



PORTMAN |  JLL

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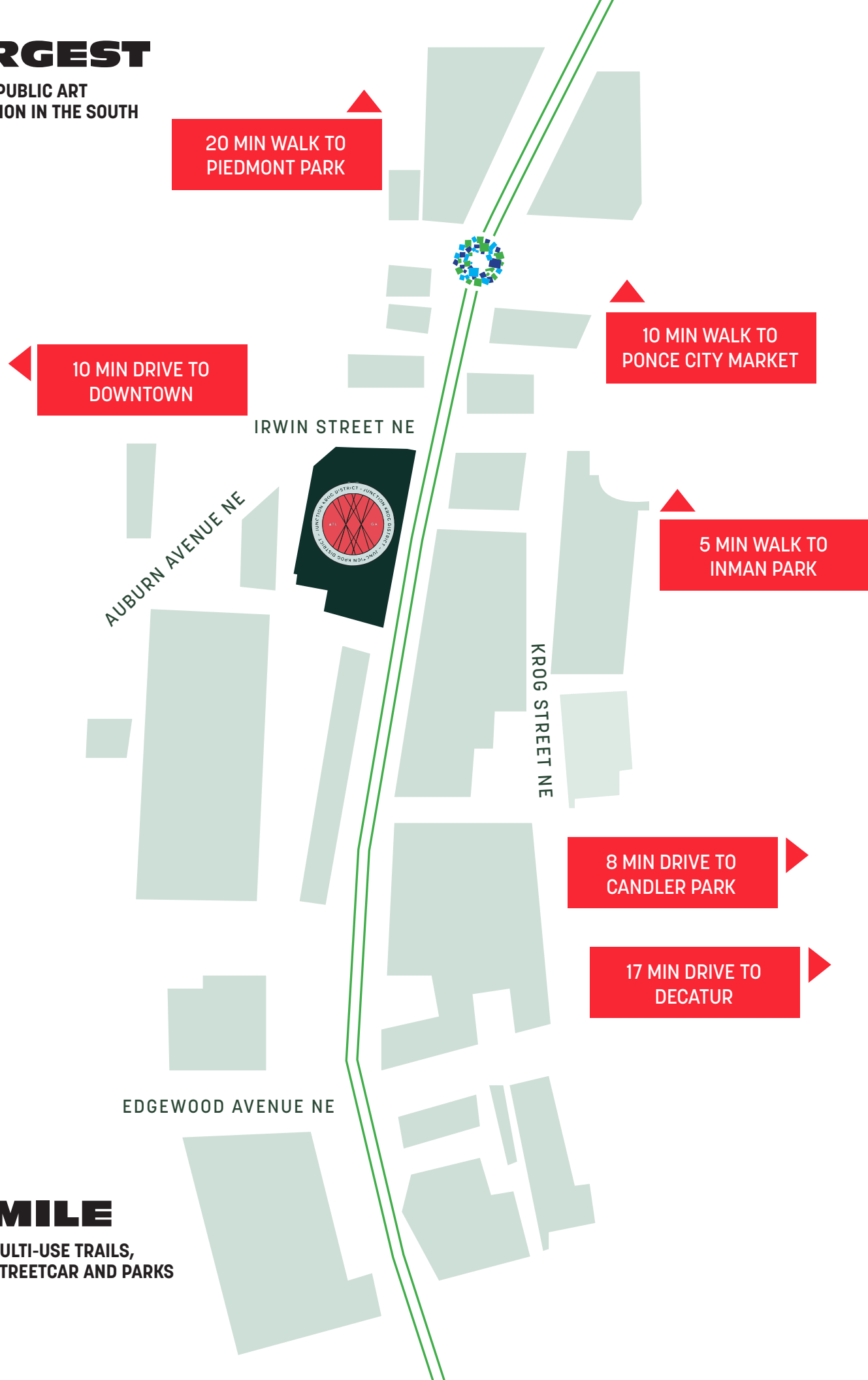


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LARGEST

OUTDOOR PUBLIC ART
INSTALLATION IN THE SOUTH



2MM
2 MILLION VISITORS
PER YEAR



The BeltLine lavishes attention on the neighborhoods where Atlanta's low-key soul resides.

