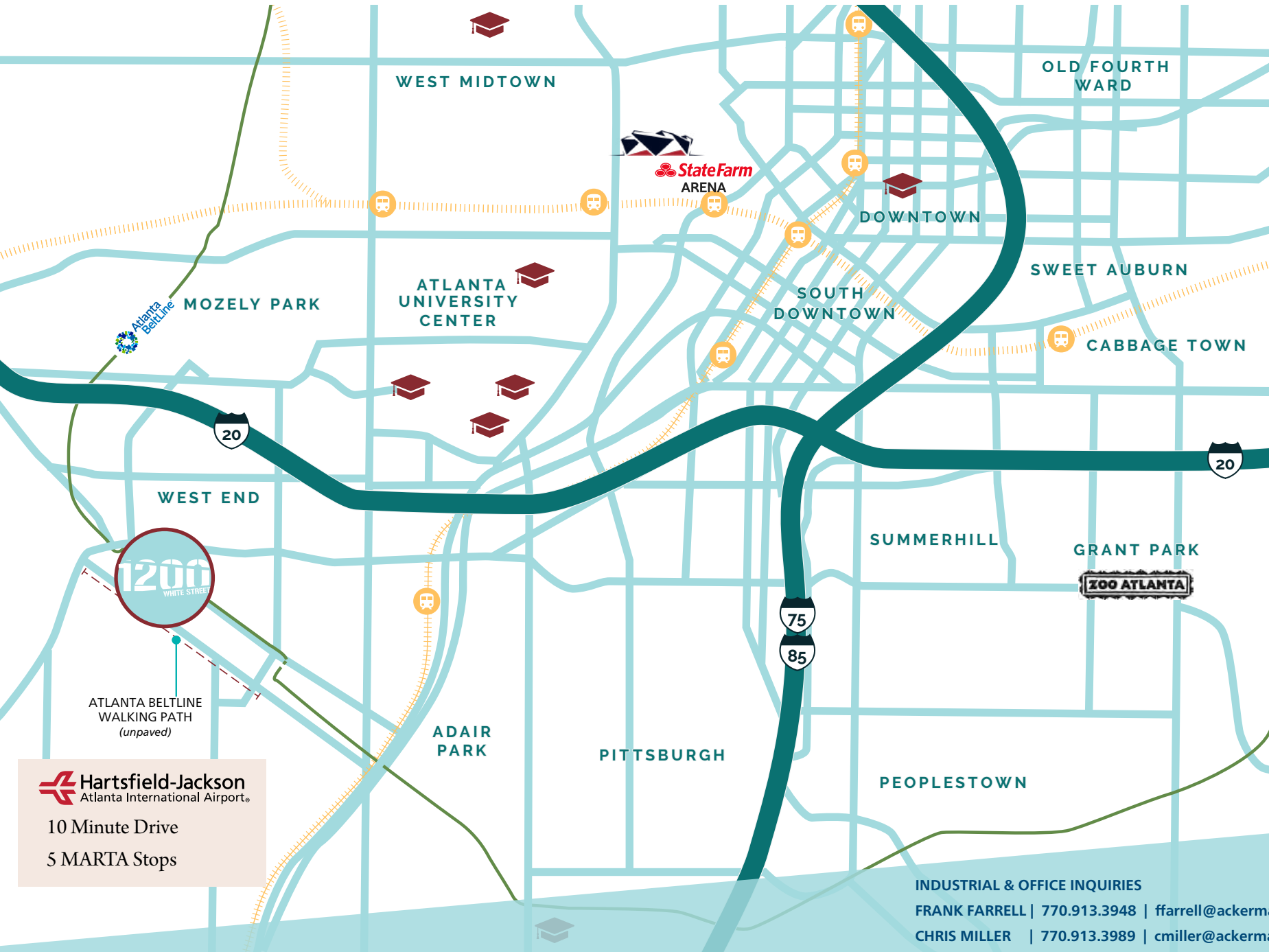


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## IN-TOWN CONNECTION



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's 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 scotch down the Beltline to a quick drive to animals at Zoo Atlanta or major events at Mercedes-Benz Stadium and State Farm Arena.

