



## The Westside of Midtown,

a former industrial area now known for warehouses creatively converted to fine dining (Miller Union, Bocado 5 Seasons and The Optimist) and upscale shopping, includes Midtown West an eclectic mix of buildings located at the intersection of Marietta Street and Howell Mill Road thoughtfully renovated for rent to loft office, showroom and retail businesses.

Within Midtown West, BrickWorks is the 140,000 square foot commercial center for a newly emerging pedestrian friendly neighborhood expanded by over 6,700 new residents in the last few years. BrickWorks provides architecturally unique loft style space created from renovated warehouses and complimentary new construction designed around two dramatic courtyard settings for businesses to rent, all within a stroll to dining,

galleries, spa, personal fitness training and specialty shopping.

Consider joining the businesses that have selected Midtown West and BrickWorks: Facebook, 5 Seasons Brewing Company, Ivan Allen Workspace, InterfaceFLOR, Toscano & Sons Italian Market, Verde Home, Dining In Catering, Fizz City Films, Nouvelle Nail Salon, Green Olive Media, Hop City Beer & Wine, Whipstitch Fabrics, Humanscale, Miller Union, Bocado, Leader Enterprisses, Swift Bakery, Wired & Fired, Mobilization Labs, Plexus R & D, The Optimist restaurant, Lola Ricci Salon, SnapFitness, Schroeder Slater Architecture, Neboweb Design, Octane Coffee & Lounge, Thrive, Sandler Hudson Art Gallery, Matter, PFI, Engage, Corporate Community Outsourcing, Studiowed, Short Tail Media, Emily Amy Gallery, Chocolate South, Fastenal, Hilti Tools and Porter Paints.

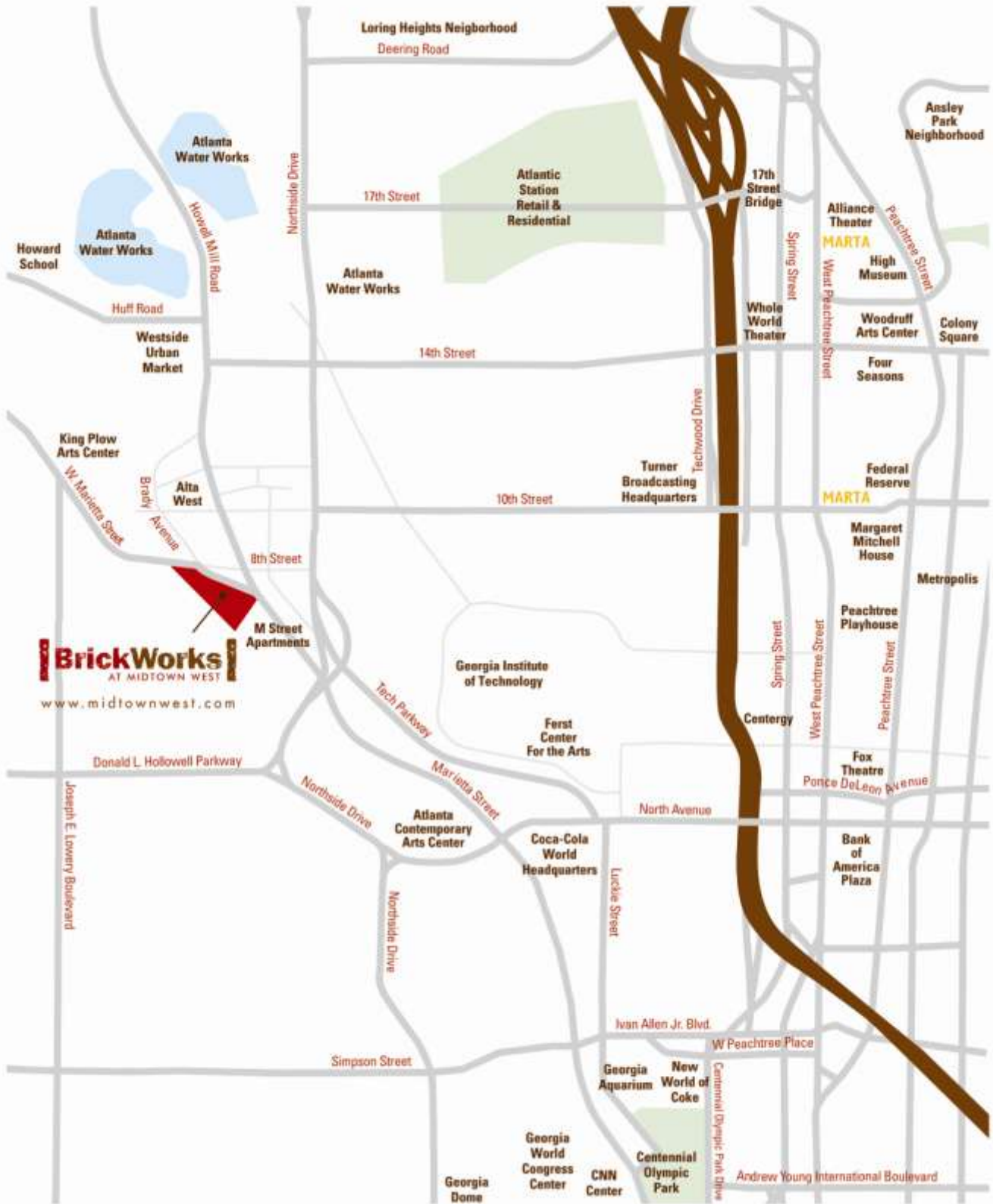
where old is new.



