



Presented By:

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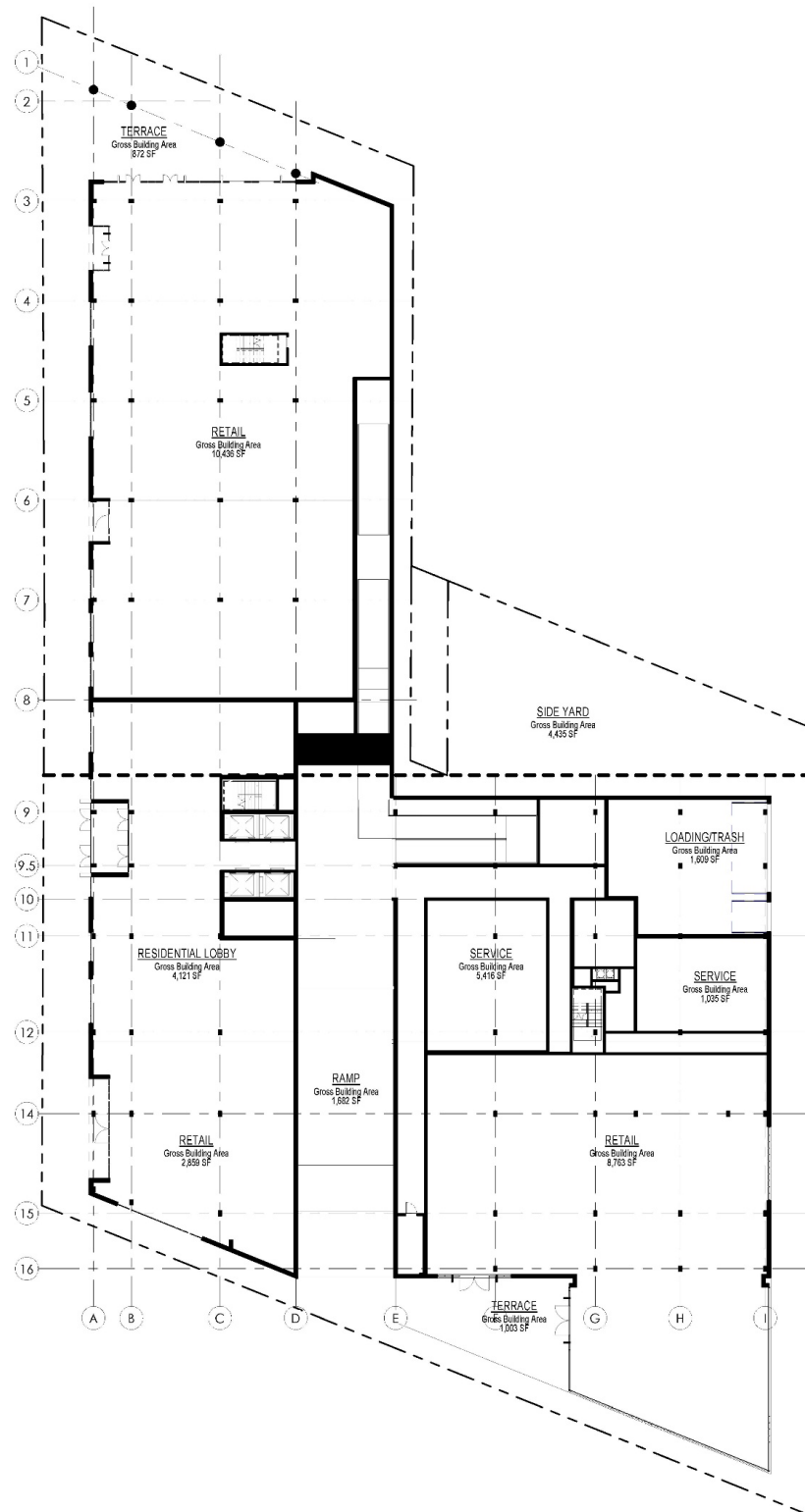
10TH & HOWELL MILL

MARKET: Atlanta, Georgia

ADDRESS: 975 Howell Mill Road

DATE: March 2022

Building Layout



Building Details

- The project will be 488,714 SF constructed as a type 1 reinforced concrete building scaled to sixteen stories over a five-level above grade parking deck.
- The ground floor contains a 3,200SF residential lobby and retail suites totaling 22,060 SF.
- 24,000 SF (75 SF / unit) of amenity space including:
 - Aqua Lounge,
 - Fitness Center,
 - Pool Deck Sky Lounge
 - Rooftop Deck
- The building will have 1.36 Parking Spots per Resident
- 15' Clear Heights
- Suite 1 will total 10,436 SF
- Suite 2 will total 2,859 SF
- Suite 3 will total 8,763 SF

