



 **OAKLAND
EXCHANGE**

**16,000 SF of restaurant, retail, and
creative flex space for lease along
Atlanta's new Westside BeltLine Trail**

Developed by Urban Realty Partners in conjunction with the Atlanta BeltLine, Oakland Exchange is a thoughtfully designed, BeltLine-adjacent adaptive reuse residential, retail, and creative commercial development. The project is transforming the 100+ year-old Cut Rate Box warehouses at Murphy Avenue and Sylvan Road into a walkable, design-forward mix of 126 residential loft units, with ground-level small-format flex and creative office spaces, as well as a coffee shop in the main building. It will also include a freestanding new-construction restaurant building and container retail directly on the new Oakland–Murphy BeltLine Trail.

DEVELOPED BY:

URBAN REALTY | PARTNERS

IN PARTNERSHIP WITH:



DESIGNED BY:



LEASING BY:



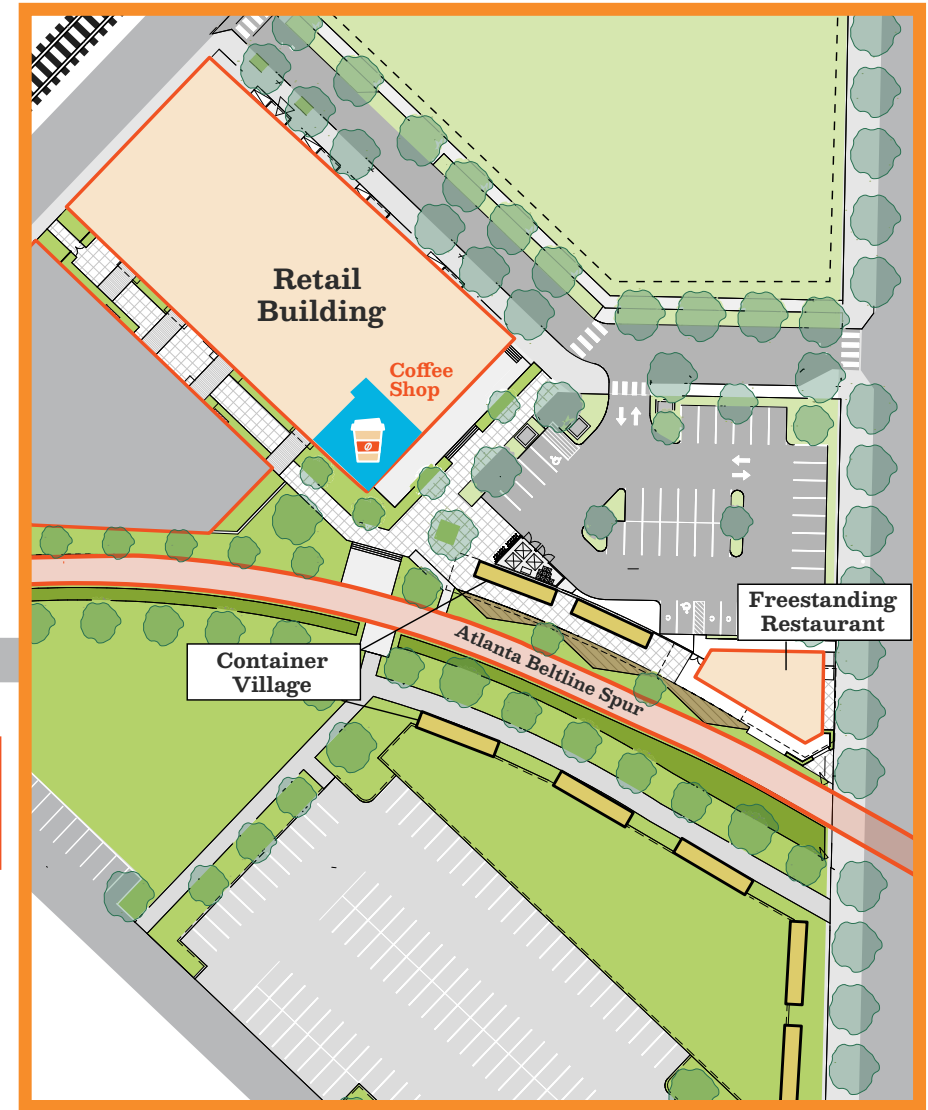
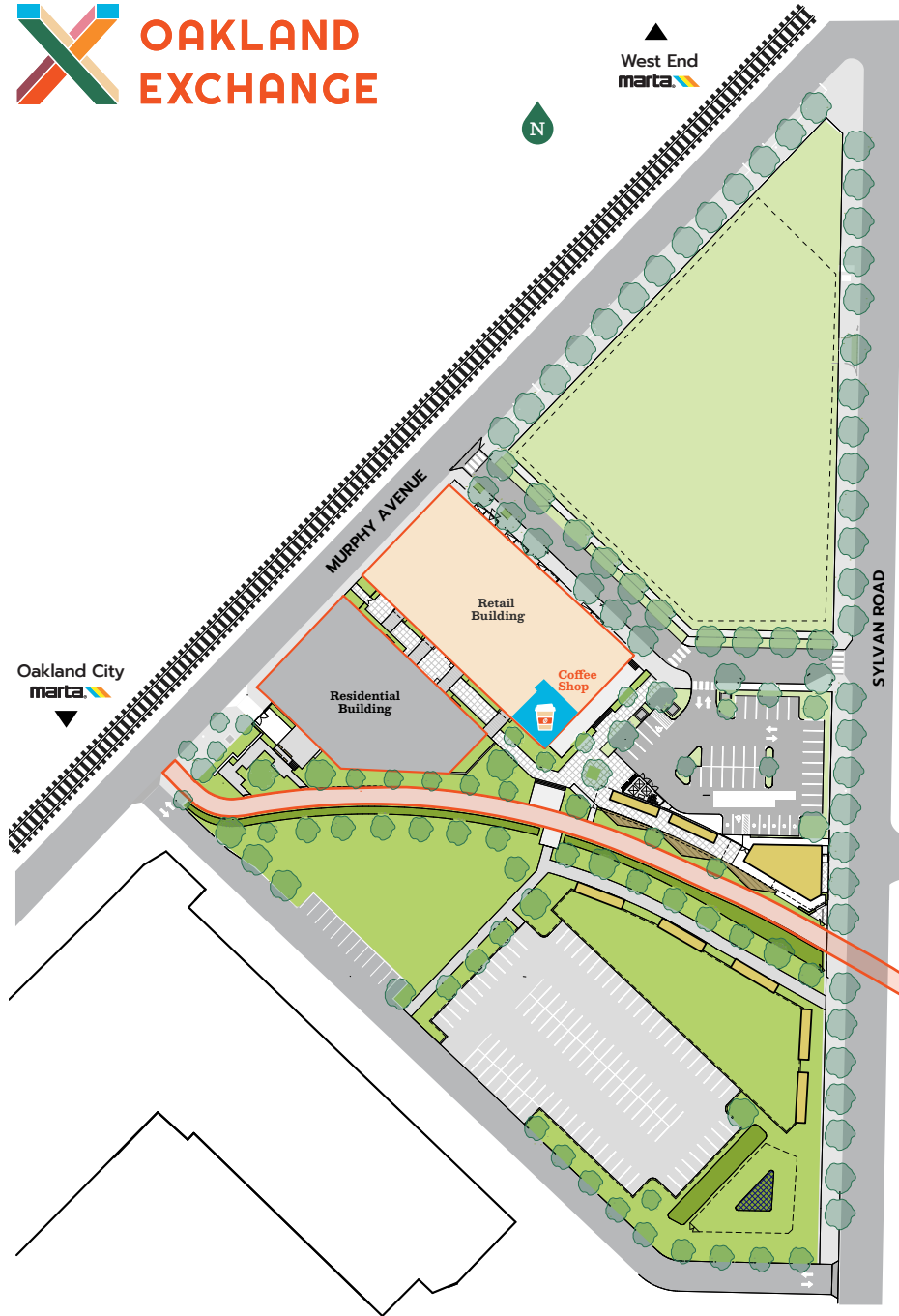
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ALCOVE
COMMERCIAL REAL ESTATE