Hartsfield-Jackson  
Atlanta International Airport.  
10 Minute Drive  
5 MARTA Stops

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# 1200 WHITE STREET

- MIXED USE DEVELOPMENT
- RESIDENTIAL



**FREIGHT HOUSE**  
BY CIM GROUP  
NEW 246 UNITS

**CENTENNIAL YARDS**

**MADISON YARDS**

**GEORGE & LEONARD**  
BY URBAND REALTY  
NEW 217 UNITS

**THE LARKIN**

**ALTA DAIRIES**  
BY PACES  
NEW 312 UNITS

**FORGE ATLANTA**

**PELLERIN HOTEL REDEVELOPMENT**

**LUMEN APTS**

**GRUBB APTS**



**ABRAMS FIXTURES**

**ASPEN HEIGHTS**  
220 STUDENT HOUSING

**SUMMERHILL BROADSTONE**  
276 UNITS

**GLEN CASTLE**

**WEST END MALL**

**565 HANK**  
306 UNITS

**PUBLIX SUMMERHILL STATION**

**GLENWOOD AT GRANT**  
BY AVILA  
NEW 216 UNITS

**915 GRANT**  
BY AVILA  
NEW 201 UNITS



**THE MET**



**SENIOR HOUSING**

**PRATT STACKS**  
120 PROPOSED & EXISTING TOWNHOMES

**BELTLINE & BOULEVARD**  
BY MIDDLE STREET PARTNER  
323 UNITS

**LEE+WHITE**

**MURPHY CROSSING**

**THE MURPHY**

**RANGEWATER APTS**

**THE BEACON**

**650 HAMILTON**



**840 WOODROW**  
300 FLATS & 25 TOWNHOMES

**GATEWAY AT EAST POINT**  
BY PRESTWICK  
NEW 101 UNITS

**DEVELOPMENT SITE**

**SKYLARK**  
BY RANGEWATER  
NEW 319 UNITS

**FORT MAC**  
PLANNED 2,000+ UNITS

**THE VIVIAN**

**PITTSBURGH YARDS**

**MODERA REYNOLDSTOWN**  
BY MILL CREEK  
NEW 380 UNITS

**CHOSEWOOD PARK PHASE II**

**THE SWIFT TOWNHOMES**

**FAIRFIELD APTS**

**EMPIRE COMMUNITIES SITE**  
1,180 UNITS

**THRIVE TOWNHOMES**  
277 TOWNHOMES



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## A Space Designed for Efficiency

**Optimize Your Operations:** The expansive warehouse features an impressive 22-foot clear height, ideal for companies with large-scale storage needs or those requiring ample space for efficient workflows.

**Streamlined Logistics:** Eight dock-high loading doors ensure efficient loading and unloading, keeping your operations running smoothly.

**Ample Parking:** Over 200 parking spaces provide ample room for your team and visitors, eliminating parking hassles and fostering productivity.

## 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.**



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## 211,585 SF building on 12.5 acres

Versatile configuration featuring multiple warehouse and office areas that can be combined to create your optimal space

### First floor

192,000 SF with 3 warehouse areas and 12,500 SF of built-out office

### Second floor

19,585 SF of built-out creative office on 2nd floor with elevator access

18,000 SF covered dock area

22' clear height through warehouse

Column spacing 20'x25' and 40'x25'

Heavy power availability (8,800 AMP)

Dock-high doors (8)

200+ surface parking spaces outside of truck court

Over 1,700' of Beltline frontage between the Atlanta Beltline's Westside Trail and Nature Path



