



STAR METALS

WEST MIDTOWN

685 11TH STREET OUTPARCEL
RETAIL OPPORTUNITY

PRIME OUTPARCEL OPPORTUNITY

A second-generation, two-story retail space totaling 6,748 SF, prominently positioned along the Star Metals District valet lane.

AT THE CENTER OF IT ALL

Steps from a curated mix of destinations including Ladybird Westside (opening June 2026), FUM, Incognito, Lucky Star, and more.

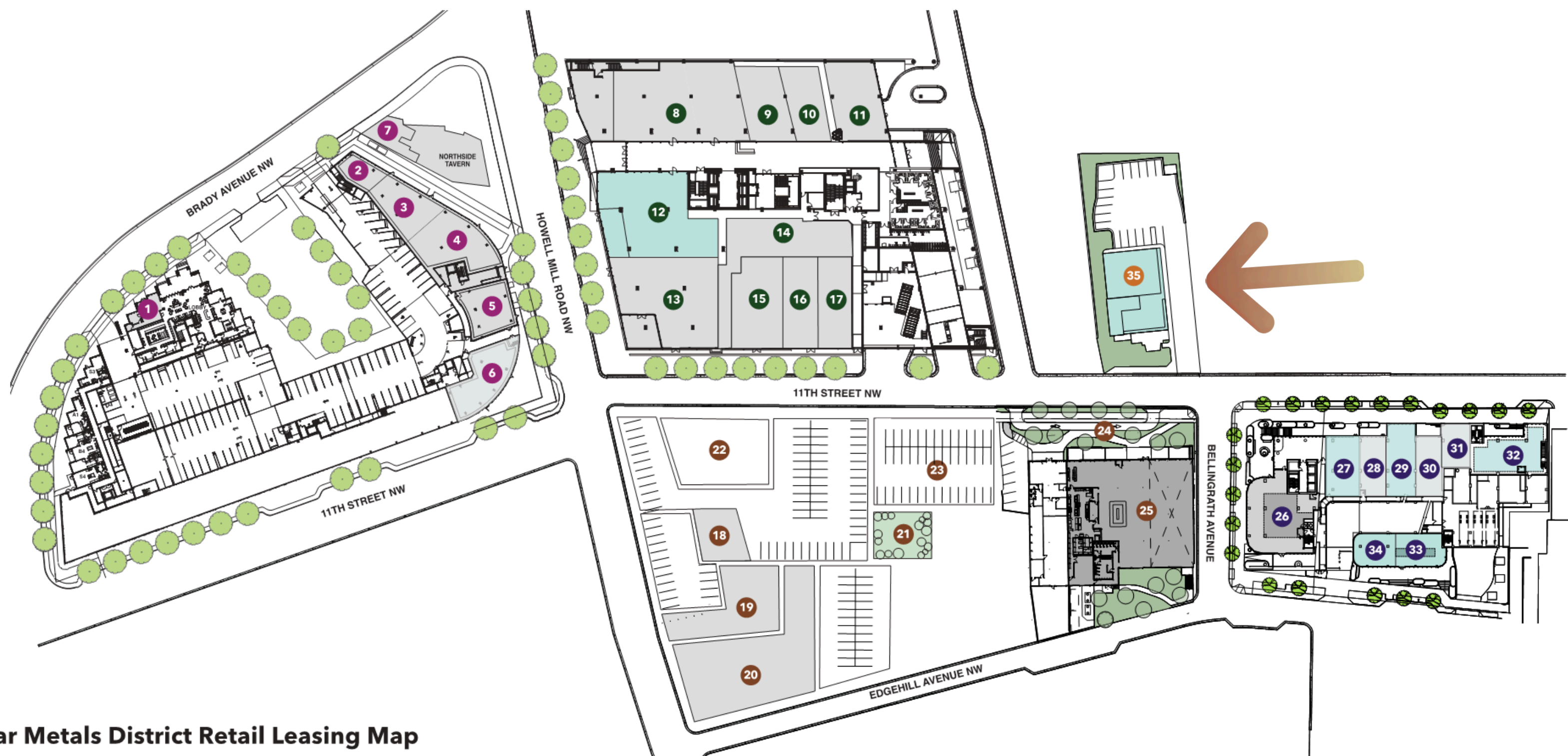
KEY HIGHLIGHTS

- 25 dedicated retail parking spaces
- Access to Star Metals valet at a reduced rate
- Walkable to 2,000+ residences within 0.5 miles

POSITIONING

685 11th Street is ideally suited for a restaurant, bar, or nightlife concept—offering a rare opportunity to anchor within one of West Midtown's most dynamic districts.