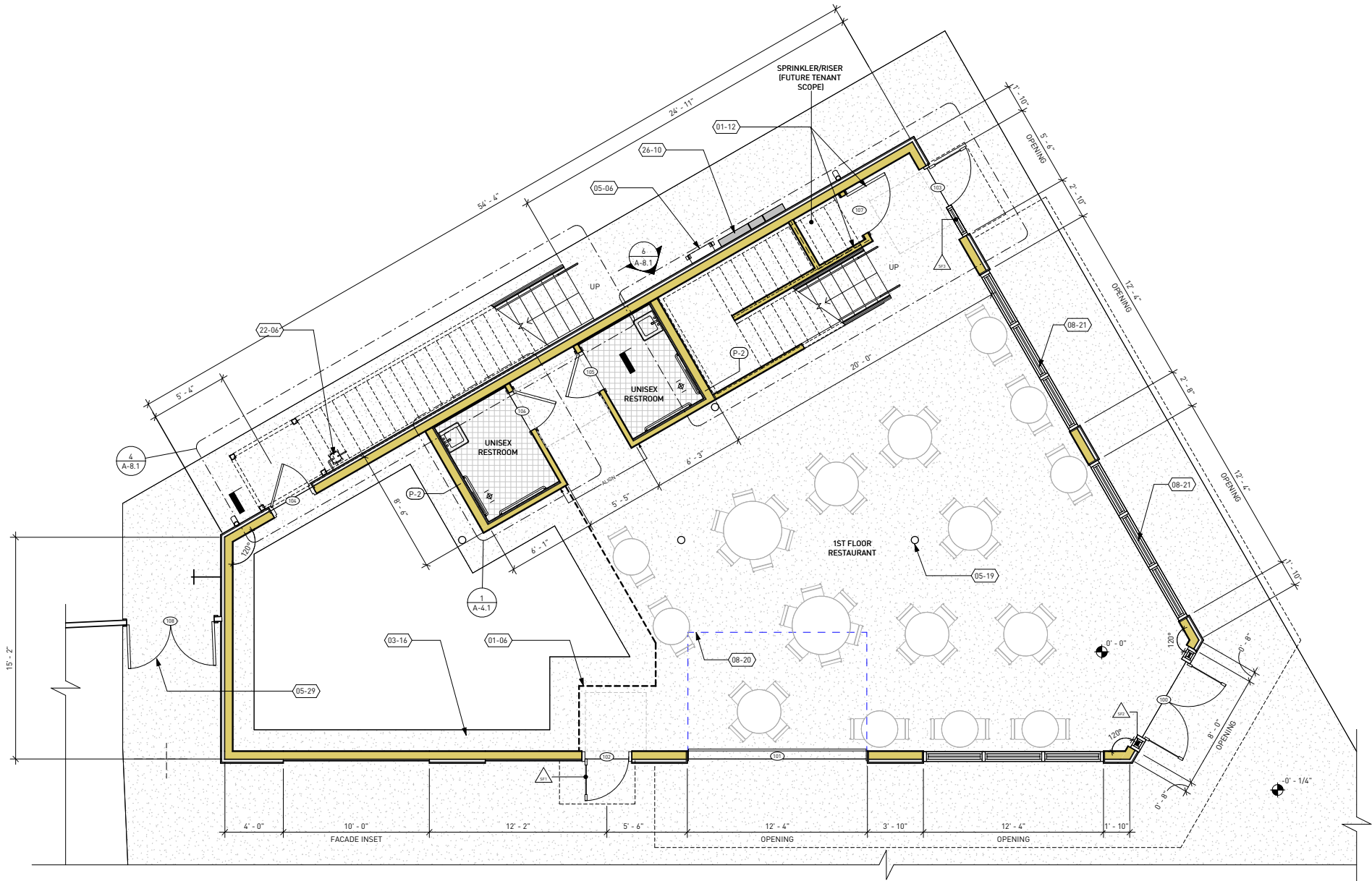
Laura King
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laura@alcovecommercial.com