- The New York Times

ATLANTA BELTLINE



RETAIL HIGHLIGHTS

Nina
& Rafi



KEVIN RATHBUN
STEAK



patagonia

Superica

GUAC & MARGYS

Ticonderoga Club



KROG DISTRICT

Krog District is brimming with life, and Junction is never far from all that makes living in Atlanta fantastic. Gritty vintage stores neighbor one of the nation's best steak restaurants, irreverent cocktail bars are just steps from spas running on exclusive French skincare, and other creative enterprises keep this historic neighborhood interesting at all hours.

That energy attracts a crowd: at any given time, Krog District is made up of roughly eight times more educated, young professional urbanites than the national average.

RETAIL HIGHLIGHTS



Bread & Butterfly



barcelona
LITTLE SPIRIT



delbar



INMAN PARK

Connected now more than ever before, Atlanta's in-town neighborhoods are the intersection of perseverance and progression. But the mix of aged brick, Victorian grace, and modern sheen melds together with a sense of inclusiveness that's reflective of its residents and visitors.

Along Inman Park's section of the BeltLine, local businesses beckon with open air dining, cocktails, and treats - a progressive, food and drink-filled way to cool off from a good bike ride.





ladybird

Kevin Rathbun Steak

LINGERING SHADE
SOCIAL CLUB
ATLANTA • GEORGIA

Jake's Ice Cream



The
MERCHANT



BELL STREET
BURRITOS

patagonia
Rowan
Outdoor
Voices
HEYDAY



- | | |
|-----------------------|---------------------|
| Superica | Yalla |
| Hop City Craft Beer | Fred's Meat & Bread |
| Little Tarte Bakeshop | Gu's Dumplings |
| Varuni Napoli | Pho-Nam |
| Makimono | Ticonderoga Club |
| Xocolatl | Ju-C Bar |
| Jeni's Ice Crea | Soul Food & Culture |
| Suzy Siu's Baos | Ole's Cuban Kitchen |
| Jai Ho | Sweet Inman's |

