

ECHO  
ST. WEST  
ATL

# WORKSPACE REIMAGINED

765 Echo & 745 Echo

LINCOLN  
PROPERTY  
COMPANY

BRIDGE  
INVESTMENT  
GROUP



We're at the

# EPICENTER OF IT ALL



1.5 MILES WESTSIDE PARK AT BELLWOOD QUARRY

1 MILE MICROSOFT 90+ ACRE CAMPUS

WESTSIDE BELTLINE CONNECTOR

ATLANTA BELTLINE TRAIL  
1 MILE

ATLANTIC STATION  
2 MILES

MIDTOWN CBD  
2.5 MILES

GEORGIA TECH  
0.5 MILES

2 MILES GEORGIA WORLD CONGRESS CENTER

2 MILES STATE FARM ARENA

2 MILES THE GULCH

1.5 MILES MERCEDES BENZ STADIUM

2.5 MILES ATLANTA UNIVERSITY CENTER  
MOREHOUSE, SPELMAN, CLARK ATLANTA, MORRIS BROWN

Find us at the intersection of

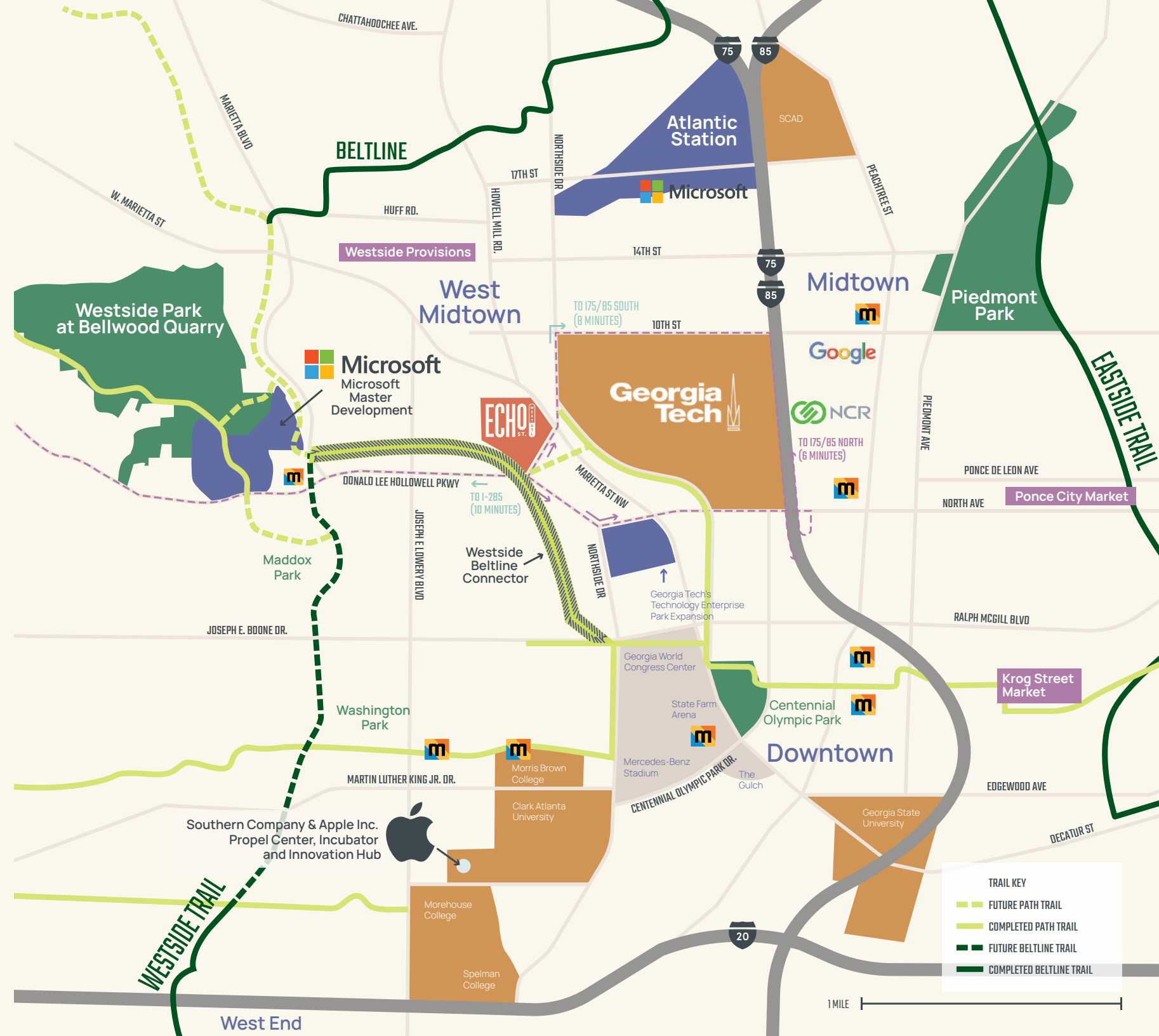
# TECHNOLOGY + COMMUNITY

It's more than a modern workspace— it's a part of one of Atlanta's most storied neighborhoods; a community we're very proud to be a part of.

Location is everything...but so is culture, and Atlanta has one to brag about. Since acquiring this property, we have worked with local leaders and non-profit organizations to think of ways that we can preserve the neighborhood values - in and around the English Avenue and Westside communities to celebrate the history and give back to the people that make this city so special.



*Located in a Qualified Opportunity Zone*



## ATLANTA UNIVERSITY CENTER, SOUTHERN COMPANY AND APPLE, INC.

Southern Company and Apple have partnered with educators and community stakeholders to launch the Propel Center, a new digital learning hub, business incubator, and global innovation headquarters in Atlanta, Georgia for students of HBCUs.

## BELTLINE

The Atlanta BeltLine is the most comprehensive revitalization effort ever undertaken in the City of Atlanta and among the largest, most wide-ranging urban redevelopment and mobility projects currently underway in the United States.

## MICROSOFT MASTER DEVELOPMENT

90+ acre master planned mixed-use development recently purchased by Microsoft located just over a mile away from ESW.

## GEORGIA TECH

Georgia Tech offers the #2 annualized ROI in higher education in the nation with enrollment of over 36K students and is under a mile away.

## WESTSIDE PARK AT BELLWOOD QUARRY

Just over one mile away is the new 26.5 million Westside Park, home to Atlanta's largest greenspace at over 280 acres. Upon completion, the park will connect the Proctor Creek Greenway and the Chattahoochee corridor with the BeltLine.