First Floor Retail/Creative Office/Coffee Shop

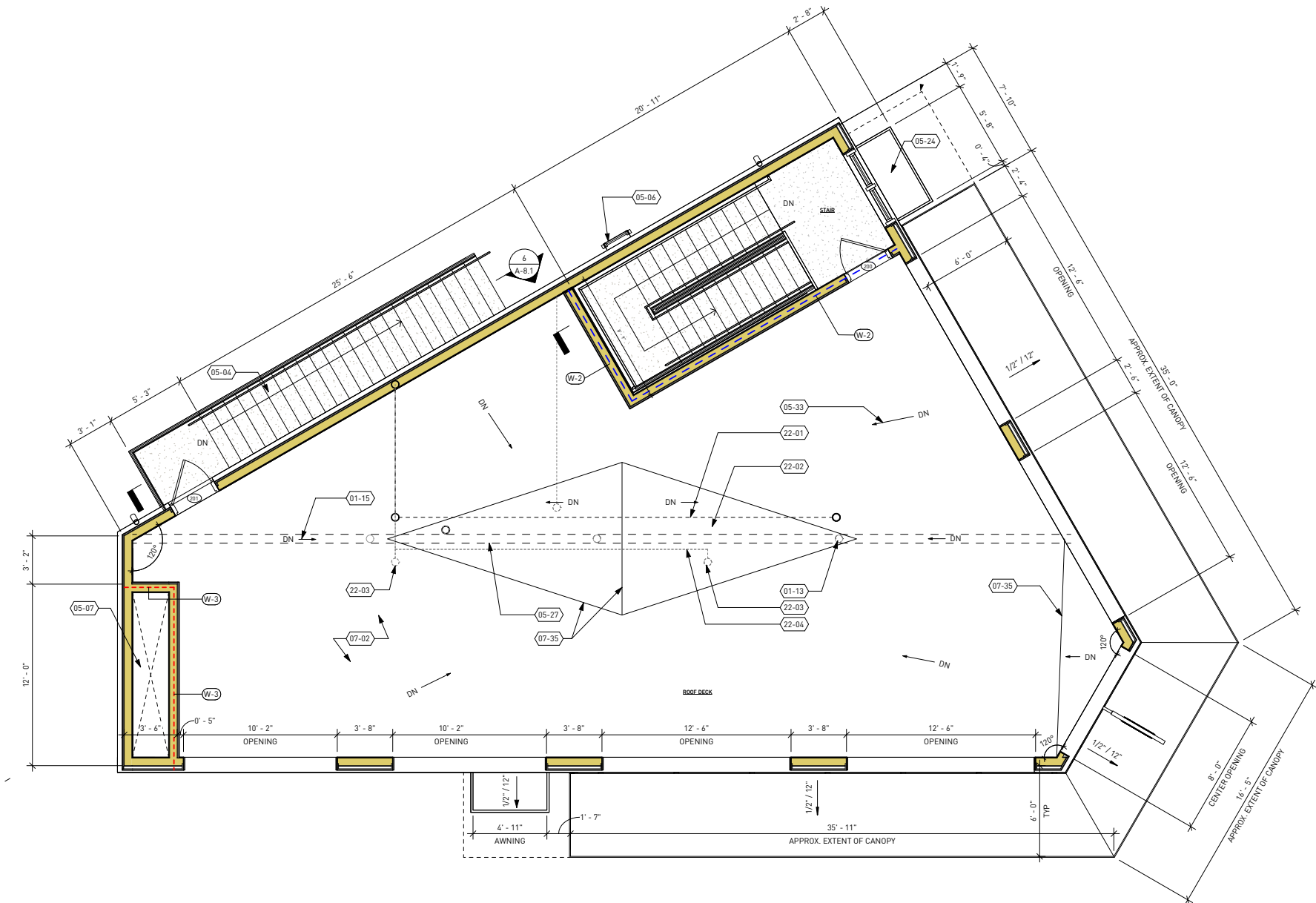




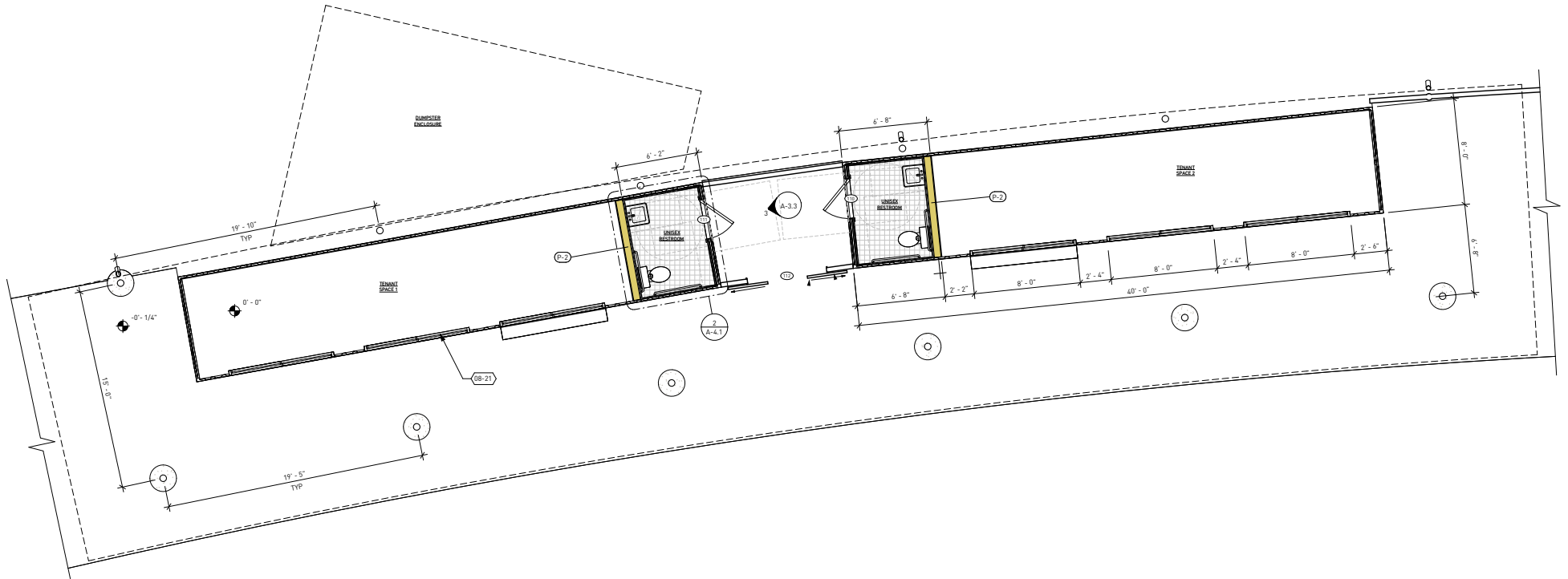
