



LEE + WHITE

WELCOME TO THE BEST OF WEST END

929 LEE STREET + 1000 - 1070 WHITE STREET | ATLANTA, GA 30310 | LEEANDWHITEATL.COM

Ackerman Retail

 CUSHMAN & WAKEFIELD

 mdh



RETAIL

Daring To Be Different

Lee + White offers retailers the opportunity to join a bustling mixed-use environment and benefit from heavy pedestrian activity throughout the day.

- + Flexible ground-level retail space options
- + Ideal location for unique concepts not found in typical retail centers
- + Occupy space near a diverse and successful assortment of restaurants, breweries, distilleries and office tenants

OFFICE

Creative Space For Creative People

Setting the standard for adaptive re-use, Lee + White is creating a community of innovative, forward-thinking businesses in the West End.

- + Authentic loft offices available in variety of space configurations
- + Ideal location for unique concepts not found near typical office space
- + Accessible, amenity-filled environment offers excellent recruitment tool for employers

FOOD AND BEVERAGE

Atlanta's Newest Destination Food Collective

Fronting our Great Lawn, the food hall will be a central gathering place where our visitors can socialize, dine and lounge while taking in the sights of the half-mile of BeltLine frontage – an amenity no other food hall in Atlanta can match.

- + Flexible mix of stalls and restaurant availabilities
- + Central bar and BeltLine-facing patios
- + Serve onsite office tenants; brewery & retail customers; BeltLine enthusiasts



POSITIVE SIDE OF THINGS

Unbeatable Combination: Great Location & Multimodal Accessibility

Proximity to the Atlanta BeltLine is one of the prime advantages of Lee + White's location, but there are many more. One of Atlanta's original streetcar communities, the West End is three miles from the heart of downtown Atlanta.

This makes the project convenient to the city's top attractions – including sports venues (Mercedes-Benz Stadium and State Farm Arena) and cultural attractions (the Georgia Aquarium, the National Center for Civil and Human Rights, Centennial Olympic Park and more). This great intown location combines with multimodal transportation options – including the West End MARTA rail station, interstates and the BeltLine – to provide locals and metro Atlanta residents alike easy access to Lee + White's outstanding offerings.

THE NEAR-PERFECT COMMUNITY

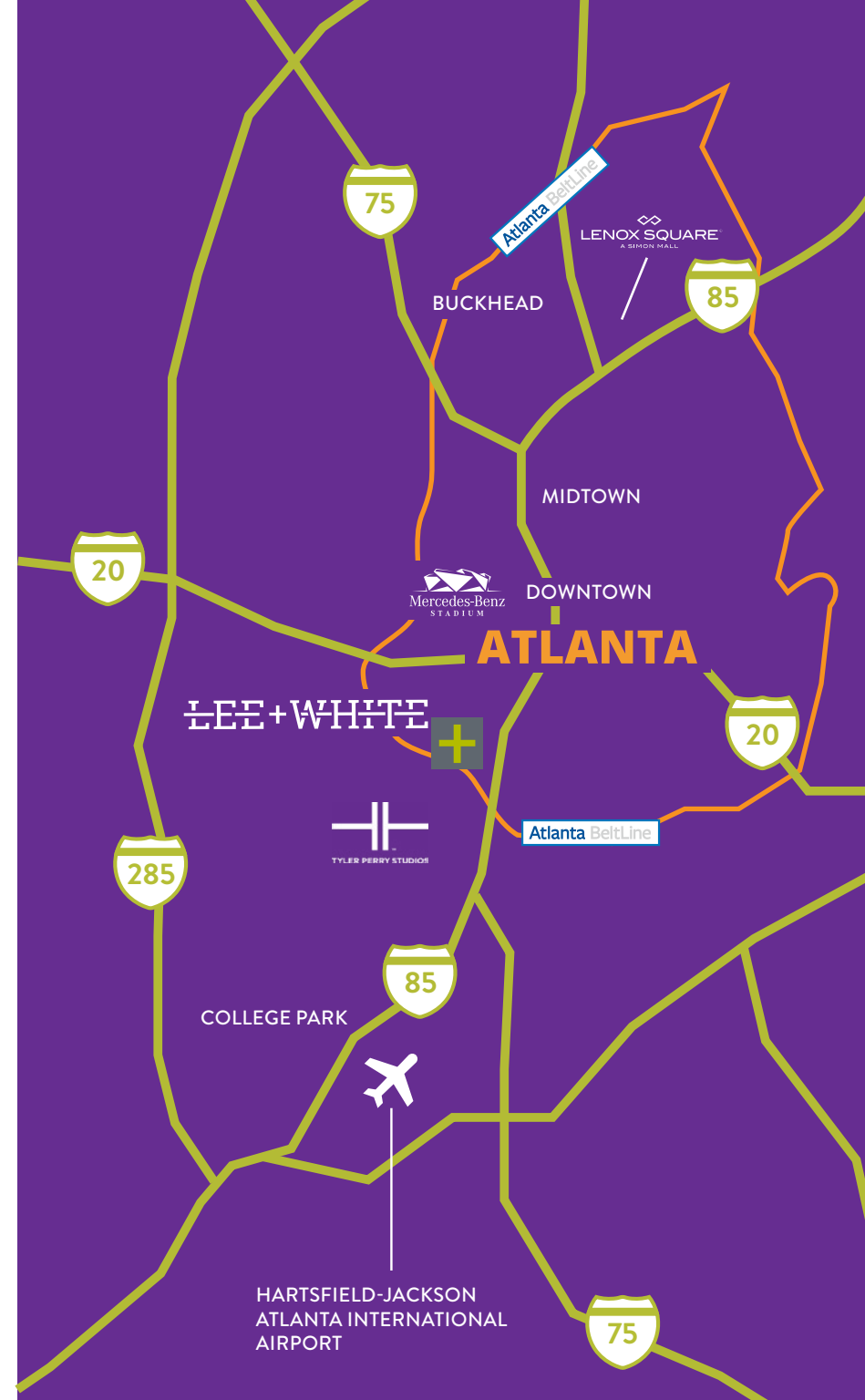
Join Lee + White's Growing Community of Businesses, Retailers, Restaurants

A reinvention of "Warehouse Row" in Atlanta's historic West End, the trendsetting Lee + White mixed-use development is a melting pot of homegrown entrepreneurs and innovative businesses. Craft breweries, distilleries and food manufacturers are among the pioneers that joined Lee + White in the first phase of the redevelopment. The next phase of the transformation is adding creative loft offices, a food hall and unique retail concepts – all just steps away from the Atlanta BeltLine and linked together by dynamic outdoor public spaces.

