



ARMOUR YARDS

This is Armour Yards.
**A transformative creative
office community with
authentic spaces designed for
A-list office users and locally
renowned retailers.**



Welcome to Armour Yards.

Known for its pleasantly caffeinated mornings and happy hour hot spots, the origin of Armour Yards dates back to the early 1900s.

The former railcar fleet yard of one of America's biggest shippers Armour and Co., Armour Yards maintains its industrial area charm with remnants of a mid-century past.

Now home to a growing pool of Atlanta businesses with a shared love of great local coffee, talent, barbecue, beer and spirits — beyond brick walls and exposed ceilings, we're open for ideas at Armour Yards.

And for us, it's really as simple as that.



Work amidst Atlanta mainstays such as —



East Pole Coffee

Directly across the street serving up delicious coffee of all shapes and sizes, light bites and room to spread out and catch up or get down to work. Try the iced coffee.



SweetWater Brewery

Cold year rounds, seasonals and limited release beer, this is an Atlanta destination for good times and entertainment in just a one minute stroll. Free live music on the patio every Sunday!



ASW & The Stave Room

The Creators of the 1st Straight Bourbon distilled in ATL since Prohibition are only a few steps away. Swing by for a late afternoon cocktail.



Capella Cheese

A modern cheese shop featuring artisanal foods from around the world plus charcuterie and wine.



Painted Pickle

Atlanta's high-end pickleball "compeatery" gaming and entertainment venue - a place to compete, eat, drink, and be social!

195

199

255

251

279

Settle into the District



120 Ottley



165 Ottley



225 Ottley



255 Ottley



255 Ottley

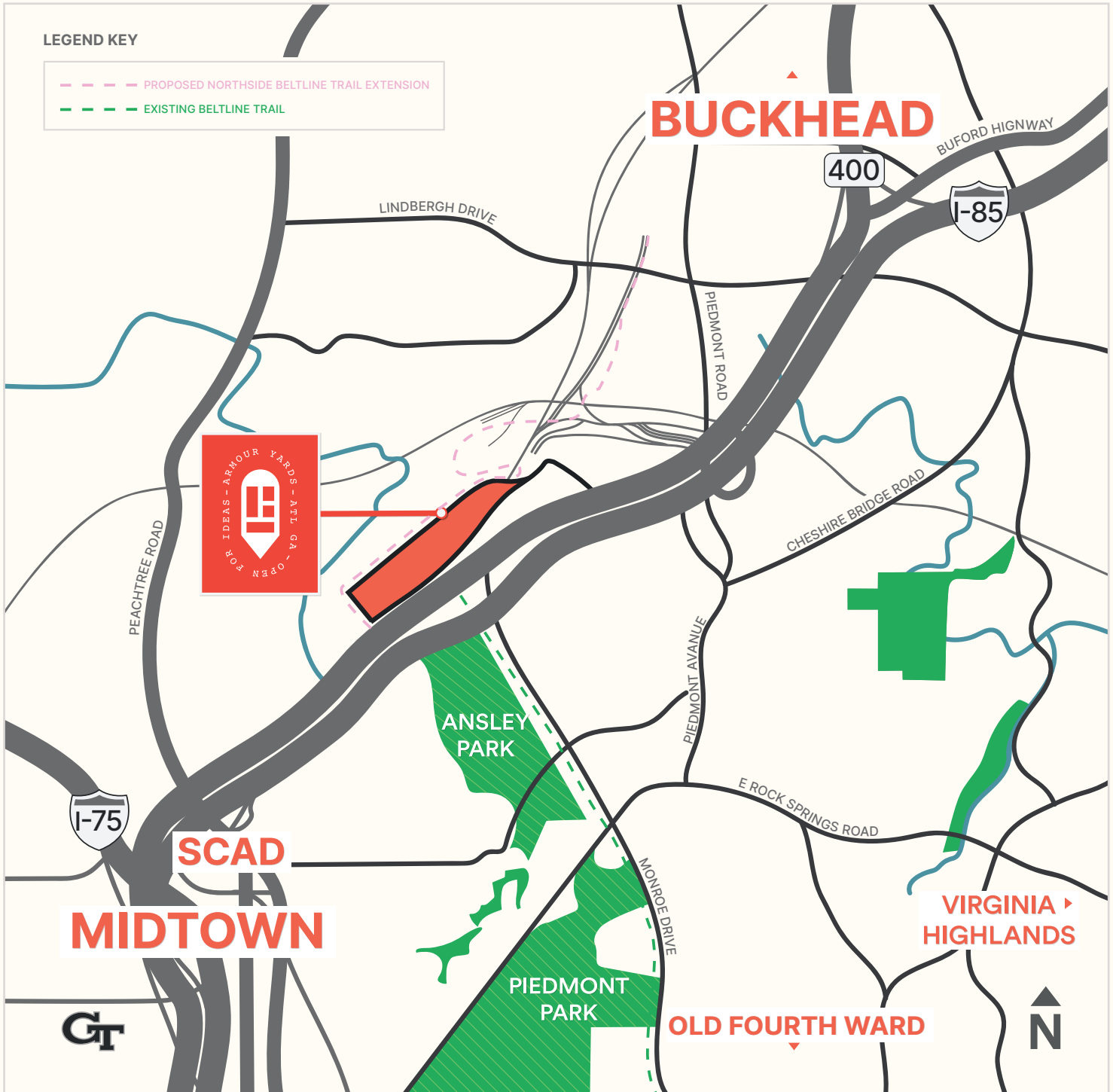


251 Armour

Your home away from home.

