



ECHO
ST. WEST
ATL

RESTAURANT & RETAIL



SRS

LINCOLN
PROPERTY
COMPANY

We're at the

EPICENTER OF IT ALL

ECHO
ST. ATL

1.5 MILES WESTSIDE PARK AT
BELLWOOD QUARRY

1 MILE MICROSOFT 90+
ACRE CAMPUS

WESTSIDE
BELTLINE CONNECTOR

ATLANTA
BELTLINE TRAIL

ATLANTIC
STATION

2 MILES

MIDTOWN
CBD

2.5 MILES

GEORGIA
TECH

0.5 MILES

2 MILES GEORGIA WORLD
CONGRESS CENTER

2 MILES STATE FARM
ARENA

2 MILES THE GULCH

1.5 MILES MERCEDES BENZ
STADIUM

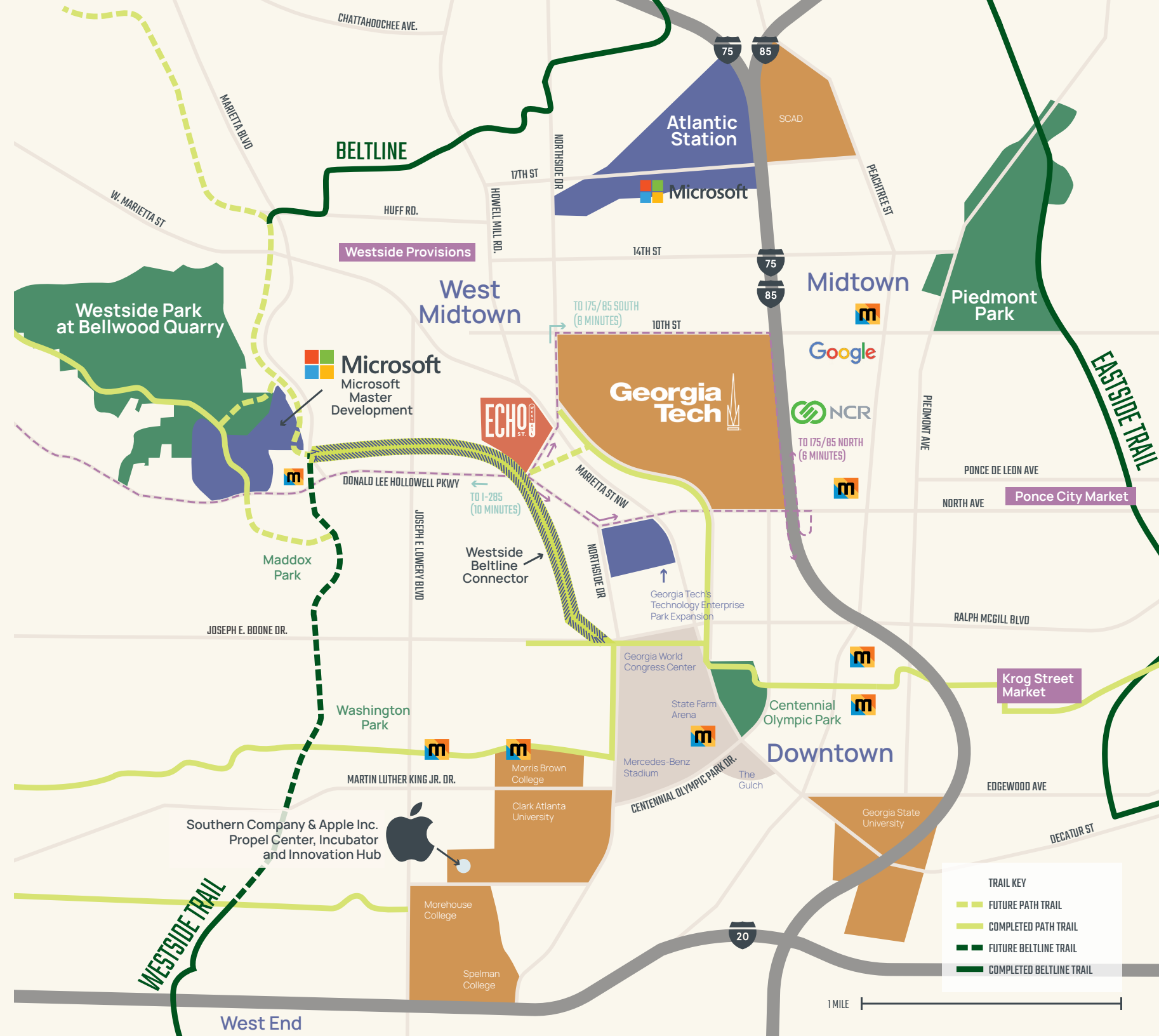
2.5 MILES ATLANTA UNIVERSITY CENTER
MOREHOUSE, SPELMAN, CLARK ATLANTA, MORRIS BROWN