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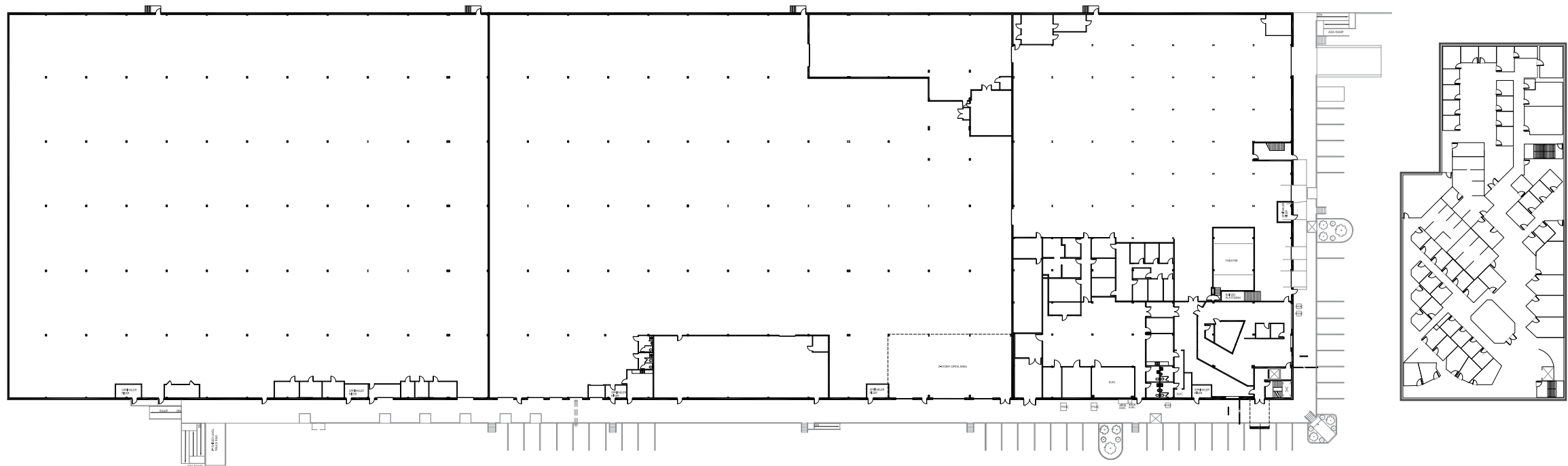
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**WAREHOUSE**  
72,530 SF

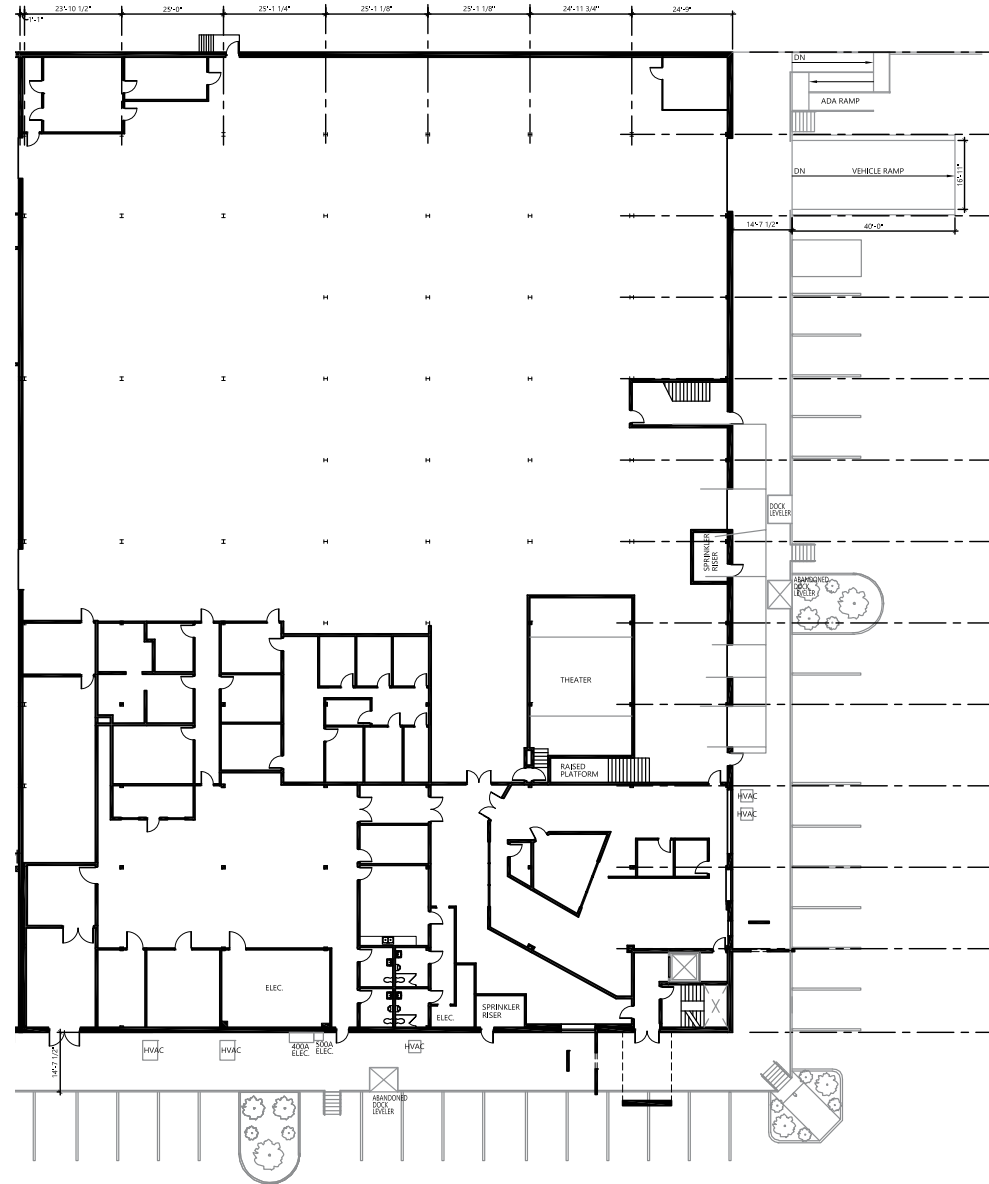
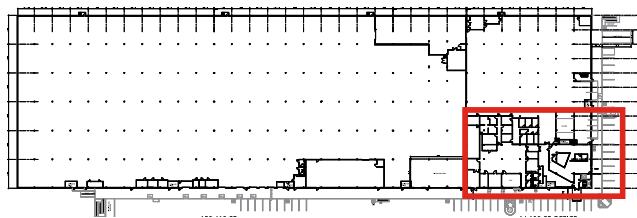
**WAREHOUSE**  
78,000 SF