Centrally situated between Buckhead and Midtown, Armour Yards offers direct access to I-85, I-75, GA 400 and Path 400 trails.

Adjacent to the ongoing BeltLine extension, Armour Yards empowers you to work in a location that pushes you forward.





Piedmont Park



Atlanta BeltLine



SweetWater Brewing Co.

A sea of Atlanta staples.

Provisions.

American Spirit Works Distillery (on-site)

East Pole Coffee Co. (on-site)

Capella Cheese (on-site)

SweetWater Brewing Company (on-site)

Fat Matt's Rib Shack - 1.5 MI

Grana (Chef Pat Pascarella) - 1.5 MI

Grindhouse Killer Burgers - 1.3 MI

Holeman and Finch Public House - 3 MI

KR Steak Bar - 2 MI

Little Rey (Chef Ford Fry) - 1 MI

Nakato Japanese - 1 MI

Taqueria Del Sol - 1.8 MI

Treehouse Restaurant and Pub - 2.4 MI

Recreation.

Atlanta Track Club (on-site)

Future BeltLine Connection (on-site)

Painted Pickle (onsite)

Ansley Golf Club - 1.5 MI

Bobby Jones Golf Course - 4 MI

Piedmont Park - 2 MI

Destinations.

District Nightclub (on-site)

Ansley Mall - 1.5 MI

Atlanta Botanical Gardens - 2.5 MI

Midtown Bowl - 0.8 MI

Museum of Design Atlanta - 2.5 MI

The High Museum of Art - 2.5 MI

Armour Yards offers convenient neighborhood commutes and a vast array of Atlanta mainstays. With quality on-site amenities and quick access to diverse local eateries, wellness and entertainment destinations — discover new territory.





Painted Pickle

An irreplacable experience.

Beyond on-site amenities, talented neighbors and a coveted central Atlanta location, at Armour Yards we've taken things one step further to shape an experience unlike anything else in Atlanta.

Armour Yards is laser focused on understanding its tenants' needs, wants and interests to continually enhance campus connectivity and enjoyment for this like-minded community of self-starters.



120 Ottley Lobby



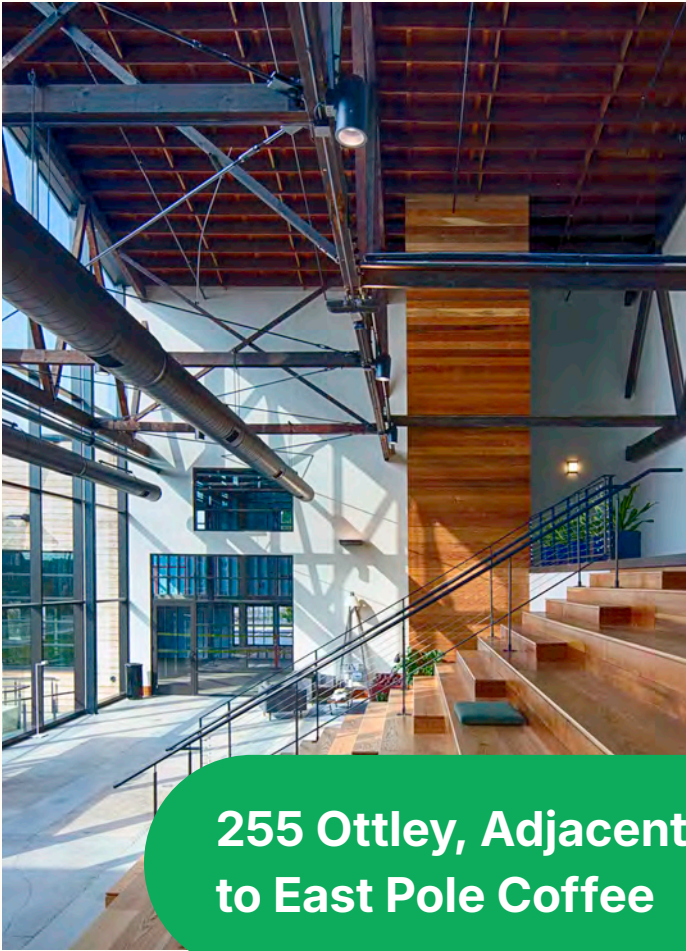
East Pole Coffee Co.



Outdoor Dine-Arounds



ASW Distillery



255 Ottley, Adjacent to East Pole Coffee



For leasing information, please contact:

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