

Edgewood Park at Spoke



Restaurant & Office Spaces Build-to-Suit



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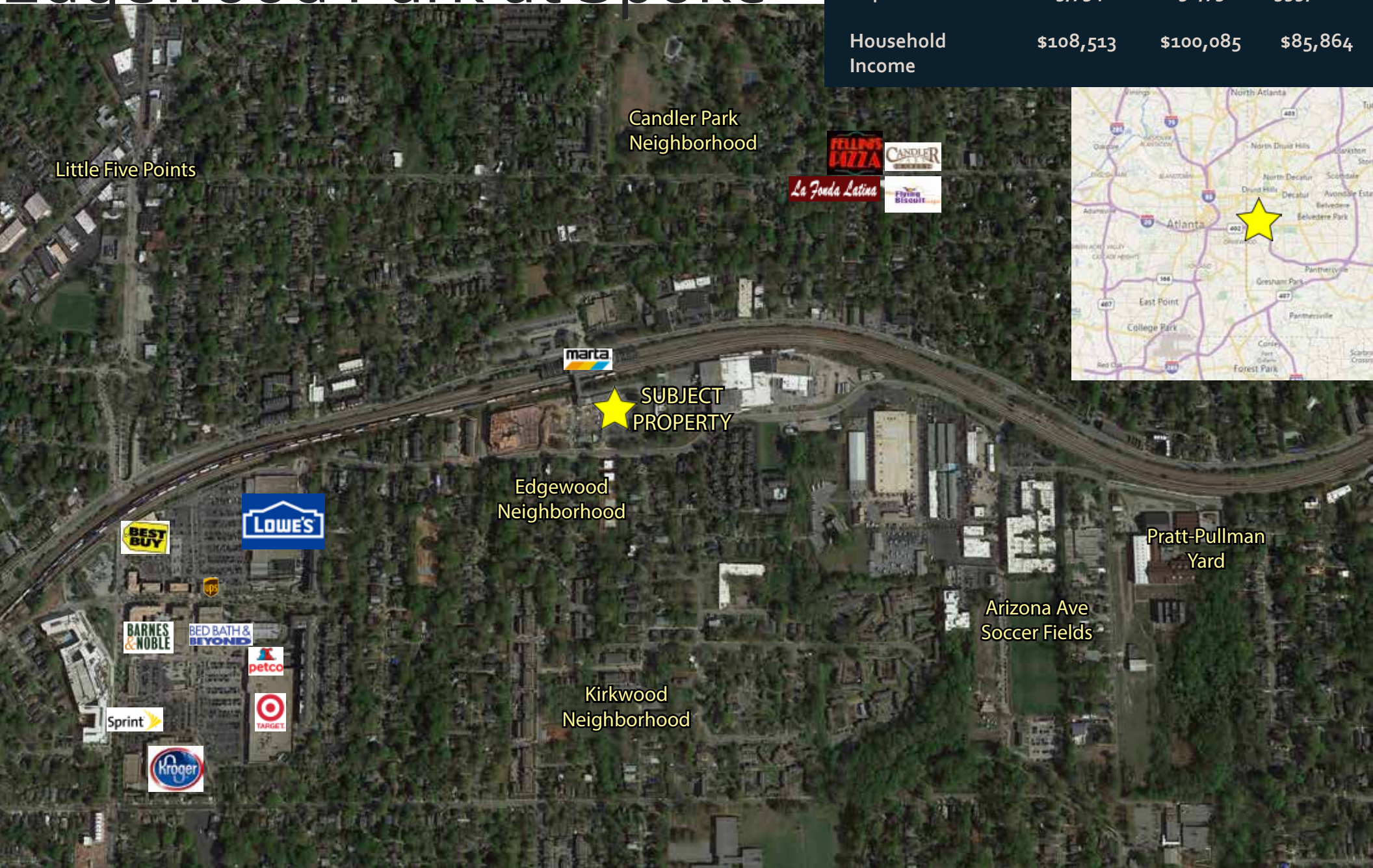


MARTA Transit Oriented Development restaurant, retail and office build-to-suit opportunity in Edgewood/Candler Park. Features include:

- ① Delivering 1Q20
- ② 1,000 SF for coffee/breakfast concept and -3,000 SF for anchor restaurant on ground floor
- ③ 1,700 sf for office/yoga on second floor
- ④ Huge patio for outdoor seating
- ⑤ Spaces open up to expansive pocket park
- ⑥ 224 apartment units next door
- ⑦ Over 1500 daily MARTA passengers
- ⑧ Walkable from high income Candler Park, Lake Claire and Edgewood neighborhoods