EVERYTHING WALKABLE

28
RESTAURANTS

8
BARS

6
COFFEE SHOPS

15
RETAILERS

7
FITNESS STUDIOS

2
GROCERY STORES

SPX ALLEY

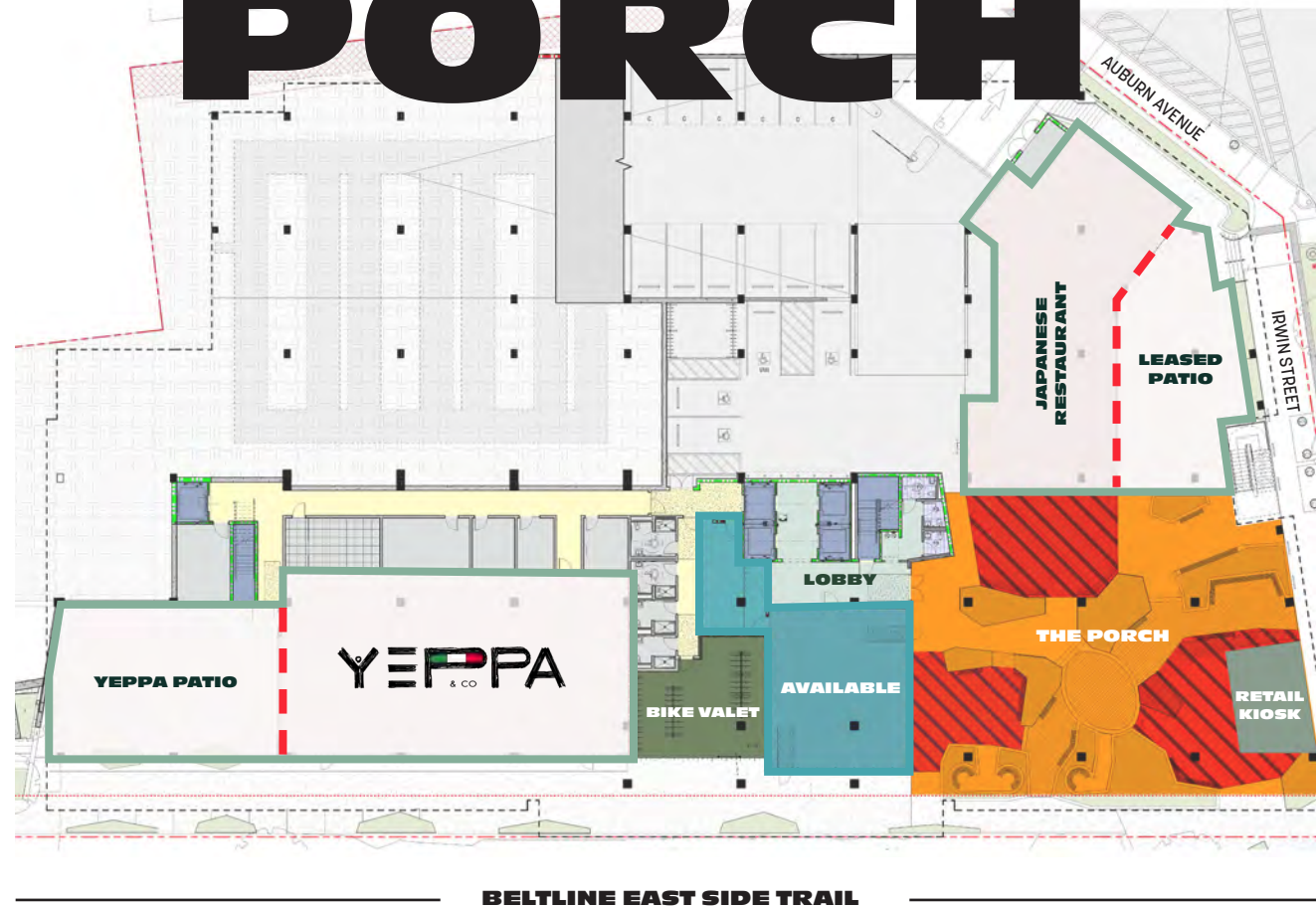
- The James Room
- Madabolic
- Pour Tap Room
- Nina & Rafi
- Akt
- Playa Bowls
- Laquer Nail Bar
- Butter & Cream
- Guac Y Margys
- Dancing Dogs Yoga
- Freedom Barber








AMMAZZA



SHAKE SHACK

THE PORCH



- | | |
|---|--|
|  LEASED RETAIL AND PATIO |  SHARED OUTDOOR SEATING |
|  THE PORCH |  LOBBY |
|  AVAILABLE SPACE |  BIKE VALET |
|  RETAIL KIOSK | |