Star Metals District Retail Leasing Map

Sentral at Star Metals	Star Metals Offices	Star Metals District	Stella	Star Metals Retail
<ul style="list-style-type: none"> 1 Prevail Coffee Roasters 2 The Salty 3 Y-Bar Yeppa* 4 Savi Provisions 5 Sweetgreen 6 Ghee Indian Kitchen 7 Y-Bar Yeppa* 	<ul style="list-style-type: none"> 8 Eden by Delbar* 9 Lucky Star 10 Luca Fine Art 11 Hayakawa 🐓 12 Available Retail Space 13 Flight Club Darts 14 Bach Fitness 15 Rumble Boxing 16 The NOW Massage 17 FACE FOUNDRIE 	<ul style="list-style-type: none"> 18 Party Execs 19 Horizon Roofscapes 20 Ger-Art 21 Star Metals Dog Park 22 Incognito 23 Star Metals District Parking 24 Star Metals Valet & Linear Park 25 Ladybird* 	<ul style="list-style-type: none"> 26 FUM 27 Available Retail Space 28 Peachy 29 Available Retail Space 30 Skin Laundry 31 Kale Me Crazy* 32 Available Retail Space 33 Available Retail Space 34 Available Retail Space 	<ul style="list-style-type: none"> 35 Available Retail Space