**OFFICE & WAREHOUSE**  
42,000 SF

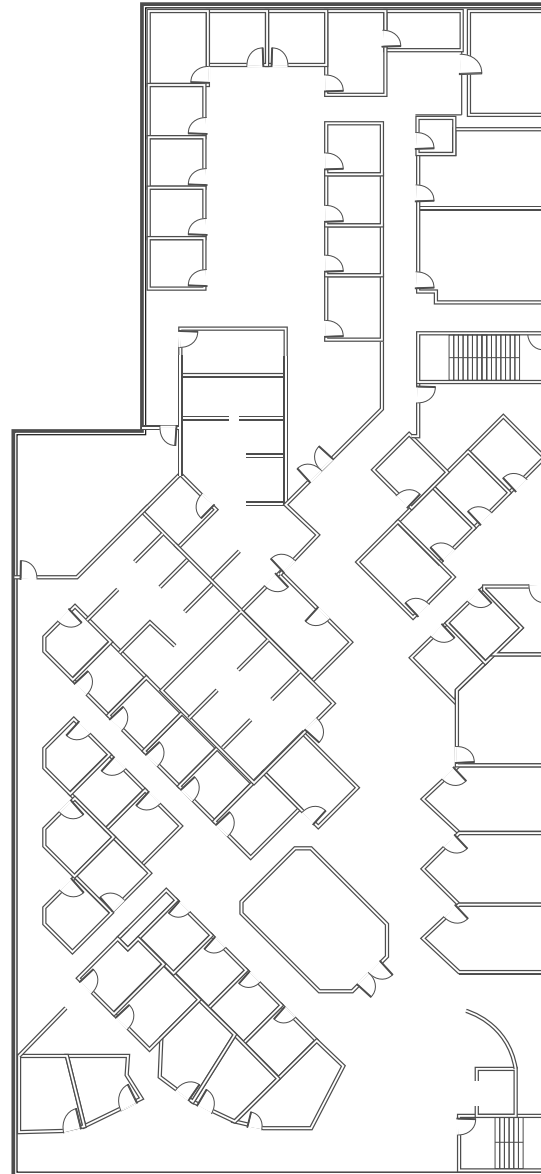
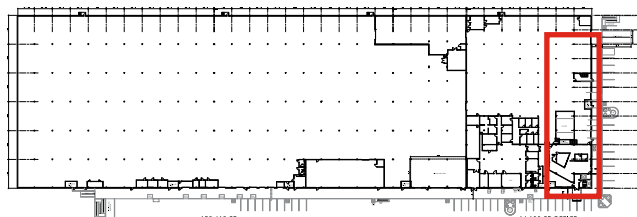
**UPPER LEVEL OFFICE**  
19,585 SF