First Floor Freestanding Restaurant



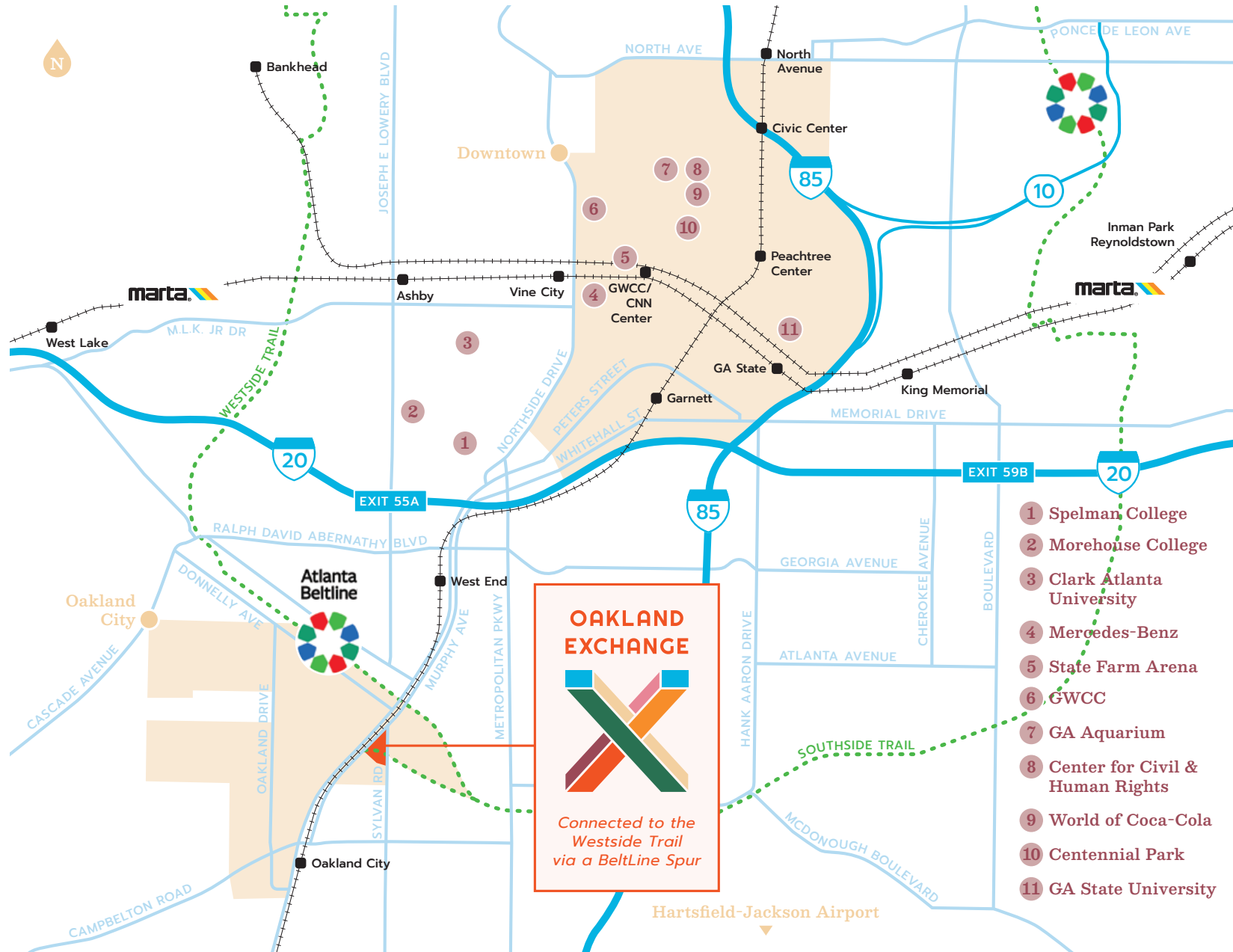
Second Floor Covered Deck Freestanding Restaurant