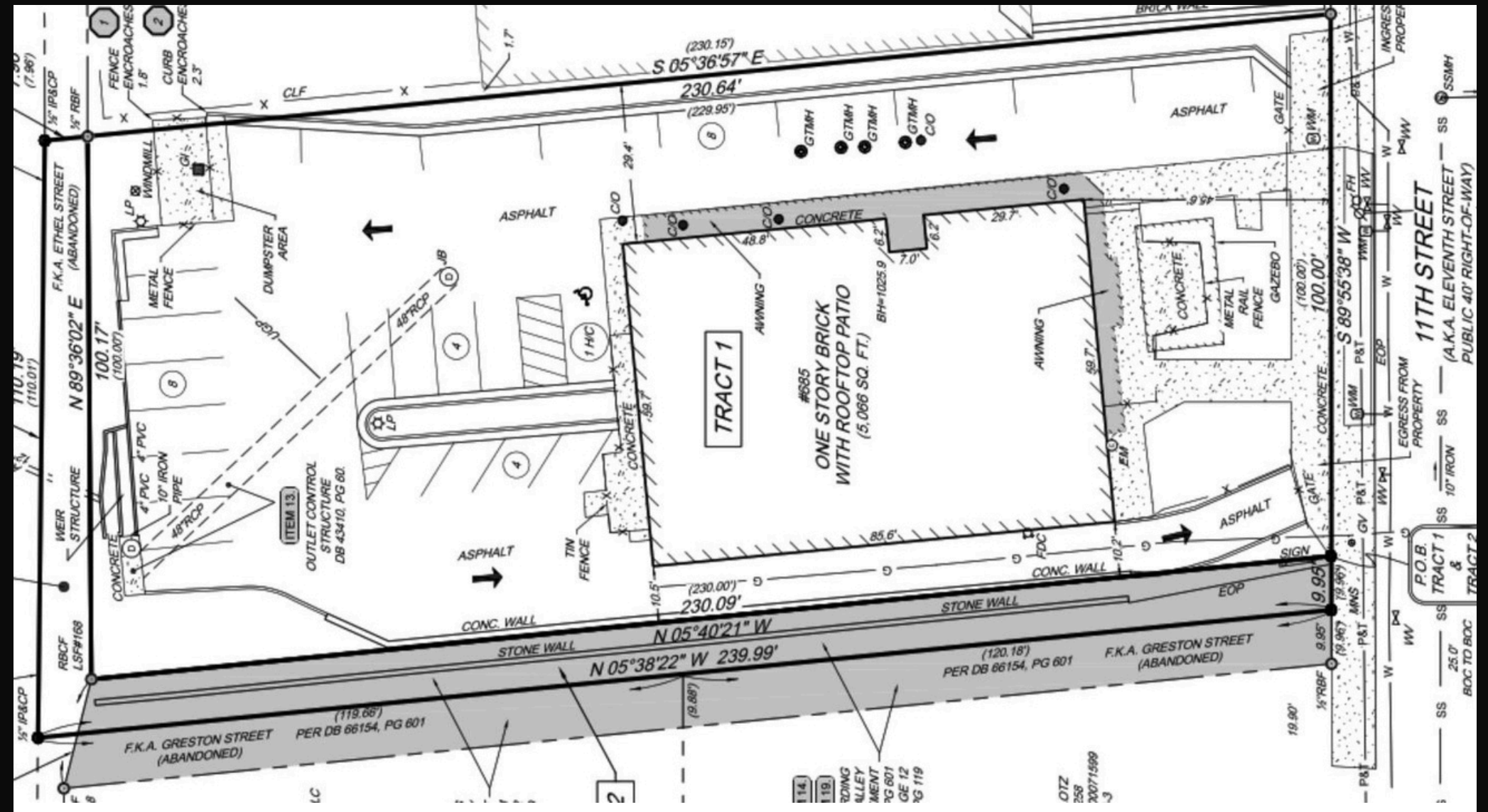


ELEVATION FROM 11TH STREET

AERIAL VIEW
FROM 11TH
STREET



SITE PLAN, SQUARE FOOTAGE & OCCUPANCY



FUNCTION OF SPACE - GROUND FLOOR

KITCHEN / BAR / STORAGE - 40% FLOOR AREA	2,023
WC / CIRC. - 10% FLOOR AREA	506
RESTAURANT SEATING AREA - 50% FLOOR AREA	2,529
SUB TOTAL	5,058

OCCUPANCY LOAD

OL FACTOR

2,023	20	100 SF/OCCUPANT
506	NA	NA
2,529	169	15 SF/OCCUPANT
5,058	189	TARGET 170 OCC.

