



WESTSIDE PAPER

CONNECTING WEST MIDTOWN

Westside Paper combines 70 years of historic charm and contemporary character in West Midtown with flexible, wide-open spaces defined by huge glass windows and exposed brick walls.

The project converted a former warehouse into large format, class-A creative office space with abundant outdoor areas and a food and beverage-focused courtyard. The rich character of the site's industrial past is preserved through purposeful design and placemaking.

From people who choose to move to Atlanta's smartest neighborhood to

graduates of Georgia Tech, Emory, Georgia State, Spelman, Morehouse, Clark Atlanta, Morris Brown, and ITC, the next-generation workforce will come to West Midtown for its job opportunities and stay for its trailblazing restaurant and entertainment options.

Westside Paper is on the Atlanta BeltLine West Marietta trail extension, offering convenient access to the most comprehensive revitalization project ever undertaken in Atlanta.



MODERN, INNOVATIVE OFFICE & RETAIL SPACE



15+ acre mixed use campus with a historic feel & innovative adaptive reuse architecture



More than 41,000 square feet of flexible, outdoor office and meeting space wired for connectivity



Located adjacent to one of the country's largest data centers with direct and fast access to secure data storage



Ability to expand campus to accommodate future corporate growth



Pet friendly campus



25,000 square feet of retail, restaurant, and entertainment space



Existing 220,000 office square feet of large floorplate creative office space



3:1,000 Parking Ratio



Prime location across from King Plow Arts Center in booming West Midtown and right on the Atlanta BeltLine.



EXPANSIVE WELLNESS FORWARD CAMPUS

Future trailhead of the Atlanta BeltLine West Marietta extension. Westside Paper puts health front-and-center.



Unmatched Outdoor Space Promotes Wellness for Mind, Body and Spirit

The 15-acre in-town campus is Fitwel® Certified, providing unique wellness benefits for a health-conscious workforce.



Bike to Work

Westside Paper is within walking distance from the Howell Mill Road commercial district and easily bikeable from Georgia Tech, Midtown and other intown destinations with a dedicate bike lane.



Less than a Mile to Atlanta's largest and newest park, Westside Park

Surrounded by more than 5,713 acres of accessible trails, activated meadows and spectacular reservoir views in Atlanta's largest public park all connected to Westside Paper by the Atlanta BeltLine.

ACTIVE AND ENGAGING

Our retail and restaurant spaces are a core component of our vision, providing our workforce and the local community with places to grab a bite, try on a fresh new look, or marvel at the latest innovations. With new construction elements creating a multi-level mix of new and old construction, Westside Paper interweaves a contemporary aesthetic and functionality with the large open spaces while providing skyline views of the city.



Boxcar Betty's

Boxcar Betty's makes its Atlanta debut serving up award-winning chicken sandwiches and new takes on southern classics.

Elsewhere Brewing

Founded by co-owners Sara and Sam Kazmer, Elsewhere Brewing serves up craft beer inspired and influenced by the couple's international travels.

Ancestral Bottle Shop + Market

Female owned bottle shop specializing in agave, Mexican spirits and education.

Bar Diver

An Asian tapas restaurant from Girl Diver and Char owner Richard Tang.

El Santo Gallo

Inspired by the street tacos of Mexico City and influenced by years of experience at some of Miami's top taquerias, Chef Santiago Gomez brings both a traditional and creative taqueria experience to Atlanta.

Pancake Social

Originally opened at Ponce City Market in 2019, this all-day brunch spot serves breakfast favorites, sandwiches, cocktails, and of course, pancakes.

King of Pops

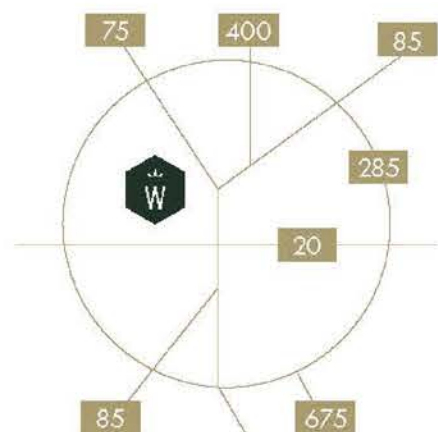
The new King of Pops bar serves frozen treats and adult beverages.