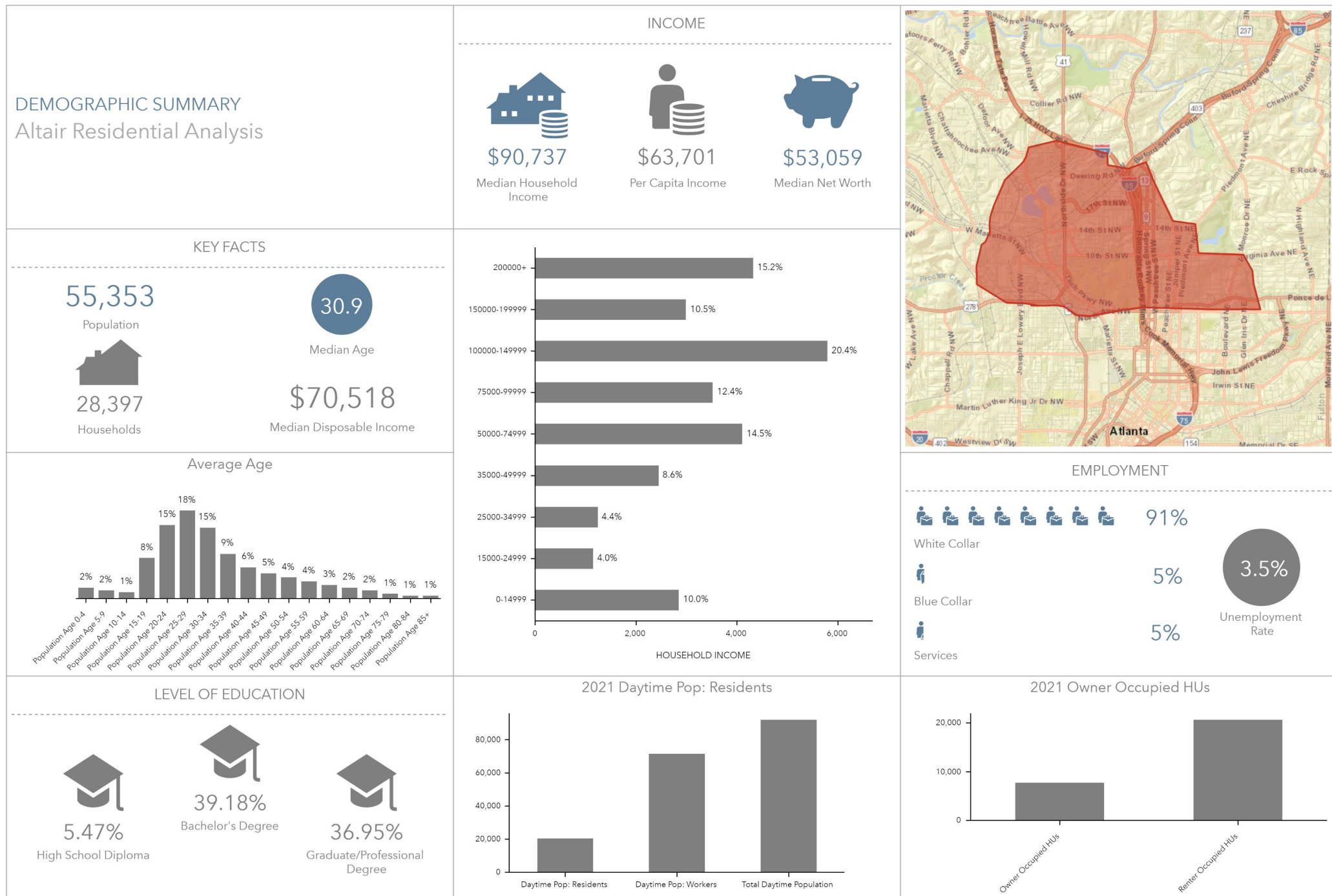
Rendering



Neighborhood Map



Demographics



Why West Midtown ?

- The site is located in the heart of West Midtown, a micromarket rapidly attracting young professionals by providing excellent accessibility to surrounding submarkets, a vibrant nightlife, and an amenity-heavy neighborhood.
- West Midtown functions as the more affordable option within Greater Midtown, supporting a younger demographic that values accessibility, proximity to occupational hubs, and an energetic neighborhood.
- West Midtown has grown to become one of the most desirable neighborhoods in the Atlanta MSA. With an abundance of Atlanta’s finest restaurants and art centers, the amenity heavy area attracts young professionals. The micro market has experienced similar office growth with 5,000,000 SF of existing Office and 1,000,000 SF proposed or under construction.
- The site has excellent accessibility to Atlanta’s major employment hubs and entertainment destinations. The drive times are listed below:
 - Midtown (5 Min)
 - Buckhead (15 Min)
 - Downtown (10 Min)
 - Future Microsoft Campus (10 Min)
 - Georgia Tech (2 Min)
 - Westside Provisions (1 Min)
 - Mercedes Benz Stadium (5 Min)
 - Ponce City Market (12 Min)
 - Tech Square (5 Min)
 - Atlantic Station (5 Min)

