



THE NEIGHBORHOOD

The Upper Westside neighborhood is located in Atlanta, just west of I-75 between Buckhead and West Midtown. With close proximity to major highway corridors and rail arteries, the area was developed in the 19th century as an industrial hub but has recently transformed into an eclectic office, retail and entertainment node. Already bolstered by a strong residential demographic, the delivery of new, compelling mixed use projects has increased housing demand for young, established Atlanta residents. With significant new development and infrastructure improvements on the horizon, including the Westside Beltline and Silver Comet trail expansions, the Upper Westside is squarely in the path of growth and primed to be Atlanta's next prominent in-town district.

DEMOGRAPHICS



Daytime population
within a
3-miles radius:

132k



Area workers within a
3-mile radius:

66,160



Highly educated
community with over
70%
of the population
having a graduate degree
or higher

Projected Population
Growth:

2010 -2025:

43.6%



99%

of the population within
1-mile of the property
are Millennial or GenX
generations that are both
educated and emerging
professionals



Average Household
Income within
a 3-mile radius

\$128k

Housing affordability
index:

157



Located Adjacent to the
**Future Silver
Comet Trail
Expansion**

CONCEPTUAL SITE PLAN



EXTERIOR FACADE



EXTERIOR FACADE



EXTERIOR FACADE



TRUCK DOCK WITH RAMP



1357 COLLIER RD

SHOWROOM/CREATIVE OFFICE/FLEX SPACE

PROPERTY HIGHLIGHTS:

- Total SF: 50,231
- Parking: 25 dedicated spaces
- New exterior truck dock
- New monument signage
- Ceiling Height: 16ft
- 100% HVAC

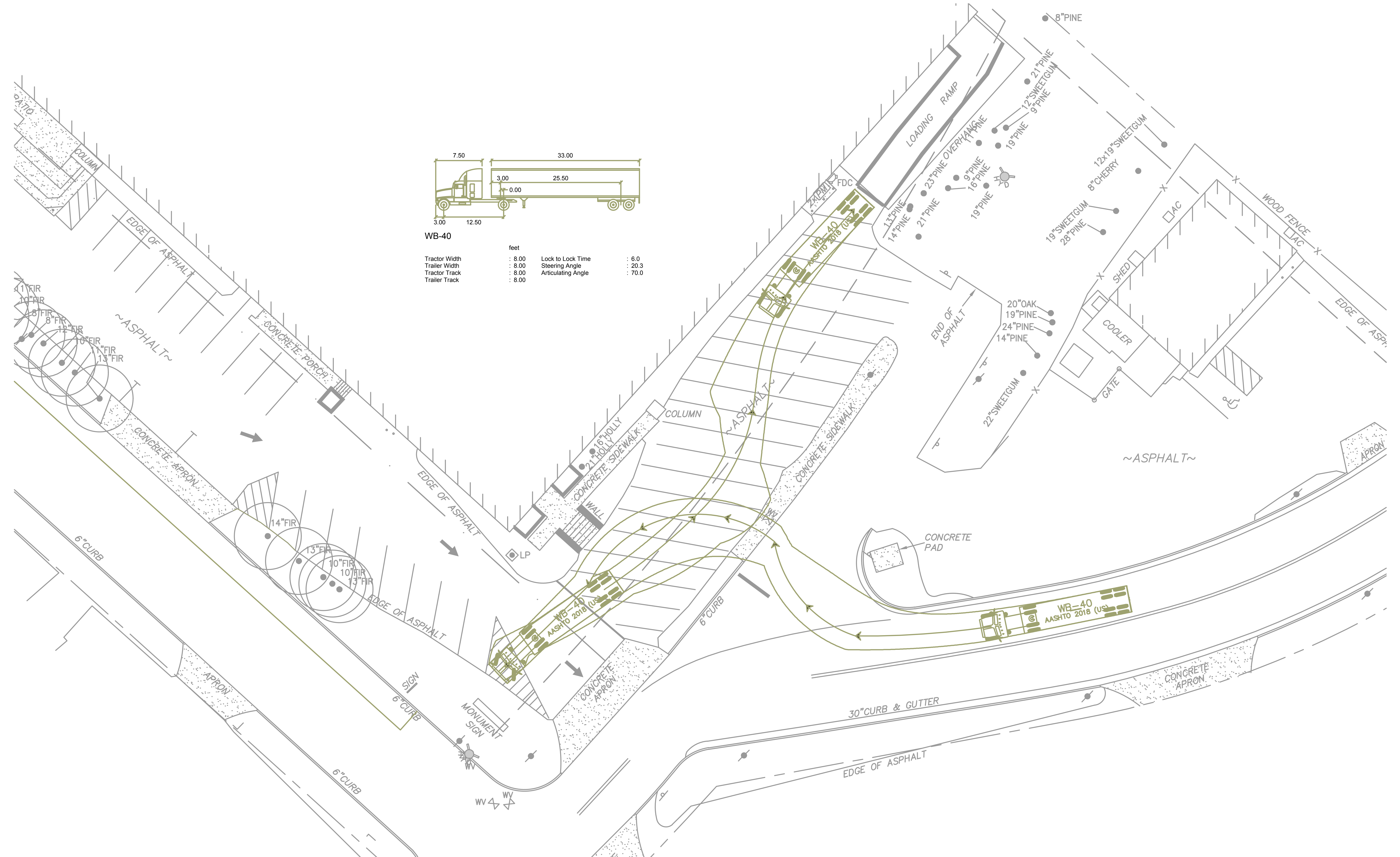
1357 Collier Rd features high ceilings and historic character. The space is adaptable to a variety of uses. The Upper Westside location is convenient to this growing submarket.