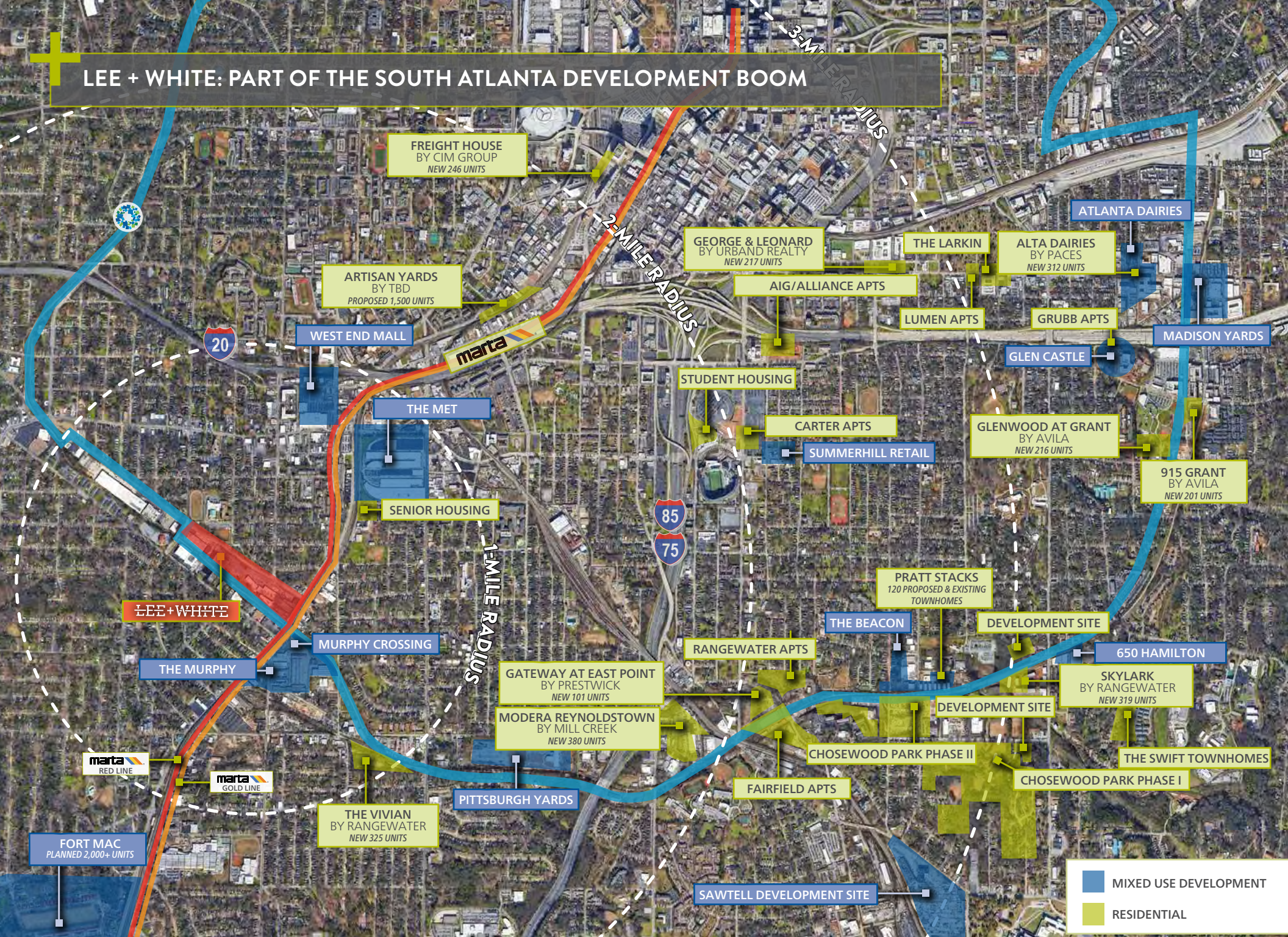
AMENITIES. AUTHENTICITY

Feeding the Momentum

Already a popular destination for foodies and beer lovers, Lee + White is in the process of expanding its already impressive amenity base. Imagine being able to walk from your Lee + White office or one of our unique retail spaces to a food hall packed with exciting dining options.



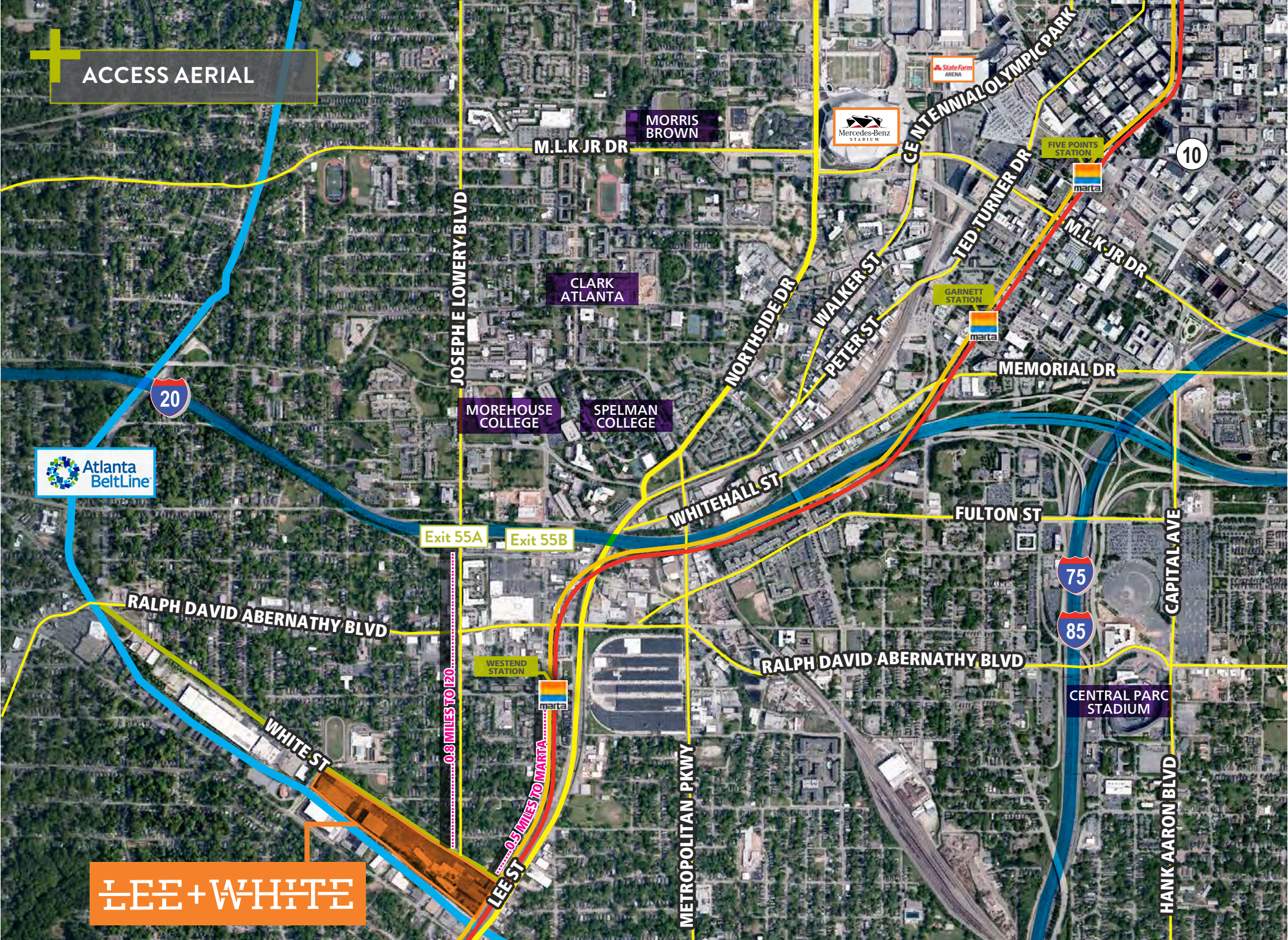
LEE + WHITE: PART OF THE SOUTH ATLANTA DEVELOPMENT BOOM



ACCESS AERIAL



LEE+WHITE





GREAT ACCESSIBILITY – LOCALLY AND METRO-WIDE

Everything a tenant or visitor needs is footsteps away

For tenants looking for a location with outstanding accessibility, Lee + White is the place to be. Lee + White's connectivity to the Atlanta BeltLine, MARTA rail and Atlanta's interstates is a huge advantage.

Boasting a half mile of BeltLine frontage, Lee + White has three direct BeltLine entrances – a rare amenity for tenants and visitors alike. The bustling multimodal trail delivers customers directly to the front door of Lee + White's restaurants, breweries, retailers and other businesses. For office tenants, the BeltLine is a crucial perk differentiating Lee + White from other locations, offering a recruitment tool to help attract and retain top talent.