Find us at the intersection of

TECHNOLOGY + COMMUNITY

It's more than a modern workspace— it's a part of one of Atlanta's most storied neighborhoods; a community we're very proud to be a part of.

Location is everything...but so is culture, and Atlanta has one to brag about. Since acquiring this property, we have worked with local leaders and non-profit organizations to think of ways that we can preserve the neighborhood values - in and around the English Avenue and Westside communities to celebrate the history and give back to the people that make this city so special.



ATLANTA UNIVERSITY CENTER, SOUTHERN COMPANY AND APPLE, INC.

Southern Company and Apple have partnered with educators and community stakeholders to launch the Propel Center, a new digital learning hub, business incubator, and global innovation headquarters in Atlanta, Georgia for students of HBCUs.

BELTLINE

The Atlanta BeltLine is the most comprehensive revitalization effort ever undertaken in the City of Atlanta and among the largest, most wide-ranging urban redevelopment and mobility projects currently underway in the United States.

MICROSOFT MASTER DEVELOPMENT

90+ acre master planned mixed-use development recently purchased by Microsoft located just over a mile away from ESW.

GEORGIA TECH

Georgia Tech offers the #2 annualized ROI in higher education in the nation with enrollment of over 36K students and is under a mile away.

WESTSIDE PARK AT BELLWOOD QUARRY

Just over one mile away is the new 26.5 million Westside Park, home to Atlanta's largest greenspace at over 280 acres. Upon completion, the park will connect the Proctor Creek Greenway and the Chattahoochee corridor with the BeltLine.



UNMATCHED ACCESS

0.5 MILES

(Less than 0.5 miles) GA Tech, West Midtown CBD, Westside Connector Trail

1.0 MILE

MARTA Bankhead Station, Atlanta Westside Beltline Trail, Microsoft Master Development, Westside Park at Bellwood Quarry

1.5 MILES

Atlantic Station, Mercedes-Benz Stadium, Georgia World Congress Center, State Farm Arena, AUC

Located at the intersection of 2 four-lane state highways providing unparalleled access from all directions.

As a crossroads of culture, commerce, and creativity, this Village of Ideas is united with the best of downtown Atlanta via major roadways, pathways, and public transit—including sitting directly on the BeltLine and shuttles to MARTA.



Atlanta, GA



300_k

SF OFFICE

50_k

SF RETAIL

292

RESIDENTIAL UNITS

16_k

SF EVENT SPACE

20_k

SF ARTIST +
MAKER SPACE

6.5

ACRES OUTDOOR, REC, +
ENTERTAINMENT SPACES

Where life
unfolds

Echo Street West is the thoughtful response to a modern lifestyle, rooted in Atlanta's Westside.

A curated blend of retail and dining experiences that spill out onto the Westside BeltLine Connector trail surrounded by state-of-the-art office spaces, providing unparalleled connectivity to the rest of the city.