where business works.



where everything is near



# street level.



# garden level.



# upper level.



# availability.

Building	Suite	Level	Rentable Sq Ft	Rent Sq Ft
100	102	Street	1,865	\$21.00
	122	Street	1,576	\$15.50
	124	Street	1,576	\$15.50
200	212	Street	3,050	\$15.50
	242	Street	3,365	\$15.50
	244	Street	4,031	\$15.50
	250	Garden	16,008	\$13.50
	270	Garden	11,138	\$13.50
	292	Garden	5,403	\$15.50
300	310	Street	2,425	\$21.00

# the district.



## The Midtown West District

is a 17 acre area encompassing four blocks bounded by Howell Mill Road, Marietta Street, Brady Avenue and 10th Street. The area benefits from easy access to interstates I75/85 and major arteries: Peachtree Street, 14th Street, 10th Street, Northside Drive and Howell Mill Road.

When completed, the district will encompass over 600,000 square feet of loft office, residential, retail, restaurant and entertainment uses. BrickWorks provides upscale loft style space for office, showroom, retail and restaurant users. Surrounded by recently completed housing for 6,700 residents, BrickWorks is the exclusive commercial center of a pedestrian-oriented neighborhood blending

offices, showrooms, restaurants, cafes, art galleries and retail. BrickWorks is a place to shop, stroll, sip and dine.

"What sets us apart is our willingness to preserve the existing, historical fabrics. The significance of the district is the buildings themselves, with several dating back to the 1880's. We pride ourselves on preserving the rich character of the district while integrating all the modern conveniences consumers demand. In many ways adaptive reuse development is more difficult than new construction, but we believe the results are worth the extra effort."

-Richard Martin

# lease terms.

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## 1000 MARIETTA STREET

- Property:** 1000 Marietta Street, Atlanta, Fulton County, GA 30318
- Premises:** New construction and renovation for unique loft office, showroom, retail, restaurant and live/work spaces starting at 2,072 square feet.
- Term of Lease:** Three or five years, plus negotiable renewal options.
- Rental Rate:** Please refer to the availability schedule.  
3% annual escalations.
- Common Area Maintenance, Taxes & Ins.:** Tenant shall pay a pro rata share of common area maintenance costs, taxes and insurance (CAM charge). The CAM charge for 2011 is estimated at \$2.95 RSF.
- Utilities & Janitorial:** Tenant shall pay gas and electric utilities, water/sewer and janitorial.
- Guaranty:** All principals of tenant shall personally guaranty the lease.
- Improvements:** Buildings 200 & 300 Retail/Showroom/Office: Landlord shall provide a shell allowance for unpainted demising walls, glass and storefront system, HVAC without ductwork, electrical panel, emergency exit lights, fully equipped restroom or common restrooms and fire sprinkler system. Landlord shall provide tenant with an improvement allowance equal to \$10 per rentable square foot.
- Repairs:** Landlord shall be responsible for maintaining the roof, exterior structure, utilities to the common areas, paved areas and landscaping. Tenant shall be responsible for all repairs and utilities within tenant's premises, including the HVAC system.
- Signage:** Tenant shall be permitted to install signage on the entrance to tenant's premises and building site plan directory.
- Initial Deposits:** The first month's rent and a security deposit subject to review of tenant's financial information.

*The above terms are not a formal offer to lease space. No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to withdrawal without notice and to any special conditions.*