Lee + White is only a half mile from the West End MARTA rail station, offering walkable MARTA access and providing quick connectivity to Downtown and all of its attractions.

In addition, Lee + White is convenient to all of Atlanta's major interstates – I-20, I-75, I-85 and I-285 – providing ease of access to this go-to destination from across the metro area.

THE WESTSIDE TRAIL



4 MILES

of paved multi-use trail for walking, biking, and jogging. Connected to Eastside Trail via interim hiking path



16 ACCESS POINTS
Includes 14
ADA-accessible entrances



LEE + WHITE
1/2 mile of frontage with direct entrances to property



MARTA ACCESS

Walkable to West End and Ashby rail stations



PLACES TO EXPLORE
Historic West End, Wren's Nest,
Hammonds House Museum

40 ACRES OF GREENSPACE
Direct links to Washington and Adair Parks



LEE + WHITE

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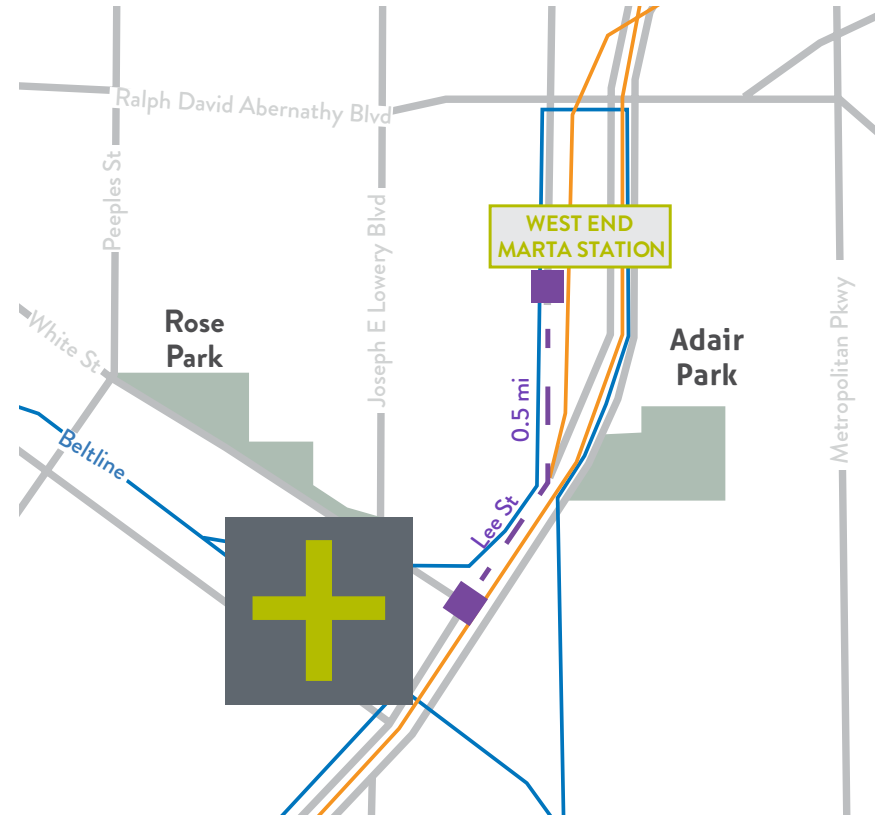
GOING THE DISTANCE



Traveling to the best end of the West End



■ - - - ■ 0.8 Miles to full-diamond interchange on I-20



■ - - - ■ 10 Minute Walk West End MARTA Station to Lee + White

This location has it all. Lee + White sits sandwiched between the BeltLine's Westside Trail and Rose Circle Park, with Adair Park a short walk down Lee Street. The four direct BeltLine entrances to Lee + White are unmatched by any other Atlanta development, and the West End MARTA station and interstate access provide quick connections to all of Downtown Atlanta's attractions.

DEMOGRAPHICS



IT ALL ADDS UP



2022 POPULATION DEMOGRAPHICS

1-MILE	12,284
3-MILE	107,870
5-MILE	320,890



2027 PROJECTED POPULATION

1-MILE	12,573
3-MILE	111,230
5-MILE	335,267



2021 HOUSEHOLD POPULATION

1-MILE	5,183
3-MILE	42,322
5-MILE	142,473



LEE + WHITE

RETAIL OPPORTUNITIES

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Ackerman Retail  CUSHMAN & WAKEFIELD 



WE WILL SUPPLY THE LOCATION!

You Bring the Retail & Entertainment

LEE + WHITE IS CREATING A NEW DESTINATION FOR UNIQUE RETAIL CONCEPTS

With a focus on contributing to the growth and energy of Atlanta's historic West End, the next chapter in the Lee + White transformation is taking shape. The next phase features the addition of an exciting mix of retail and entertainment concepts that will create an even more dynamic destination in Atlanta's historic West End community.



RETAIL ONE-OF-A-KIND CONCEPTS

Lee + White offers retailers the opportunity to join a bustling mixed-use environment and benefit from heavy pedestrian activity throughout the day.

- + Flexible ground-level retail space options
- + Ideal location for unique concepts not found in typical retail centers
- + Occupy space near a diverse and successful assortment of restaurants, breweries, distilleries and office tenants



WHERE YOUR CUSTOMERS WANT TO BE

Visitors who already come to Lee + White for food and fun are looking for unique retail

- + Millennials and Generation Z live nearby in Atlanta's hot intown neighborhoods
- + The popular BeltLine – with four direct entrances to Lee + White – delivers customers to your door
- + Boost your brand's appeal by joining a lineup of industry-changing groundbreakers



LEE+WHITE

OFFICE OPPORTUNITIES

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Ackerman Retail

 **CUSHMAN & WAKEFIELD** 



A NEW HUB FOR BUSINESS

Flexible loft-office configurations in an amenity-rich environment

BRINGING TOGETHER A CREATIVE COMMUNITY OF BUSINESSES

Lee + White is the place to be for companies seeking an inspiring environment for their growing businesses. It starts with our authentic loft offices, housed in refurbished industrial buildings. And there is so much more to inspire our tenants. Lee + White provides unmatched BeltLine access, welcoming greenspaces and an array of dining options – including the Lee + White Food Hall!



CREATIVE SPACE FOR INNOVATION

Setting the standard for adaptive re-use, Lee + White is creating a community of innovative, forward-thinking businesses in the West End

- + Authentic loft offices available in a variety of space configurations
- + High ceilings, abundant natural light, BeltLine views and direct access
- + Accessible, amenity-filled environment offers excellent recruitment tool for employers



3 L'S LOCATION, LOCATION LOCATION!

Great access to multimodal transportation options & educated talent pool.

- + Draw from the deep talent pool just minutes away, including prestigious HBCUs Spelman College, Morehouse University and Clark University
- + Convenient access from across metro Atlanta via West End MARTA rail station, all the major interstates and surrounding surface streets
- + Rare recreational and exercise opportunities via four direct BeltLine entrances



LEE + WHITE

WEST END FOOD HALL

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A DESTINATION FOOD HALL WITH DIRECT BELTLINE ACCESS

Already a go-to entertainment destination for its industry-changing breweries, distilleries and food manufacturers, Lee + White is now expanding its culinary offerings with the development of an 18,000-square-foot food hall. Housed in authentically refurbished warehouse space fronting expansive greenspace, the food hall will be an energized gathering space featuring best-in-class and new-to-market offerings.

As a new destination food hall located directly along the Westside BeltLine, our food hall will be a magnet for pedestrians and exercise enthusiasts who use Atlanta's hugely popular multi-modal trail.