745 & 765 ECHO



PHASE I

BELTLINE RETAIL

- A **Retail Space:**
50,000 SF of restaurant and retail spaces along the BeltLine

BELTLINE ACTIVITY

Ample outdoor dining opportunities directly along the Westside Connector trail

Retail that directly engages with high energy pedestrian traffic

RETAIL & TENANT AMENITY SPACE

- B **F&B:**
4,023 SF chef-driven F&B space with outdoor patio
- C **Fitness Plaza:**
5,000 SF commercial gym and fitness plaza opportunity



PHASE I

STREET PARKING

- 24 spaces On street parking spaces (phase I)

OFFICE DECK

- 90 spaces Entire deck available after office hours.
Valet available

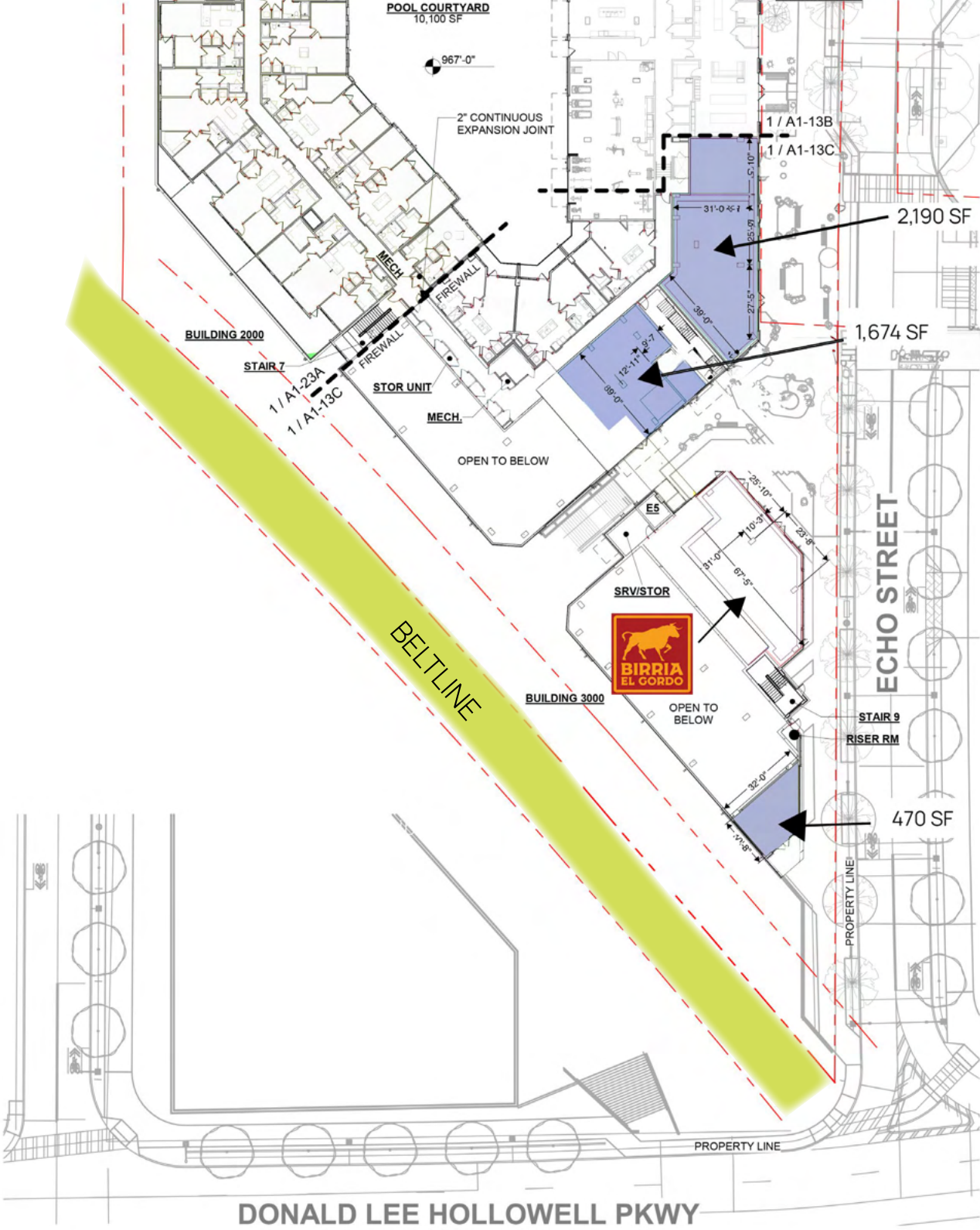
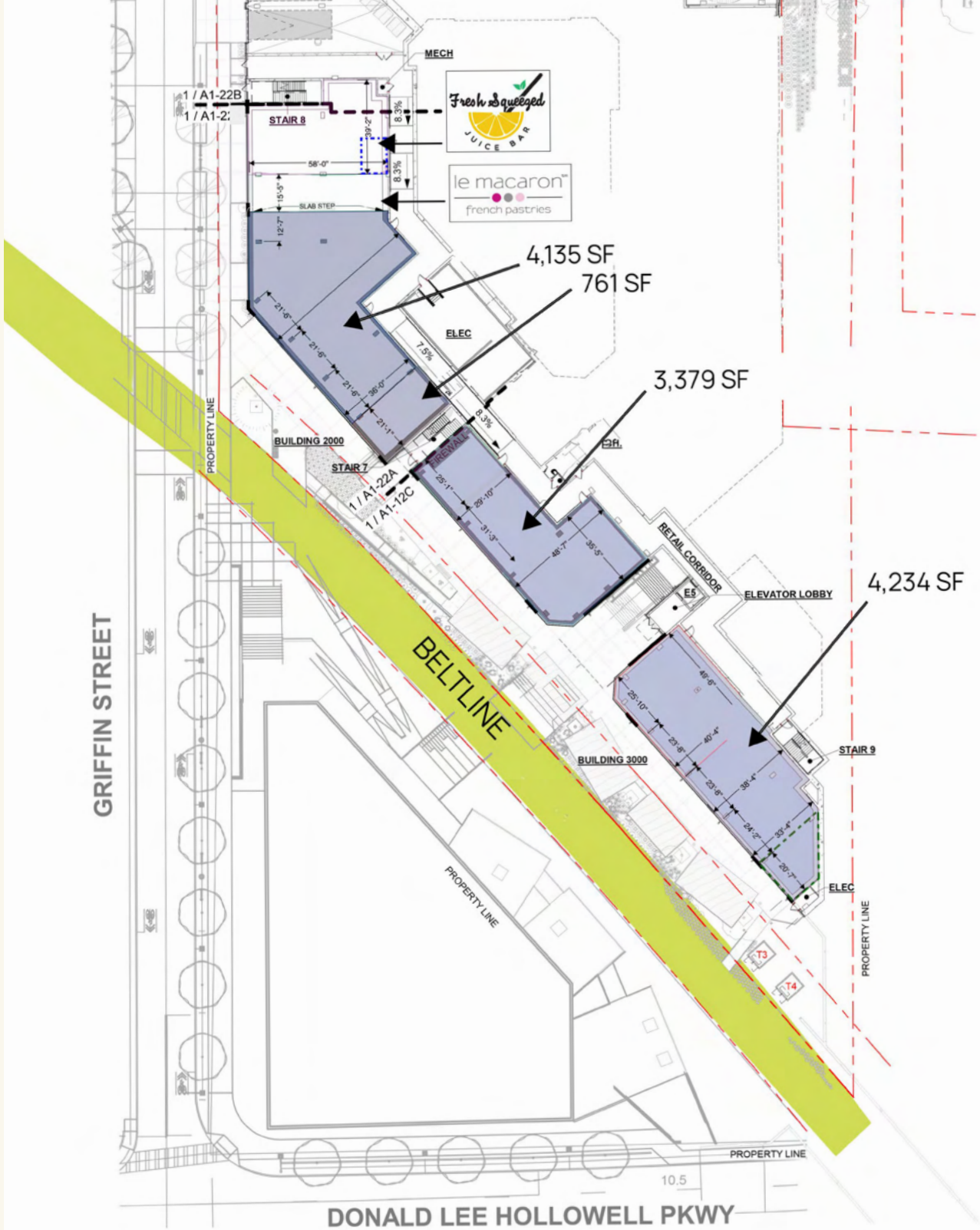
MULTIFAMILY DECK