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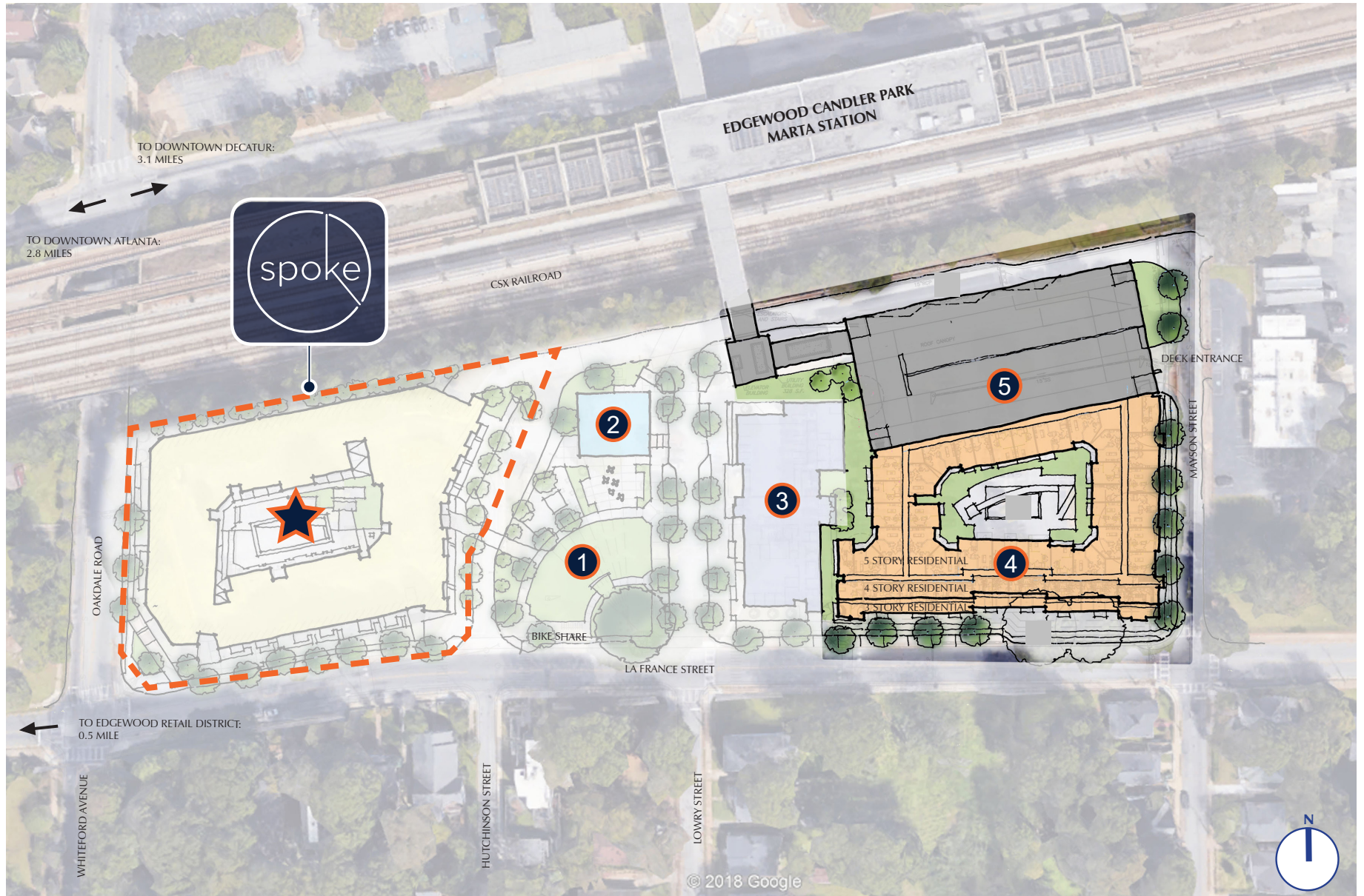
	1 Mile	3 Mile	5 Mile
Population	15,734	152,751	359,118
Household Income	\$108,513	\$100,085	\$85,864



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THE FIRST PHASE OF A MASTER PLANNED COMMUNITY

Spoke is just the first piece of the master planned, Edgewood / Candler Park Transit Oriented Development. Once complete, the block will become a new cultural destination for the neighborhood, offering green space, dining, office space, a performing arts center, and additional parking for transit users.



SITE LEGEND

No	PROJECT SCOPE	STATUS
1	1/2 Acre Public Greenspace	U/C (1Q19 Est. Completion)
2	8K SF Mixed-Use Building (Office & Restaurant)	U/C (1Q20 Est. Completion)
3	18K SF Performing Arts Center (Ground Lease to <i>Moving In The Spirit</i>)	U/C (4Q19 Est. Completion)
4	208-Unit Residential Building (671 SF Unit Size)	In Permitting (3Q19 Est. Ground Breaking)
5	5 Level Parking Deck (392 Spaces for Residential, Marta, MITS)	In Permitting (3Q19 Est. Ground Breaking)

2 8K SF Mixed-Use Building Rendering



3 Performing Arts Center Rendering



4 208-Unit Residential Building Rendering (671 SF Avg Unit Size)



1 1/2 Acre Public Greenspace Rendering



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