OPPORTUNITIES & INCENTIVES

- + Open food hall format offering spaces from food stall to full-service restaurants with outdoor patios
- + Ideal for new-to-market concepts & established local and regional restaurateurs
- + Transition opportunity for pop-ups and caterers looking to take the next step
- + Incentives for early adopters
- + Tenant improvement allowances



UNBEATABLE LOCATION & ACCESSIBILITY

- + 10-minute walk (.04 miles) to West End MARTA rail station
- + Less than 1 mile to full-diamond I-20 interchange
- + 1/2 mile of Westside Atlanta BeltLine frontage with direct entrances to Lee + White
- + Near downtown Atlanta and city's top attractions



LEE + WHITE

SITE PLANS & AVAILABLE SPACES

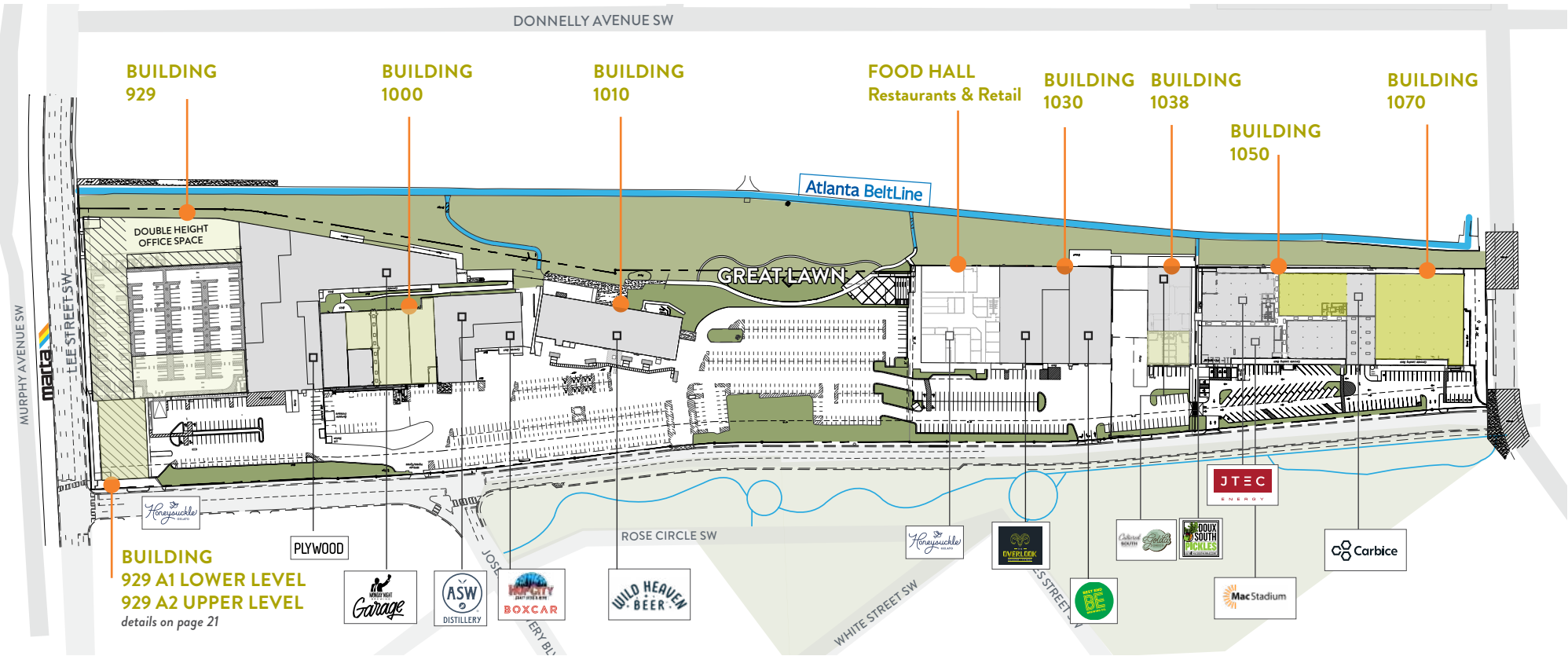
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SITE PLAN

LEE + WHITE
929 LEE STREET + 1000 - 1070 WHITE STREET



Available Existing Tenant 2nd Story Office

AVAILABLE SUITE(S)	929	929 SUITES A1 + A2	1000	FOOD HALL	CONTAINER RETAIL	1038 SUITE D	1050	1070
SF	90,097	17,456	1,700 - 21,186	445 - 2,676	160 (5 UNITS)	4,790	7,767	30,759