- 50 spaces Dedicated retail spaces in below-ground covered parking deck shared with multifamily

WESTSIDE MOTOR LOUNGE

- 49 spaces Surface parking spaces

BELTLINE



ECHO STREET

ACTIVATIONS + AMENITIES

Our unique mix of uses at Echo Street West was strategically designed to enhance the customer experience.

70k SF OF INDOOR/OUTDOOR
EVENT, ARTIST, AND F&B
SPACE



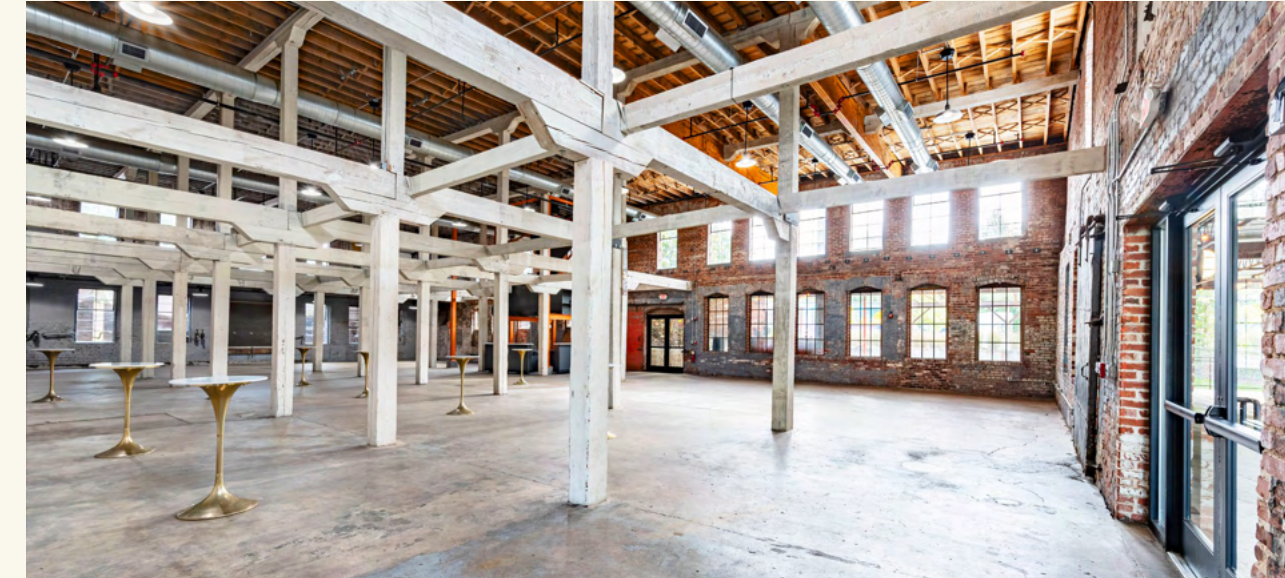
RETAIL + DINING

Tenants can enjoy our Westside Motor Lounge- an outdoor event space and food truck oasis tucked in the front pocket of ESW.



ART SPACES

Guardian Studios is an art gallery and maker space located just steps behind our office building, providing tenants with a trove of creative inspiration.



ADAPTIVE VENUE SPACE

Guardian Works adaptive reuse venue space is Atlanta's newest Westside venue. The 13,000-square foot event space can comfortably accommodate 1,200 guests.