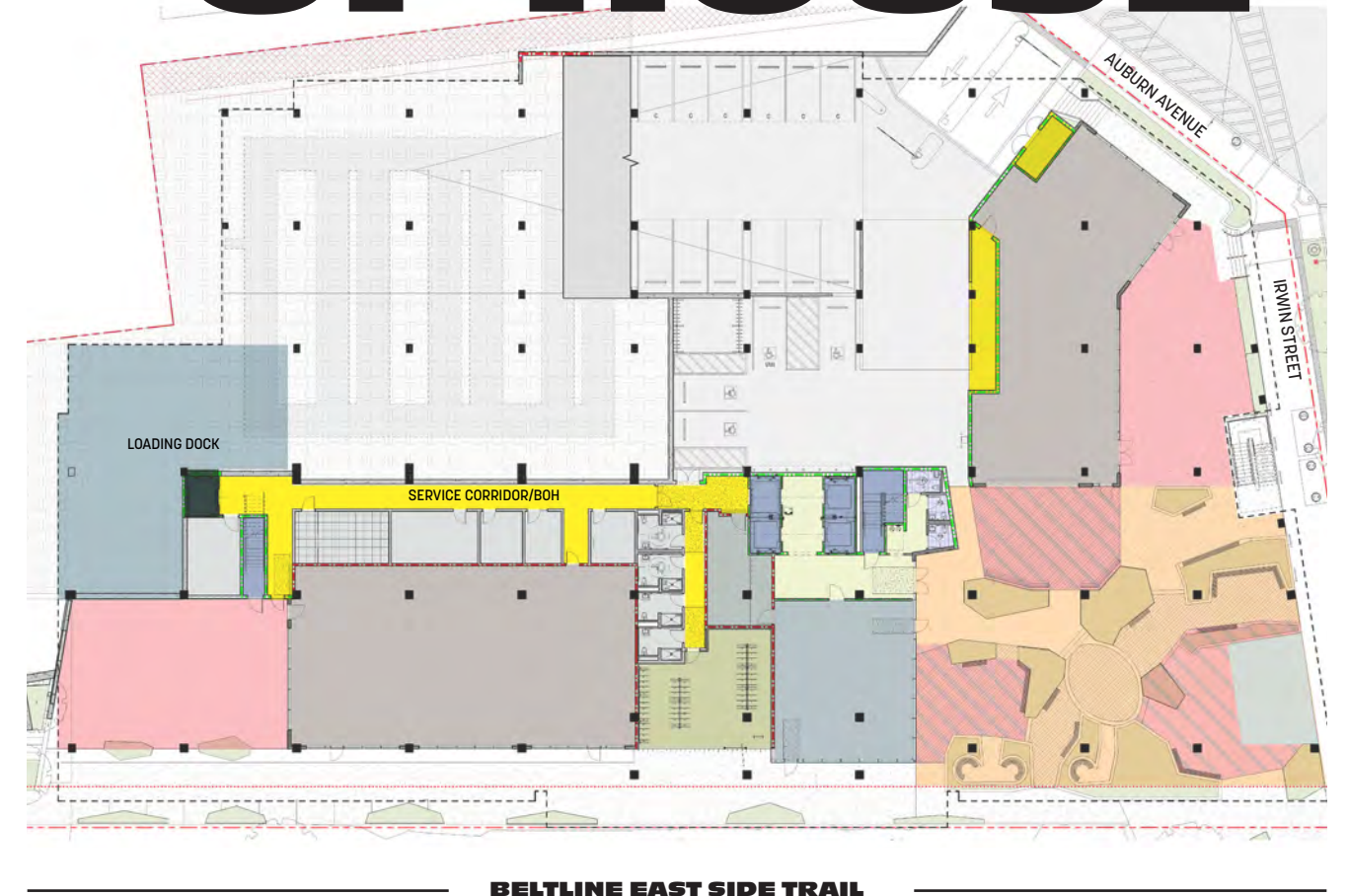


**OUTSIDE,
INSIDE**

Junction is the BeltLine's new front porch, featuring 7,000 square feet of lush landscaping, local artwork, fire pits and gathering spaces.



BACK OF HOUSE



- ELEVATORS
- SERVICE CORRIDOR/BOH
- LOADING DOCK
- SERVICE ELEVATOR TO LOADING DOCK AND TRASH



135,000 Total SF

Direct-Floor Staircase

BeltLine Access

FRESH DESIGN



3 Office Floors

Fresh-Air Dining Concepts

Bike Valet



- 6
- 5
- 4
- 3
- 2
- 1

Structured Parking

RETAIL SPACE



RETAIL SPACE: 1,756 SF





RETAIL SPACE



RETAIL SPACE: 1,756 SF

MEET YOU AT JUNCTION

TRANSIT

15 MINUTE WALK FROM EITHER
INMAN PARK MARTA STATION OR
KING MEMORIAL MARTA STATION

AIRPORT

11.3 MILES AWAY

HIGHWAY

5 MINUTES TO I-75/85

7 MINUTES TO I-20

PARKING

203 SPACES





Dotan Zuckerman

dzuckerman@portmanholdings.com

404 790 1234

Allie Spangler

allie.spangler@jll.com

404 729 6994

Molly Morgan

molly.morgan@jll.com

404 805 3557