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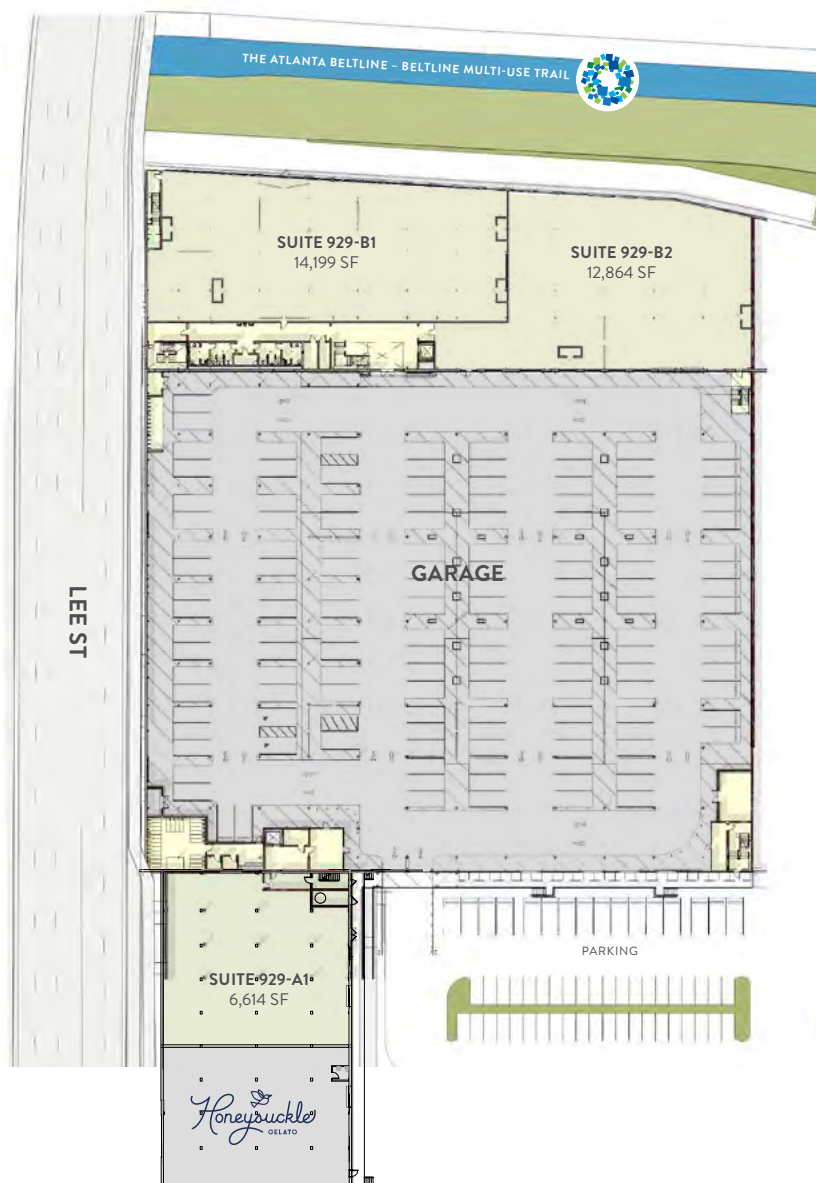
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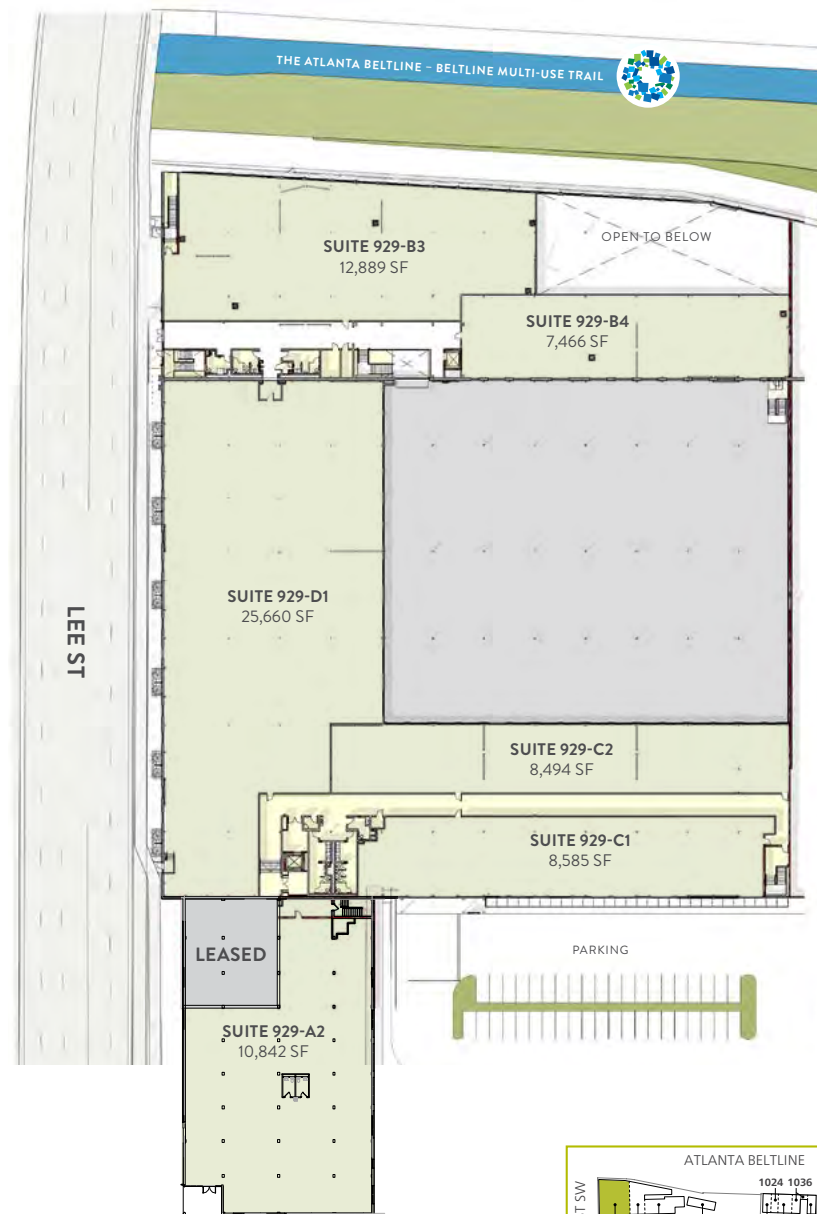
929 BUILDING

LEE + WHITE
929 LEE STREET + 1000 - 1070 WHITE STREET

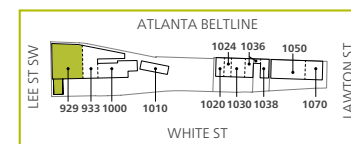
LEVEL 1



LEVEL 2



Available Existing Tenant



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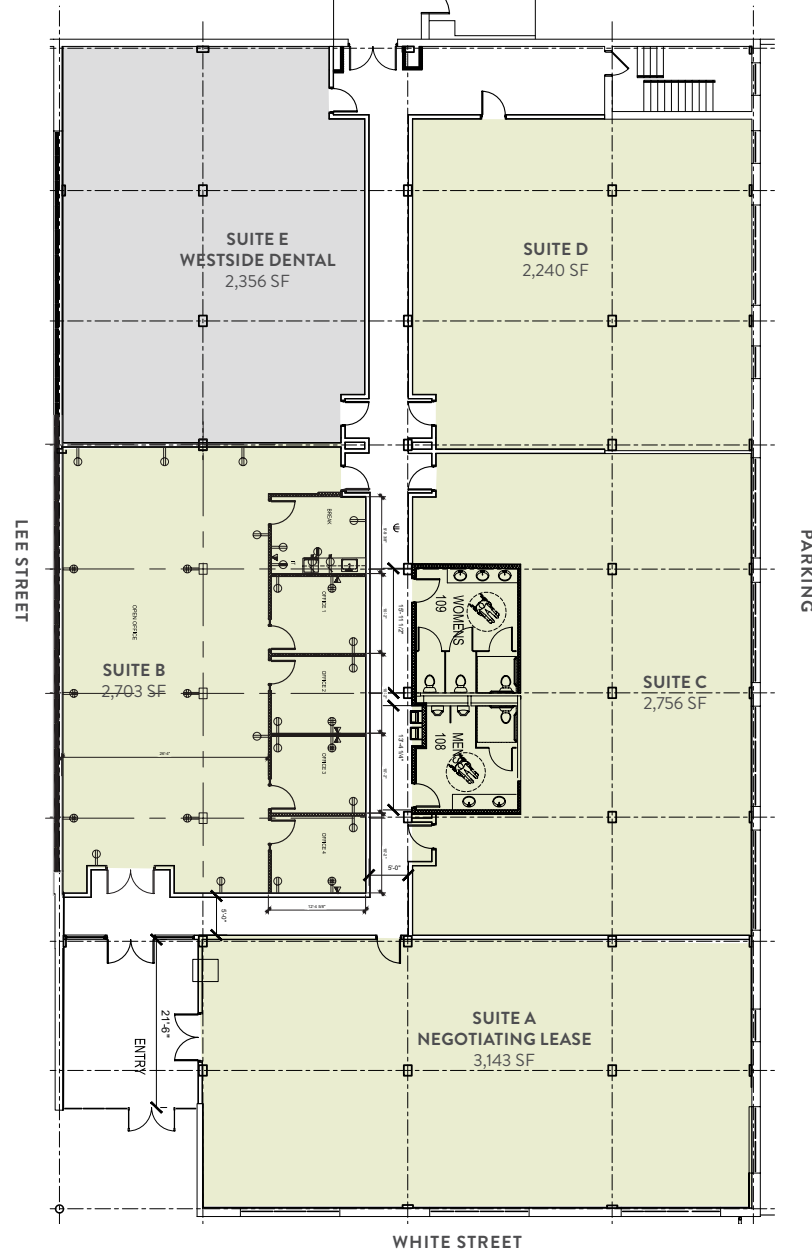
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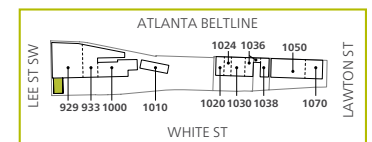
929 BUILDING A2