CONCEPTUAL SITE PLAN

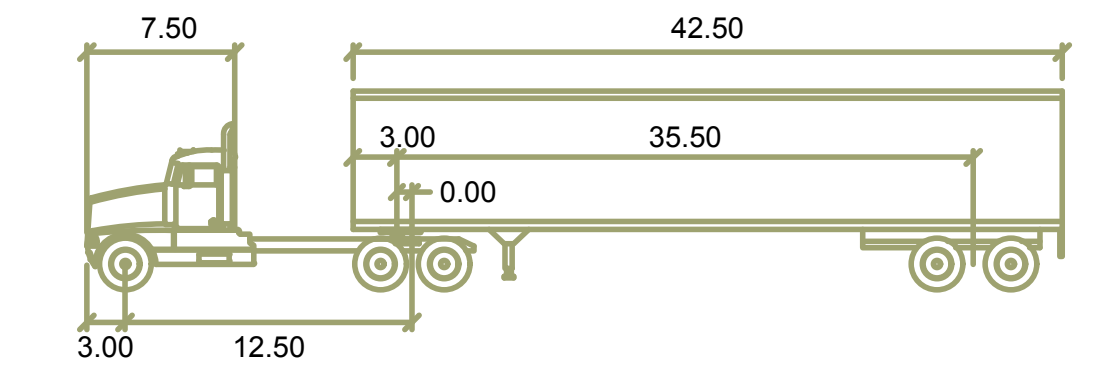
1357 COLLIER RD

TRUCK TURN STUDY - EXHIBIT A



1357 COLLIER RD