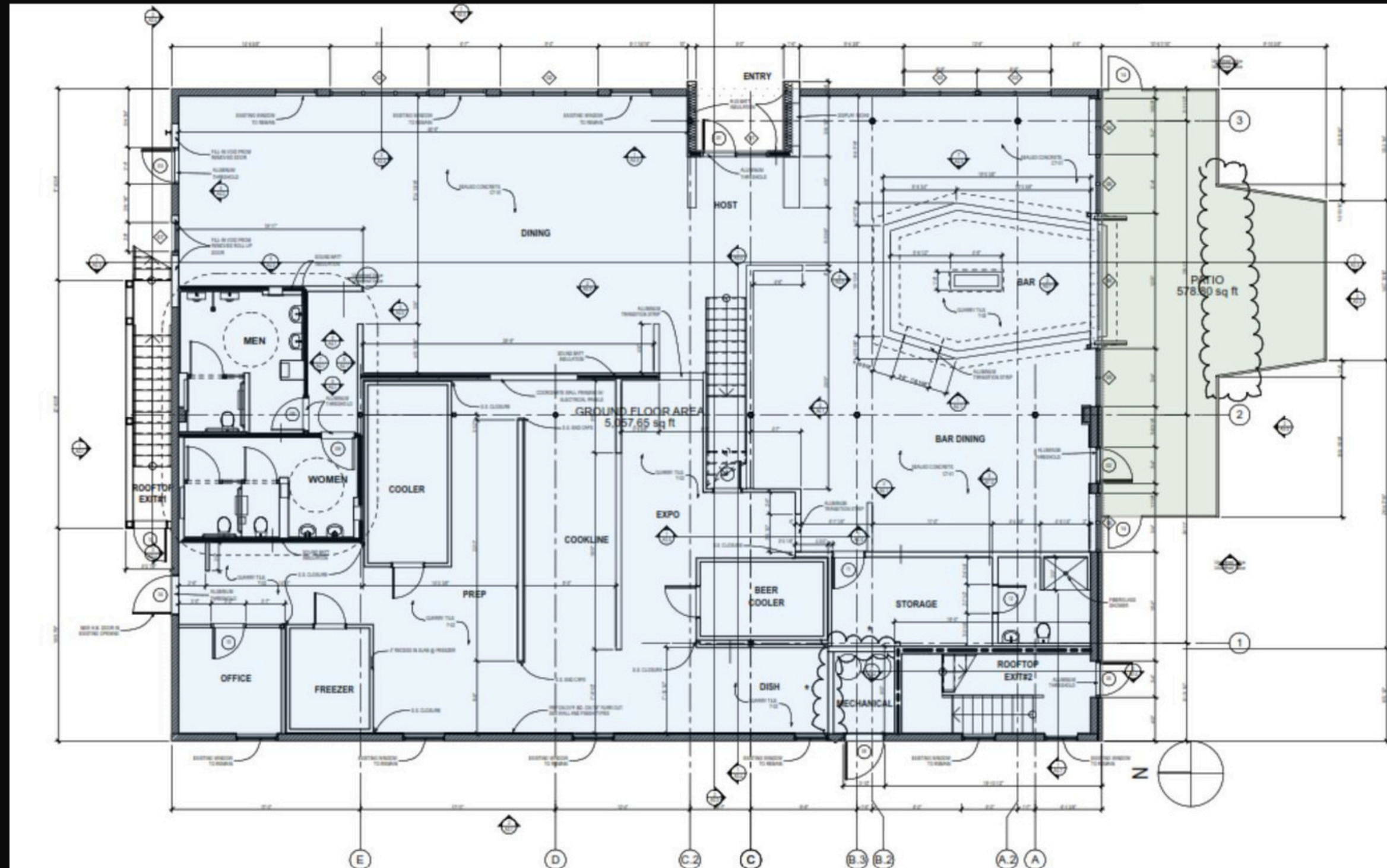
FUNCTION OF SPACE - ROOF DECK

BAR - 10% FLOOR AREA	169
BAR SEATING AREA - 50% FLOOR AREA	845
BAR STANDING AREA - 40% FLOOR AREA	676
SUB TOTAL	1,690

169	2	100 SF/OCCUPANT
845	56	15 SF/OCCUPANT
676	97	7 SF/OCCUPANT
1,690	155	TARGET 120 OCC.