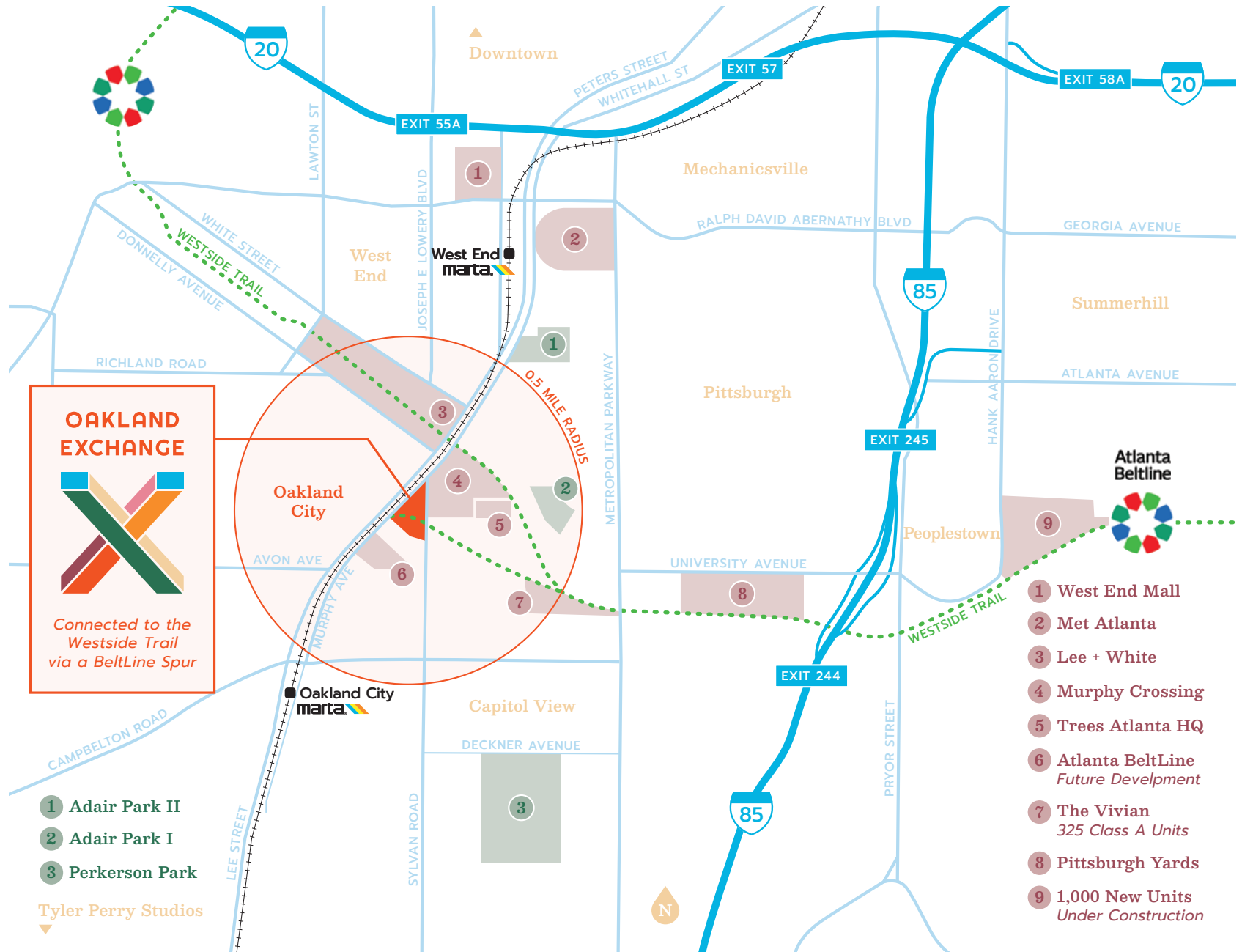
Container Units



Access



Surroundings



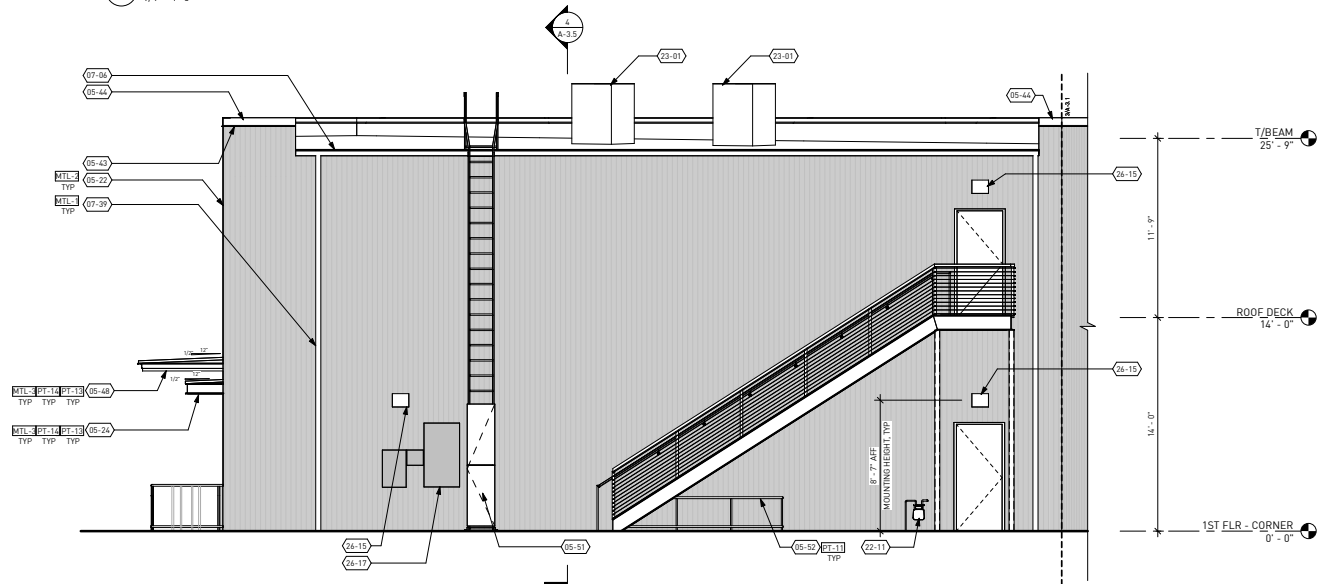
- ▶ Light Food & Beverage concepts
- ▶ Service retail
- ▶ Designed for flexibility, visibility, and activation
- ▶ Prominent standalone restaurant opportunity, with huge second level enclosed patio
- ▶ Designed by Kronberg Urbanists for a high-visibility BeltLine Adjacent building