LEE + WHITE
929 LEE STREET + 1000 – 1070 WHITE STREET



Available

Existing Tenant



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1000 BUILDING



THE ATLANTA BELTLINE - BELTLINE MULTI-USE TRAIL

LEE + WHITE
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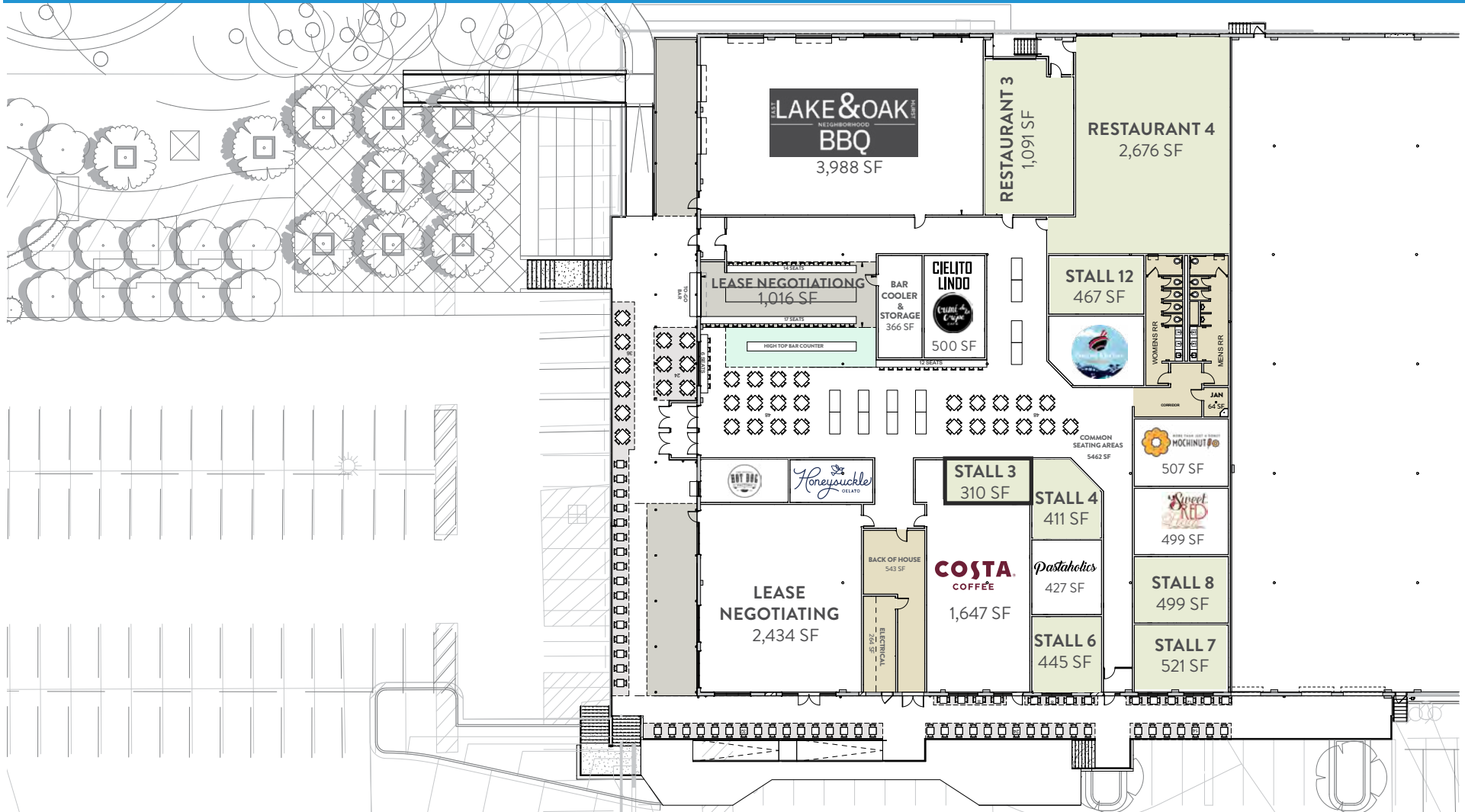
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FOOD HALL

LEE + WHITE
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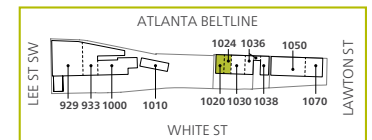
THE ATLANTA BELTLINE - BELTLINE MULTI-USE TRAIL



WHITE STREET

+ More than 875 surface parking spots

Available Existing Tenant



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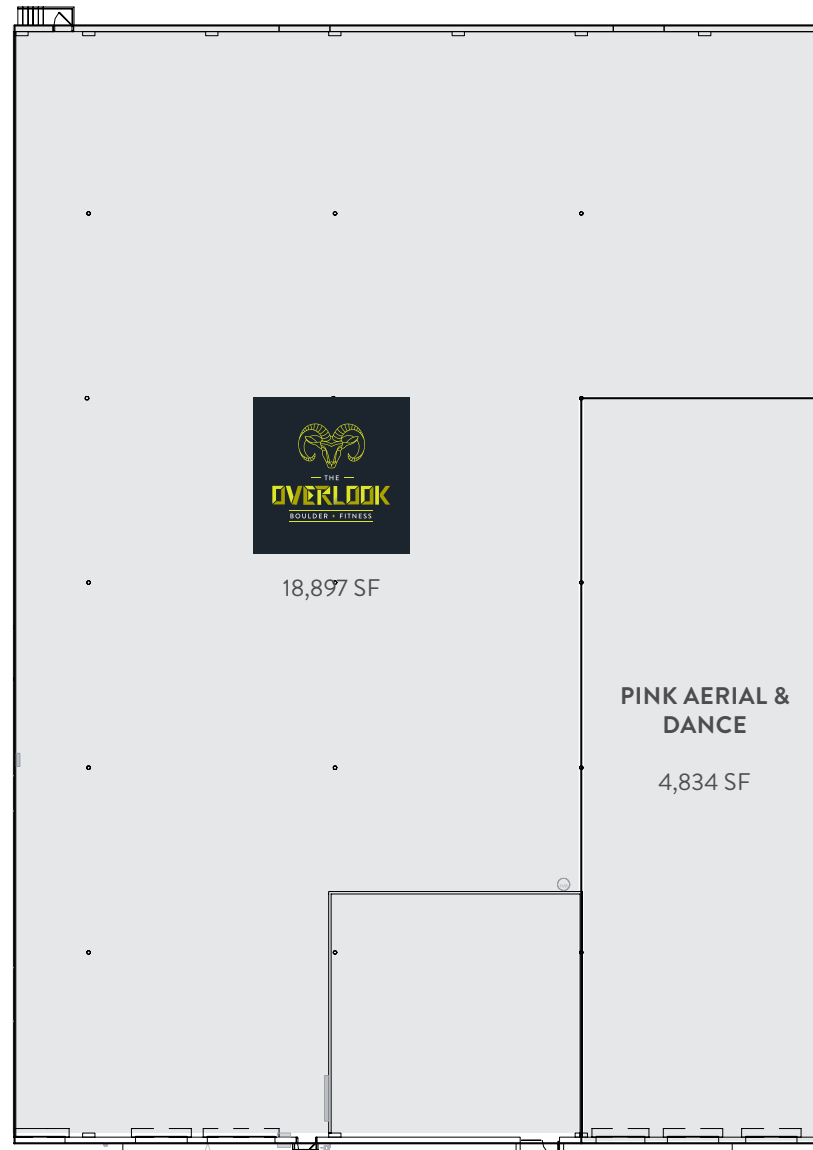
Ackerman Retail

1030 BUILDING - SUITE B

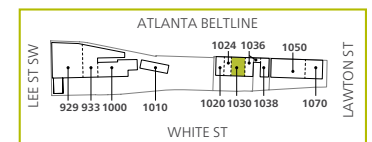
LEE + WHITE
929 LEE STREET + 1000 – 1070 WHITE STREET