# SECOND FLOOR OFFICE SPACE



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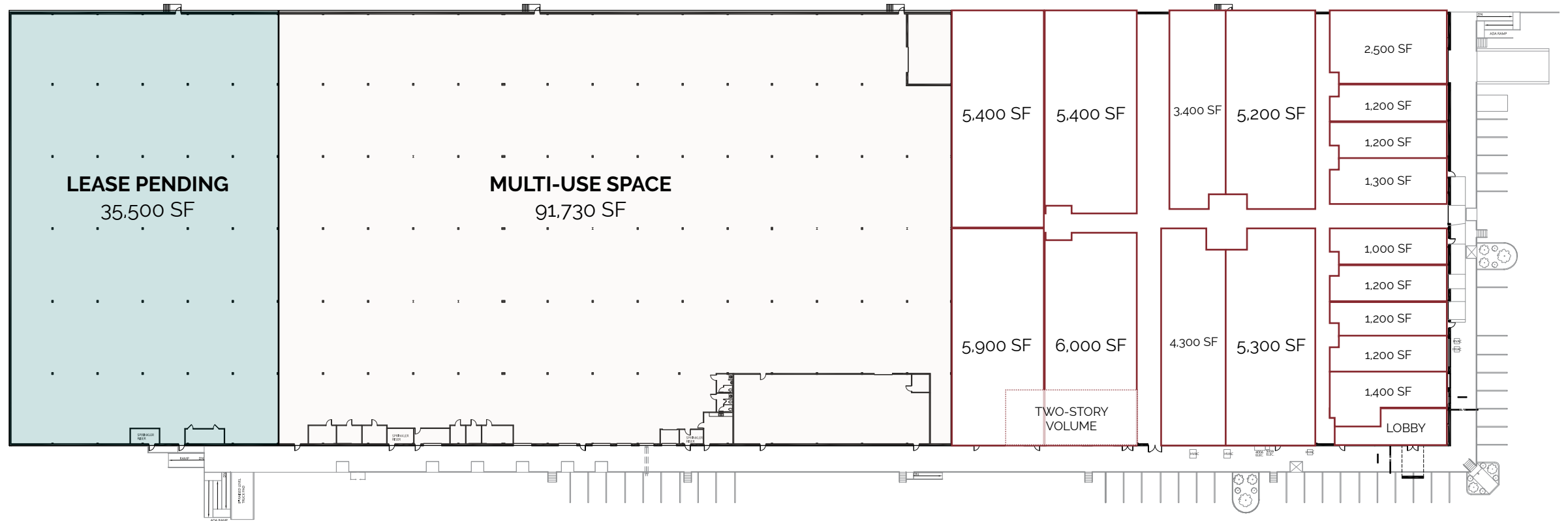
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# SMALL FOOTPRINT OPTIONS