Container Retail Village & Anchor Restaurant (New Construction)

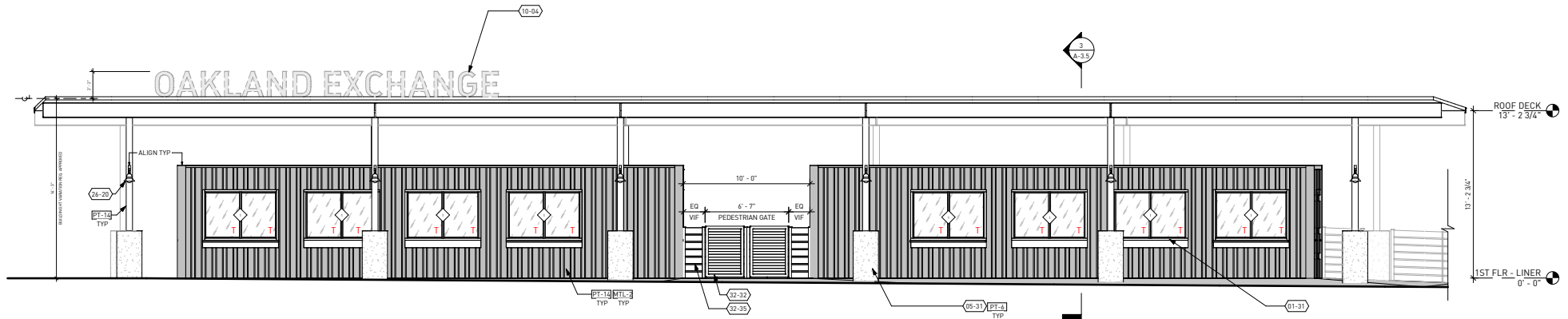


1 CORNER BUILDING - EAST ELEVATION (SYLVAN RD)
A-3.2 1/4" = 1'-0"

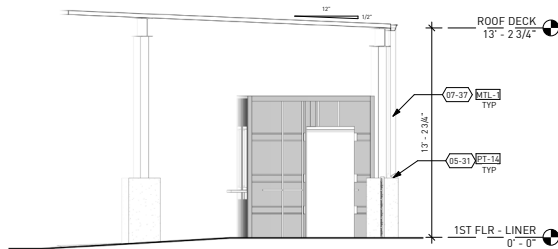


2 CORNER BUILDING - NORTHEAST ELEVATION (PARKING LOT)
A-3.3 1/4" = 1'-0"

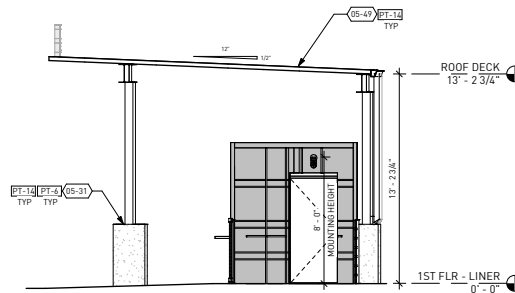
Container Retail Village & Anchor Restaurant (New Construction)



1 LINER - SOUTH ELEVATION (BELTLINE)
A-3.3 1/4" = 1'-0"



2 TYP - LINER END ELEVATION
A-3.3 1/4" = 1'-0"



3 LINER ELEVATION AT RESTROOM, TYP
A-3.3 1/4" = 1'-0"

Coffee Shop – Main Building

- ▶ Below 126 completely restored residential lofts and adjacent to 10,000 SF small shop retail commercial units
- ▶ Strong morning + daytime synergy with surrounding tenants