DRIVE TIMES

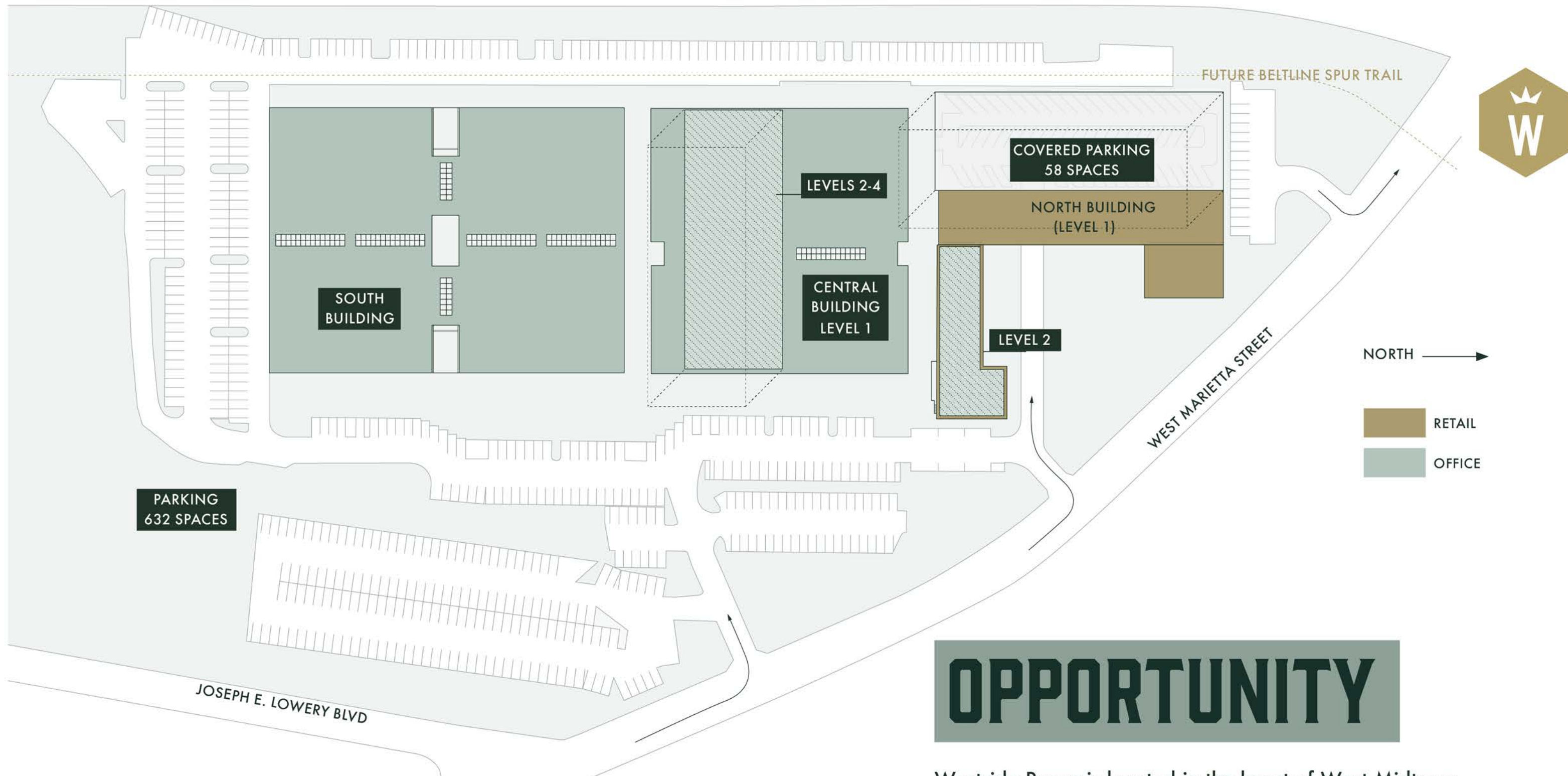
Westside Provisions	5 Min
Georgia Tech	7 Min
I-75 at 10th / 14th	8 Min
Midtown	10 Min
Downtown	7 Min
Westside Park	5 Min
Buckhead	12 Min
Hartsfield Jackson	20 Min



- Food & Beverage
- Residential
- Retail & Service
- Arts & Entertainment

IN THE CENTER OF WEST MIDTOWN





OPPORTUNITY

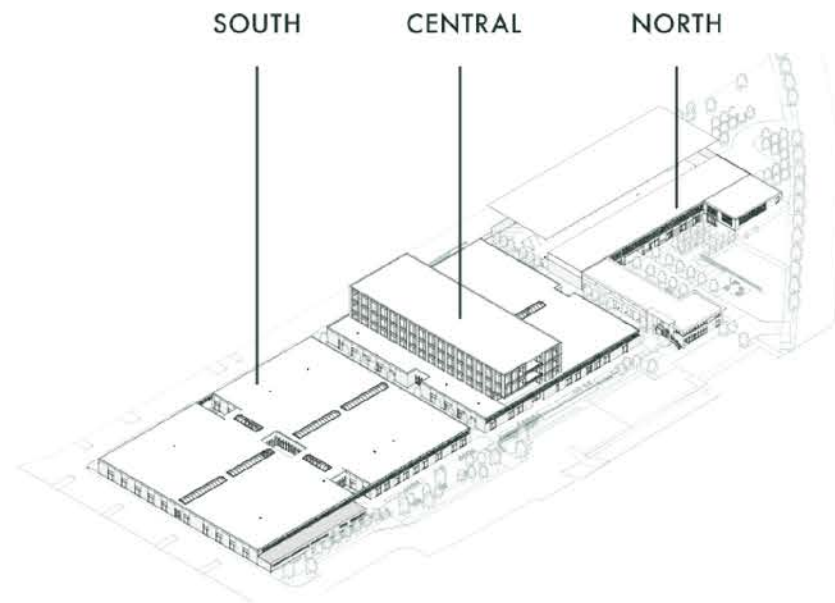
Westside Paper is located in the heart of West Midtown, Atlanta's "it spot" where everyone gathers, from discerning diners to people looking for an evening out.



DETAILS



Key Plan



TENANTS

- Boxcar Betty's
- Ancestral Bottle Shop + Market
- Elsewhere Brewing
- Girl Diver
- King of Pops
- El Santo Gallo
- Pancake Social

NOTES

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