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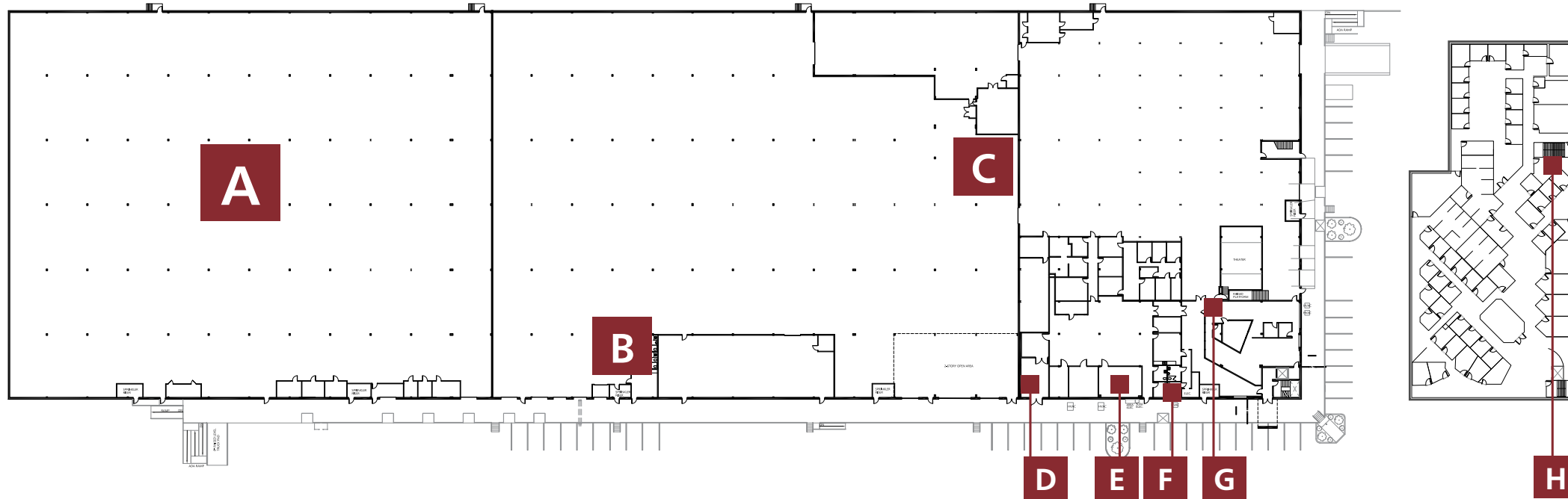
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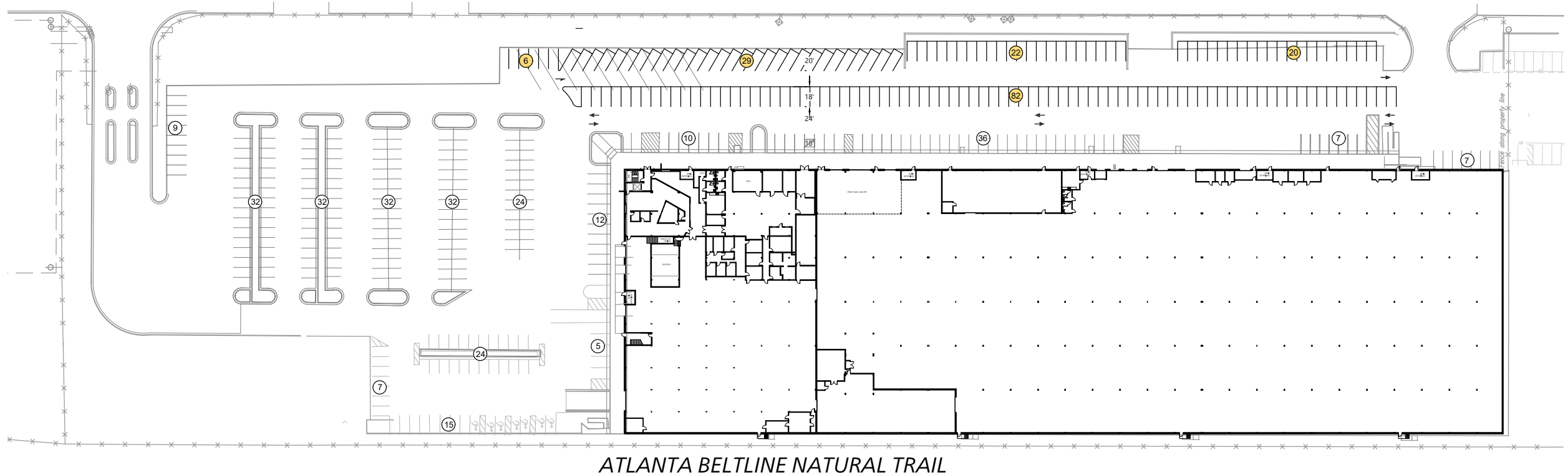
ZONE	POWER
A	120-208-255 AMP 460-200 AMP

ZONE	POWER
B	120-208-225 AMP
C	120-208-400 AMP 277-480-400 AMP 120-208-225 AMP 120-240-400 AMP 120-240-400 AMP 120-240-400 AMP 120-208-250 AMP 480-1,600 AMP

ZONE	POWER
D	120-208-225 AMP
E	480-277-600 AMP 480-277-400 AMP 208-120-100 AMP 480-277-225 AMP 208-120-225 AMP
F	120-208-250 AMP
G	120-208-225 AMP