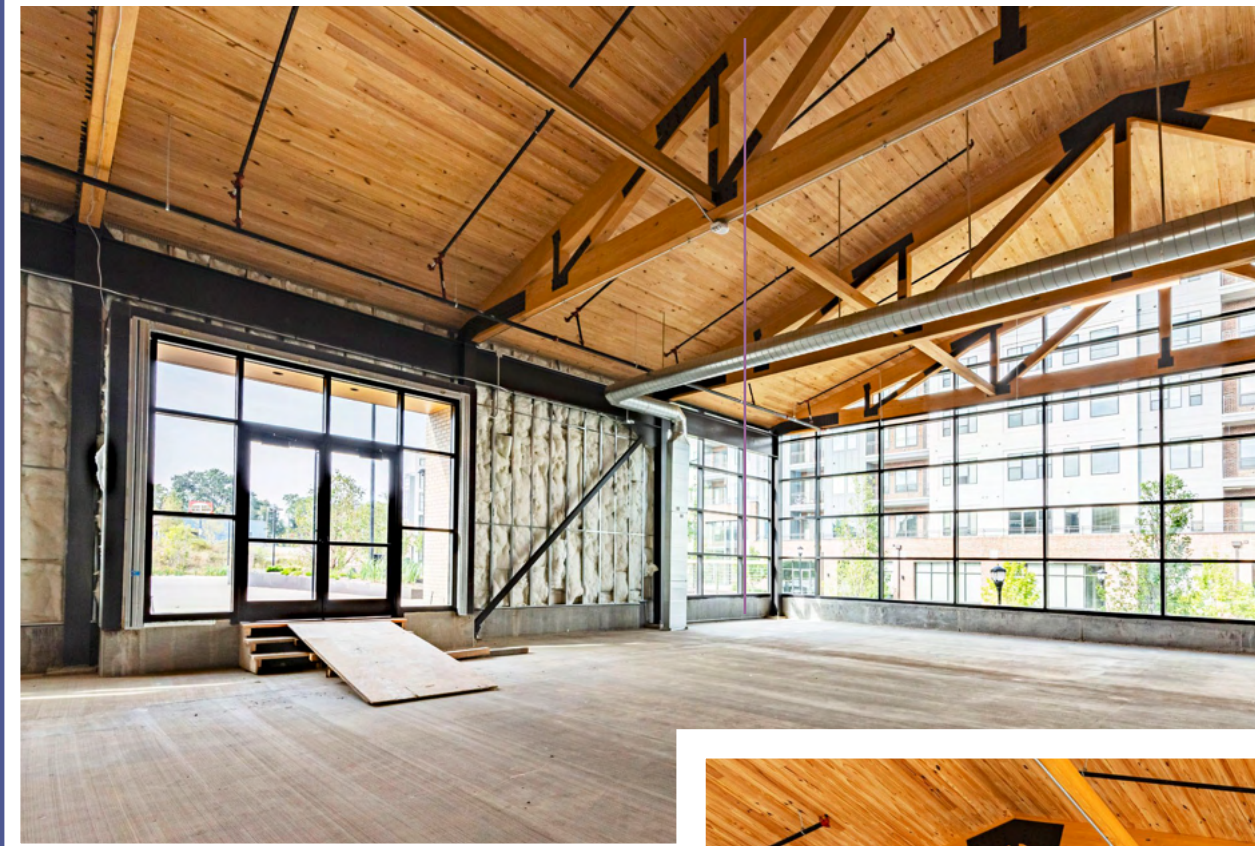
ECHO ST. WEST ATL



CHEF-DRIVEN RESTAURANT

4,023 SF

Restaurant space with large outdoor patio adjacent to 3,000 SF tenant amenity center that can be utilized for private events.



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LIVE-IN COMMUNITY

*Vibe @ Echo Street West has
292 Multifamily units running
directly along the Beltline trail.*

292

MULTIFAMILY
UNITS

VIBE

AT ECHO STREET WEST



ECHO ST. ATL

For Information on Restaurants & Retail, Contact

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