THE ATLANTA BELTLINE – BELTLINE MULTI-USE TRAIL



Available Existing Tenant



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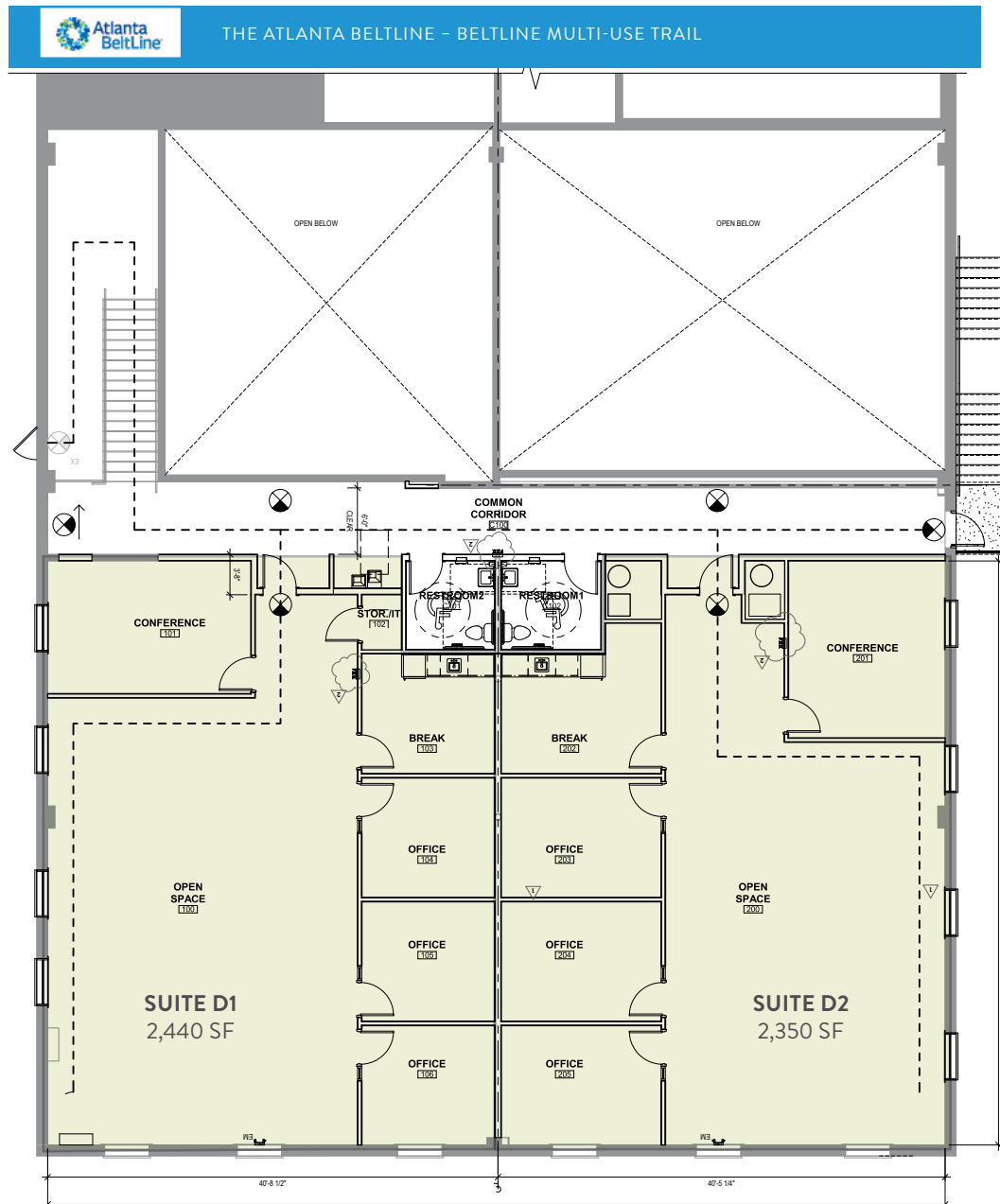
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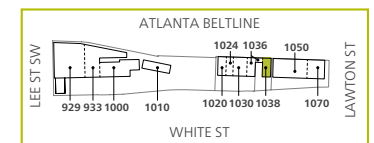
1038 BUILDING - SUITE D

LEVEL 2

LEE + WHITE
929 LEE STREET + 1000 - 1070 WHITE STREET



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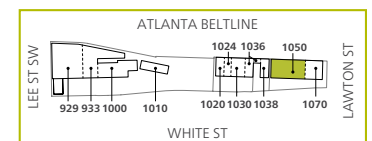
1050 BUILDING

LEE + WHITE
929 LEE STREET + 1000 - 1070 WHITE STREET



+ More than 875 surface parking spots

Available Existing Tenant



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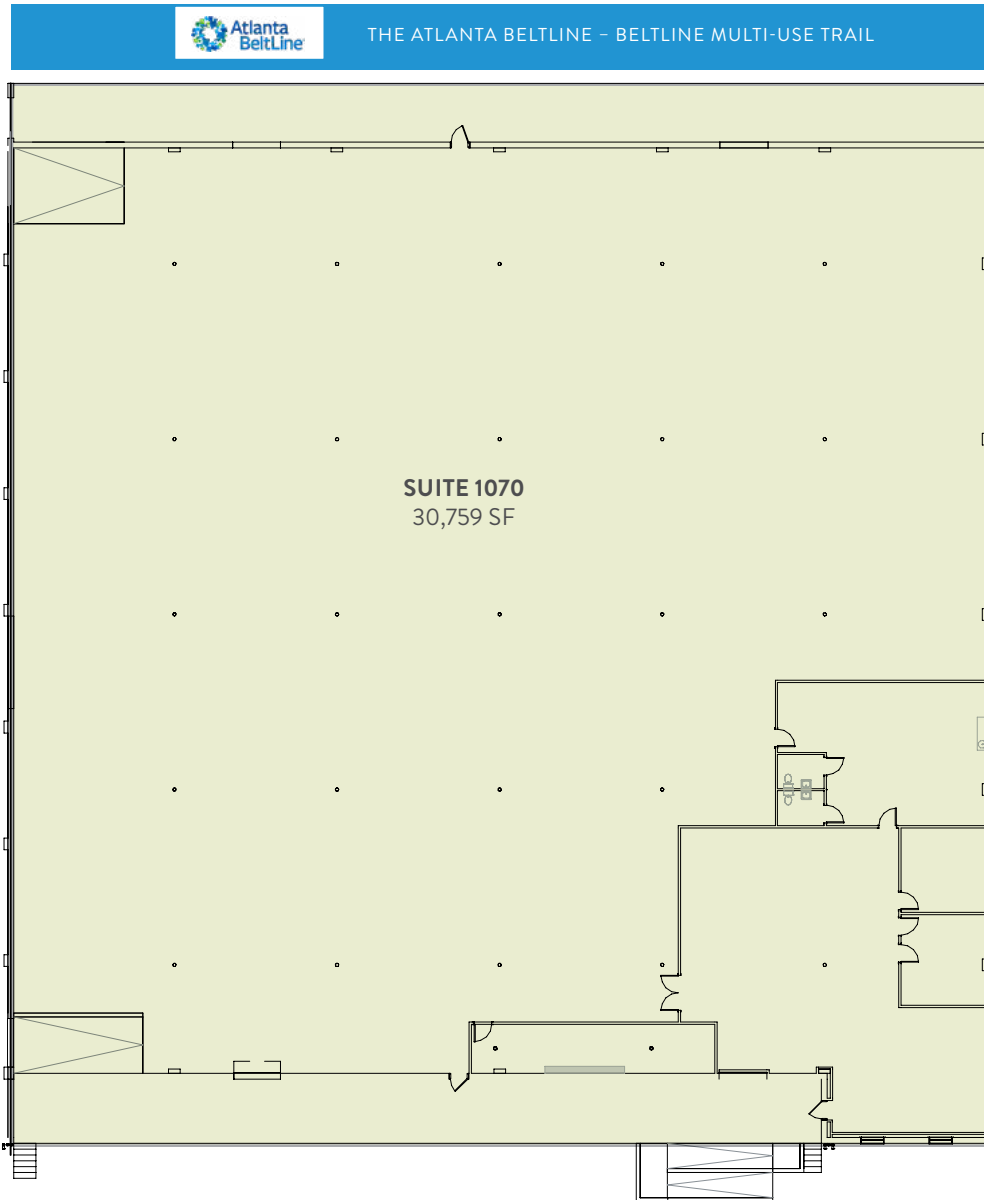
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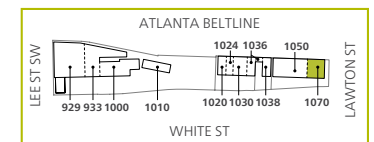
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1070 BUILDING