ZONE	POWER
H	120-208-225 AMP 480-277-400 AMP 480-277-400 AMP 120-208-400 AMP 120-208-400 AMP 120-208-225 AMP

WHITE STREET



## PARKING

**284** existing vehicle spaces

**159** potential additional spaces

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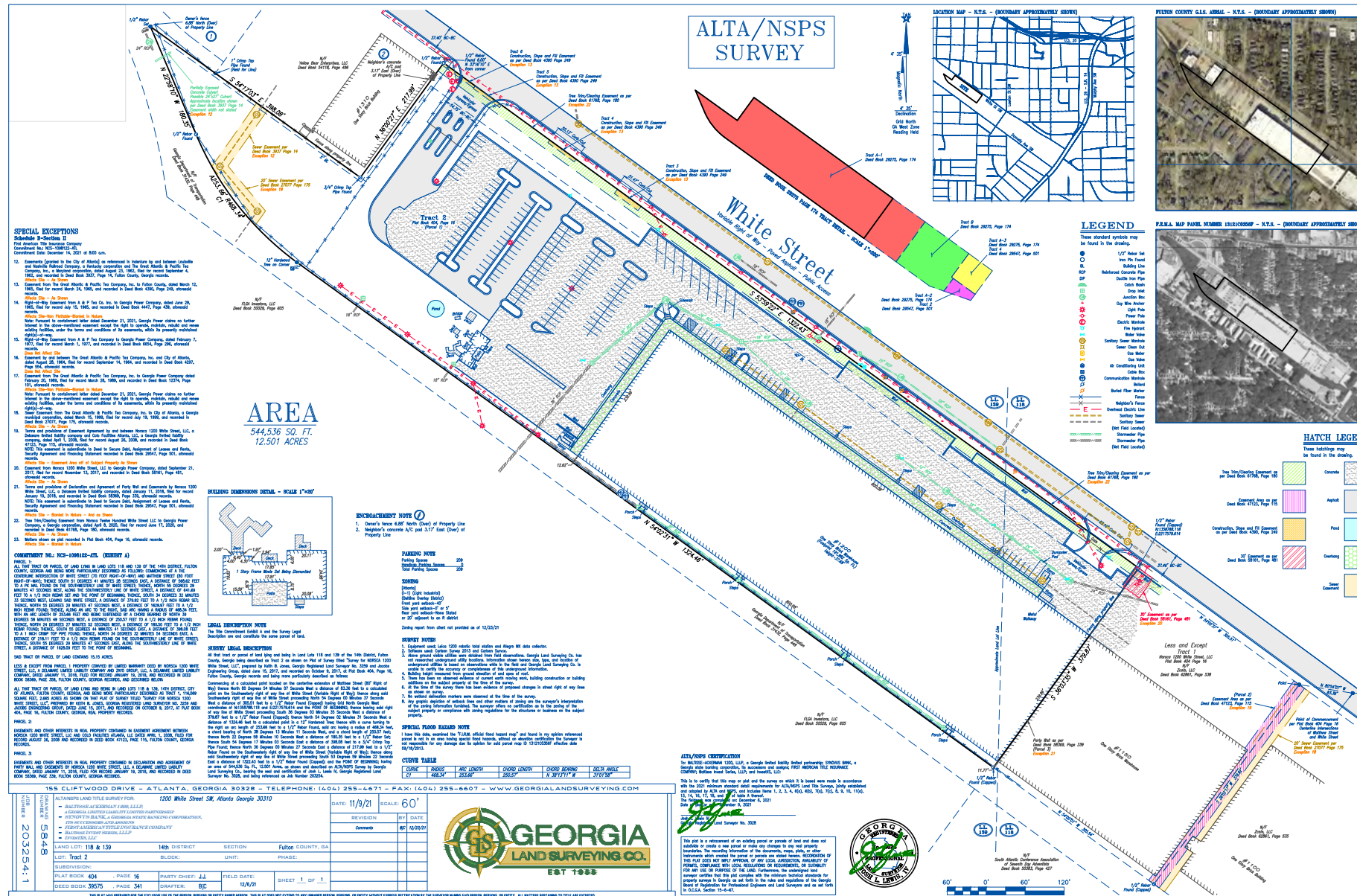
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SCAN TO SEE MORE



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*First floor office*



*First floor office*



*Second floor office*



*Warehouse area*



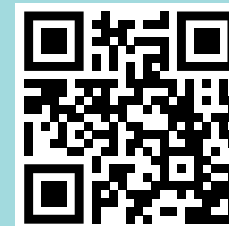
*Warehouse area*



*Property rendering - View from White Street*



*Property rendering - View from Atlanta Beltline*



SCAN TO SEE MORE

# 1200

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