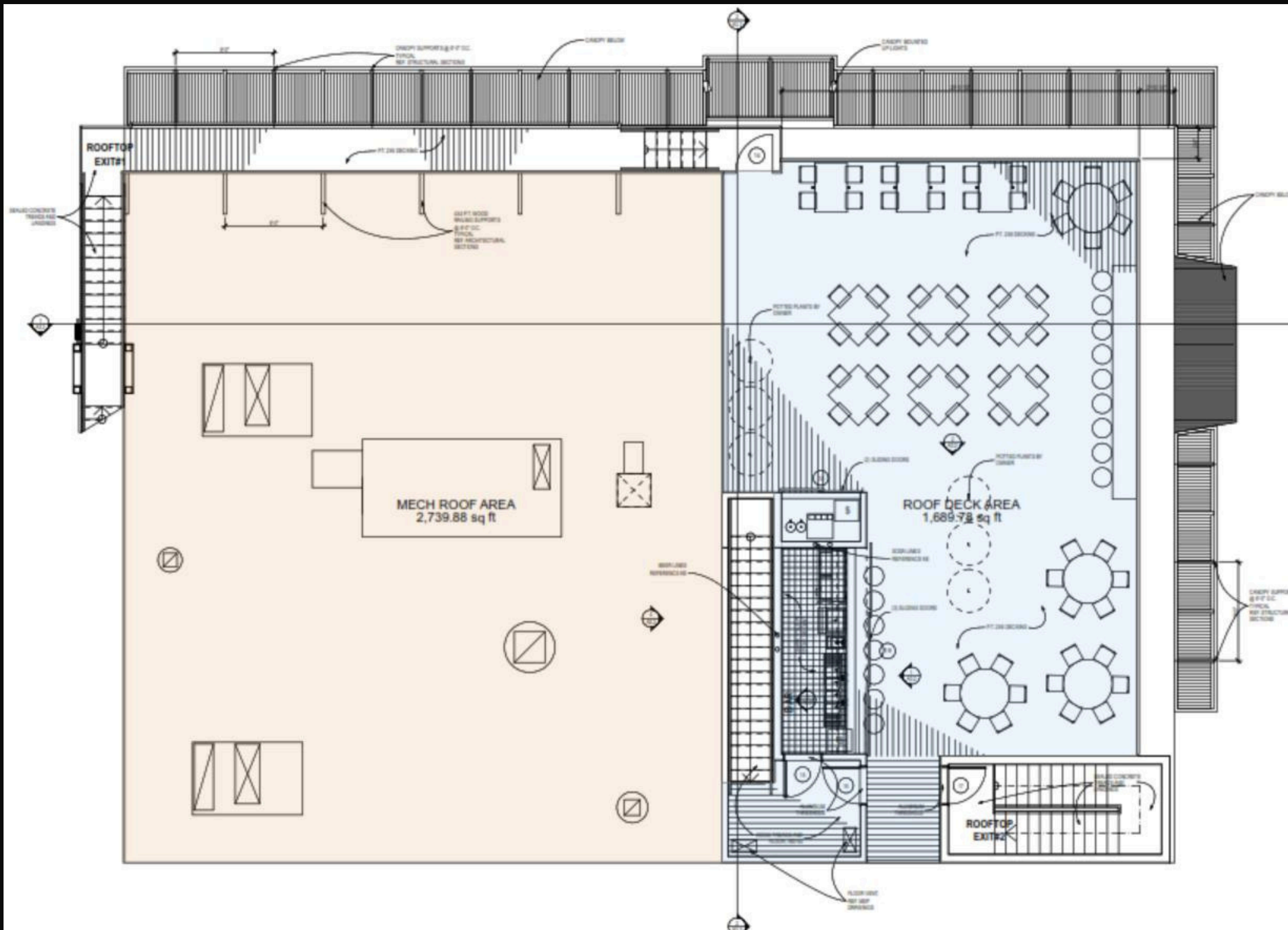
TOTAL 6,748

343



FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR

STAR METALS DISTRICT RETAIL ECOSYSTEM



Lucky Star
Lucky Star is a cafe serving coffee, Japanese-inspired drinks, and pastries with a crafted breakfast and lunch menu. By night, craft cocktails and dinner.



Skin Laundry
A modern skincare destination delivering medical-grade laser facials that are quick, effective, and effortlessly routine.



Bach Fitness
Premier fitness studio offering full functional strength training, bodywork, personal training, and recovery.



The Electric Room
A private floor in West Midtown's Star Metals Office building, where elegant interiors lead to the rooftop terrace's stunning views of the Atlanta skyline.



Eden by Delbar
Eden is a lively and vibrant Middle Eastern eatery that combines the excitement of a hip tapas-style dining experience with a retro ambiance.



Hayakawa 🍣
Intimate and elevated omakase that captures the experience of traditional sushiyas in Japan.



FŪM 🍷
A bold new expression of contemporary Italian—where regional sourcing, dry-aged meats, handmade pastas, and open-fire cooking come together



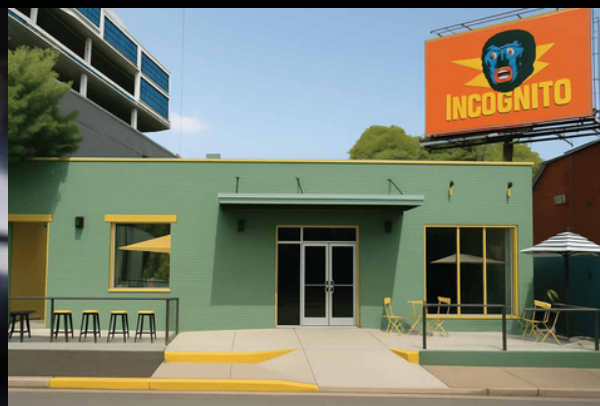
Prevail Coffee
Exceptional coffee crafter with patient respect for land and labor. Partnered with coffee growers from around the globe to bring you unique flavors.



The NOW Massage
The NOW offers a space to escape the daily pressures of life and recharge your energy and spirit through the healing benefits of massage therapy.



Rumble Boxing
Rumble Boxing combines the sweet science of boxing with the transformative power of strength training.



Incognito
Incognito is a high-end cocktail bar intentionally disguised with the unpretentious charm of a dive/sports bar. It blends elevated mixology with the comfort, grit, and approachability of a neighborhood hangout inviting guests to enjoy world-class drinks.



Savi Provisions
Neighborhood destination market with locally-sourced gourmet and organic foods, wines, and spirits.



Sweetgreen
A crave-able bowl featuring locally sourced ingredients that are always fresh and satisfying. Bold flavors and nutrient-dense ingredients.

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