TRUCK TURN STUDY - EXHIBIT B

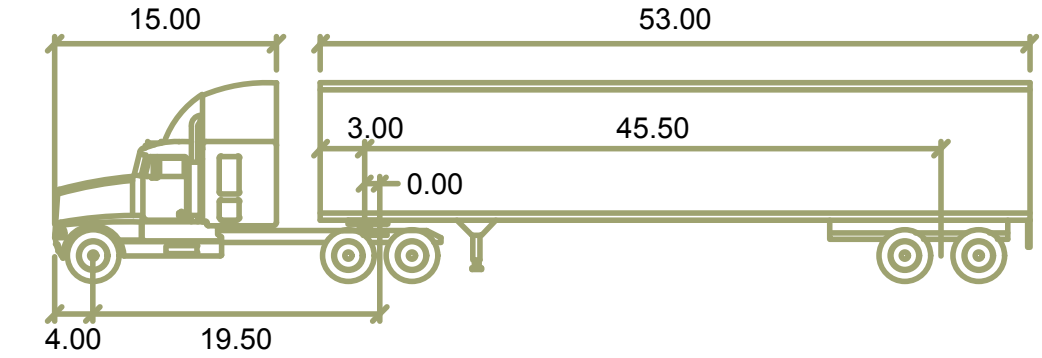
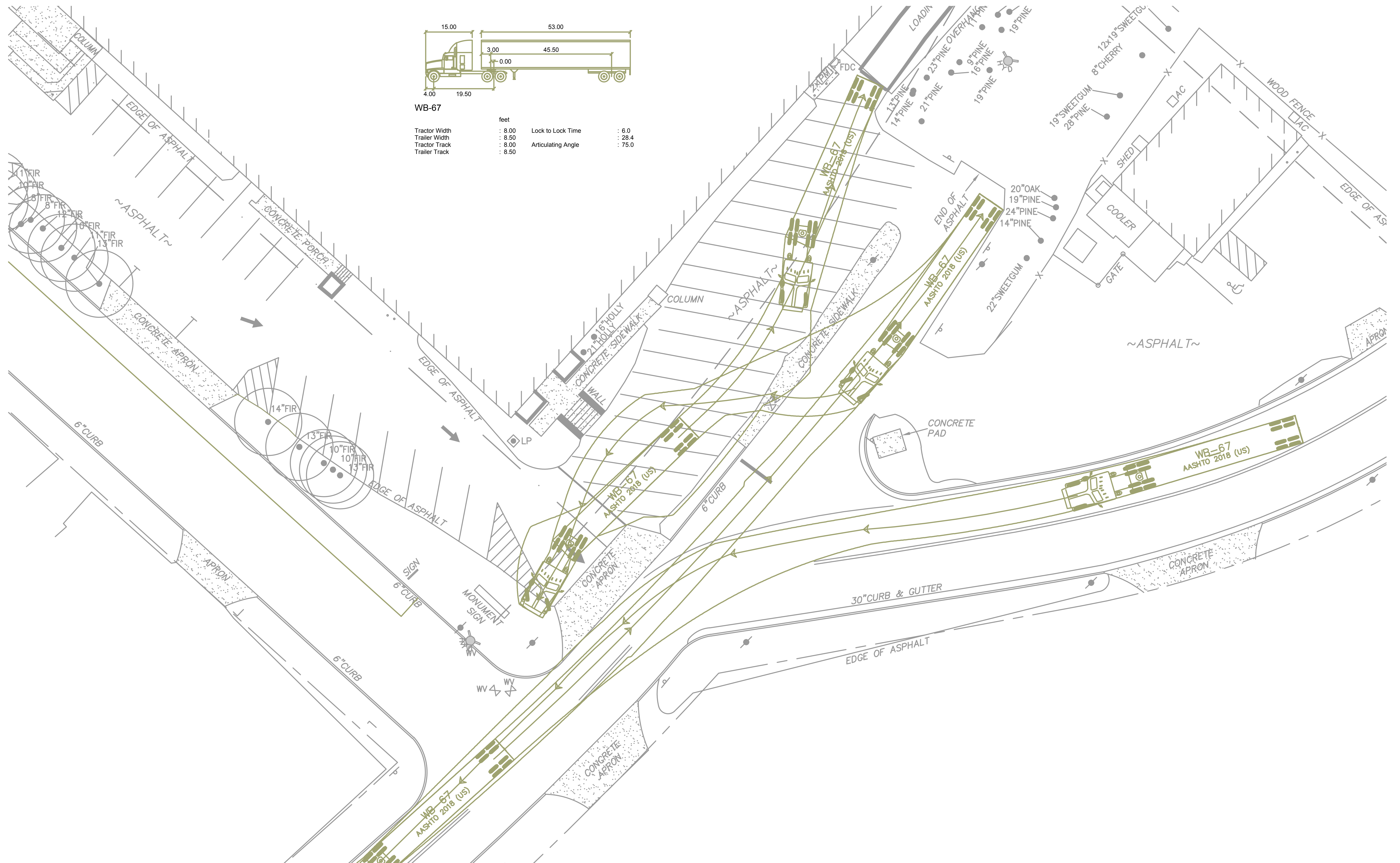


WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50		: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

1357 COLLIER RD

TRUCK TURN STUDY - EXHIBIT C



WB-67

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Articulating Angle	: 28.4
Tractor Track	: 8.00		
Trailer Track	: 8.50		



SUSTAINABILITY & SOCIAL RESPONSIBILITY

Jamestown has a comprehensive sustainability program, Jamestown Green, which integrates environmental, social, and governance (ESG) factors throughout our operations.



EMS: Jamestown has an Environmental Management System (EMS) in place to track environmental performance data across the portfolio and to maximize the operational efficiency of our properties. In 2019, Jamestown was honored as a Gold Level Green Lease Leader by the Institute for Market Transformation and the Department of Energy.

Governance: Jamestown reports annually to third parties, including the UN Principles for Responsible Investment (UNPRI) and the Global Real Estate Sustainability Benchmark (GRESB). Since 2014, Jamestown Premier has been categorized as a Green Star, which is the best possible GRESB quadrant designation.



DIVERSITY, EQUITY & INCLUSION

Jamestown is committed to cultural diversity as an equal opportunity/affirmative action employer and at our properties.

We work actively to elevate the voices of business owners from under-represented communities and to give all our tenants a support system for growth. Additionally, we are working to increase the number of tenants who identify as women, LGBTQ+, Black, Indigenous and/or people of color.

Jamestown has always been committed to creating communities that reflect the diversity and cultural richness of our neighborhoods.

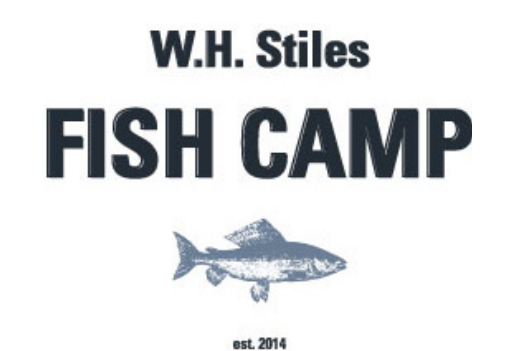
Examples of representation within Jamestown's portfolio include:



Nine Mile Station



SustainAble Home Goods & Accessories



IN GOOD COMPANY

Believing that successful brands grow their success from the company they keep, Jamestown's model has generated value for tenants across our portfolio.

Companies that have grown with Jamestown include:



ABOUT JAMESTOWN

Jamestown is a design-focused real estate investment and management company with a 35+ year track record and a mission to transform spaces into innovation hubs and community centers. The firm specializes in office, retail, and mixed-use assets. Current and previous iconic projects include Chelsea Market in New York City, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, and the Innovation and Design Building in Boston. The company has grown its portfolio in key markets throughout the U.S. and expanded its investment footprint to South America and Europe.

Jamestown differentiates itself through its vertically integrated platform. In addition to excelling at the traditional functions of a real estate management company, such as acquisitions, capital markets, and asset management, Jamestown possesses internal expertise to bring added value to all aspects of the real estate business. Through in-house capabilities in Development & Construction, Architecture & Design, Retail Leasing, Creative & Marketing, and Food & Beverage curation, employees maximize value throughout an asset's ownership period.

The firm employs approximately 450 people worldwide, with headquarters in Atlanta, Georgia, and Cologne, Germany. Jamestown has offices in Amsterdam, Bogotá, Boston, Los Angeles, New York, and San Francisco. Since its founding in 1983, Jamestown has executed transactions in excess of \$35 billion. As of December 31, 2022, the company has assets under management of \$13.2 billion.



FOR LEASING INFORMATION, PLEASE CONTACT

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