LEE + WHITE
929 LEE STREET + 1000 – 1070 WHITE STREET



 Available  Existing Tenant



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POP-UP RETAIL CONTAINER

LEE + WHITE | ATLANTA, GA

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LEE+WHITE

OUR HISTORY & TENANTS

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WAKEFIELD

mdh

FROM WAREHOUSING DISTRICT TO ENTERTAINMENT DESTINATION



REVITALIZING WHILE RECOGNIZING HISTORY

Then and Now

Constructed in the 1950s and 1960s, the industrial buildings of Lee + White started out as bustling production, packaging and distribution facilities serving regional grocery stores. The rail line adjacent to the property was a major catalyst establishing Lee + White as one of Atlanta's most active warehousing districts.

Fast forward to 2013: a \$43-million grant is announced to fund the 3-mile Atlanta Westside BeltLine Trail. Completed in 2017, the paved multi-use pedestrian trail is a hub for recreation and exercise, also providing a direct entrance/exit at Lee + White.

Redevelopment of the property began in 2015 as part of an ambitious adaptive re-use project that soon attracted food and beverage tenants including Monday Night Brewing, Wild Heaven Beer, ASW Exchange, Honeysuckle Gelato and Doux South Pickles. Today, Lee + White is one of Atlanta's go-to entertainment destinations with an exciting mix of restaurants, breweries, distilleries, retailers, food manufacturers, event spaces and other businesses.





THE TRANSFORMATION CONTINUES

Lee + White has emerged as one of Atlanta's most exciting mixed-use destinations. The redevelopment of the West End community's former "Warehouse Row" showcases a mix of cutting-edge breweries, restaurants, retailers and food manufacturers. Ackerman & Co. and MDH Partners are excited to begin the next phase in the transformation of Lee + White, a model of adaptive re-use development.

With a focus on contributing to the growth and energy of Atlanta's historic West End, the next chapter in the Lee + White redevelopment will diversify the project's offerings to further broaden its appeal. The next phase of the property's transformation offers tenants the opportunity to be a part of new developments including a food hall, unique retail spaces and creative loft offices.

The ongoing redevelopment will continue in a spirit that recognizes the West End's rich history while seeking community input to create an authentic urban experience. This development philosophy will expand an already diverse roster of tenants who are proud to be a part of the West End community and one of Atlanta's trendsetting mixed-use developments.





ABOUT THE TENANTS

LEE + WHITE



Monday Night Brewing produces award-winning beers that can be found in restaurants, bars and markets across the Southeast. At Lee + White, The Garage is Monday Night Brewing's second brewery, and is home to barrel-aged sour beers and experimentation. The Garage pours year-round, small batch and seasonal beers on tap, offers the DAS BBQ food truck and hosts an assortment of events (approximately 200 in 2019).



Following the success of its first Atlanta whiskey distillery, ASW Exchange opened a West End location, featuring a barrel house, bar and tasting room. ASW offers varieties of bourbon, rye, single malt-whiskey, double-malt whiskey and more.



Boxcar At Hop City was born out of a passion for food and beer. The restaurant offers a menu of familiar food with variety of regional twists. With a rotating 28-tap draft list from Hop City's cellar of amazing beer – and a deep wine and cocktail list to match – Boxcar aims to provide the ideal pairing to make your meal memorable.



Both a brewery and full-service restaurant, Best End Brewing Co. specializes in Southeast coastal cuisine, offering a combination of raw bar, fresh seafood, small plates and family-style meals. The 20-barrel and three-barrel brewing systems produce a variety of ales, pilsners, porters, lagers, IPAs and sours offered on tap in the bar.



Resurgence is a group of Atlanta United FC supporters that prides itself on the love of the game and the city. This group works hard to maintain a grassroots love of the game, united for the sole purpose of supporting the Atlanta United Major League Soccer (MLS) club, which won one the MLS Cup in 2018.



Doux South is the creation of Atlanta farm-to-table chef Nick Melvin, who has been pickling since his childhood in New Orleans and throughout his professional culinary career. Every product Doux South offers is hand packed with pride at their Lee + White production kitchen.



Cultured South is the first-of-its-kind taproom and retail store, operating as a kombucha tasting room, brewery, shop and research and development kitchen. Brewmaster Melanie Wade brews flavor combinations such as peach ginger, lavender lemonade and strawberry mint, now sold at more than 100 Kroger and Whole Foods markets.



Carbice produces multi-functional material solutions from Carbice® Carbon that set the standard for performance, reliability, and low-cost assembly within the world's most important electronic, energy, and industrial products.



Founded by acclaimed Chefs Todd Richards & Joshua Lee, L&O BBQ intends to bring neighborhoods together. Chefs Richards & Lee have a combined 40+ years in the hospitality business, working in celebrated kitchens together for over 5 years. Both Chefs live locally with their families.

ABOUT THE TENANTS

LEE + WHITE



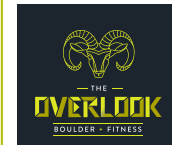
MacStadium is a provider of enterprise-class Apple Mac infrastructure for systems. Whether it's a Mac cloud for large-scale CI/CD or testing an iOS app for a single Mac, MacStadium offers comprehensive solutions for Mac development requirements.



The fourth location of the popular beer and wine seller, the Lee + White location offers an outstanding variety of beers and wines for sale, and countless beers on tap. Guests can also head upstairs to Boxcar for a delicious appetizer or meal.

PLYWOOD

Funded by the non-profit organization's events and donors, Plywood People provides social entrepreneurs, creatives and non-profit leaders with content, curriculum and community as they launch and sustain their endeavors.



Proudly opening their first gym in their hometown of Atlanta at the Lee + White development, the Overlook Boulder+Fitness will offer world-class indoor rock climbing, providing a challenging and fun experience for people of all ages and fitness levels.



In addition to the brewery, the West End location features a large taproom, two private event spaces, and a 12,000-square-foot patio and lawn overlooking the Beltline. FINA, Wild Heaven's restaurant, cooks up Latin fare including tacos and flatbreads.



Golda founder Melanie Wade debuted her family's kombucha recipe in 2013 at local farmer's markets and by 2017 Golda was sold in over 100 Kroger locations. Golda's kombucha taproom and brewery at Lee + White is the very first of its kind in Georgia and only the third in the southeast.



Operating a production facility at Lee + White, Honeysuckle Gelato sells its gelato at restaurants and local grocers across the Southeast. They also have brick-and-mortar locations at Ponce City Market in Atlanta, Optimist Hall in Charlotte and Pinewood Forest in Fayetteville, GA. Planned locations include Fenton in Cary, NC and Revel in Duluth, GA.



The Atlanta BeltLine Path Force is a dedicated unit of the Atlanta Police Department that patrols the Atlanta BeltLine's trails, as well as adjacent parks and neighborhoods.



FOR LEASING INFORMATION

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