# UNMATCHED ACCESS

0.5 MILES

(Less than 0.5 miles) GA Tech, West Midtown CBD, Westside Connector Trail

1.0 MILE

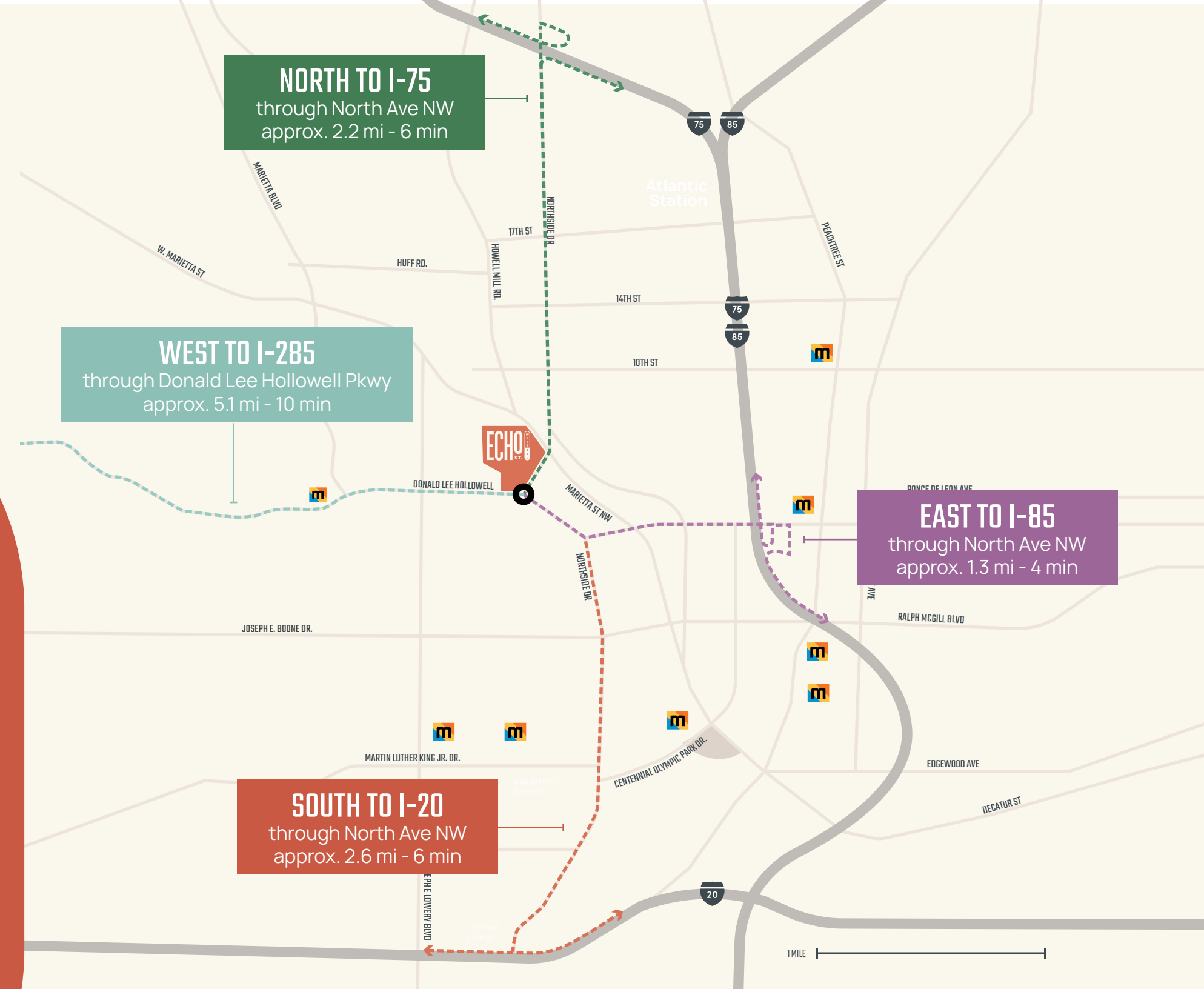
MARTA Bankhead Station, Atlanta Westside Beltline Trail, Microsoft Master Development, Westside Park at Bellwood Quarry

1.5 MILES

Atlantic Station, Mercedes-Benz Stadium, Georgia World Congress Center, State Farm Arena, AUC

*Located at the intersection of 2 four-lane state highways providing unparalleled access from all directions.*

As a crossroads of culture, commerce, and creativity, this Village of Ideas is united with the best of downtown Atlanta via major roadways, pathways, and public transit—including sitting directly on the BeltLine and shuttles to MARTA.





300<sub>k</sub>

SF OFFICE

50<sub>k</sub>

SF RETAIL

292

RESIDENTIAL UNITS

16<sub>k</sub>

SF EVENT SPACE

20<sub>k</sub>

SF ARTIST +  
MAKER SPACE

6.5

ACRES OUTDOOR, REC, +  
ENTERTAINMENT SPACES

Where life  
unfolds

## Echo Street West is the thoughtful response to a modern lifestyle, rooted in Atlanta's Westside.

State-of-the-art office spaces are surrounded by a curated blend of retail and dining experiences that spill out onto the Westside BeltLine Connector trail, providing unparalleled connectivity to the rest of the city. Wellness is at the center of every decision, twist, and turn that this development has taken and we can't wait to write our office tenants into the bigger story of this property, this neighborhood, and this city.



745 & 765 ECHO

PHASE I





Office Village Focused

# DESIGNED FOR CREATIVITY COLLABORATION WELLNESS

765  
ECHO

THE  
WOODLANDS

THE  
NEST

TENANT AMENITY  
CENTER

F+B  
SPACE

745  
ECHO



WELL BUILDING CERTIFICATION  
(PENDING)



WIREScore  
PLATINUM (PENDING)

State-of-the-art office spaces anchored by  
curated retail, dining and outdoor experiences.



# HOW WE STACK UP

*3-levels of below-grade parking  
635 total parking spaces; 2.1/1,000*

*Our unique office design at Echo Street  
West has wellness at its core - including  
subterranean parking, allowing direct  
tenant access into open-air corridors  
and collaboration spaces.*

765 ECHO

FITNESS CENTER,  
SHOWERS,  
BIKE STORAGE

20'

15'

15'

15'

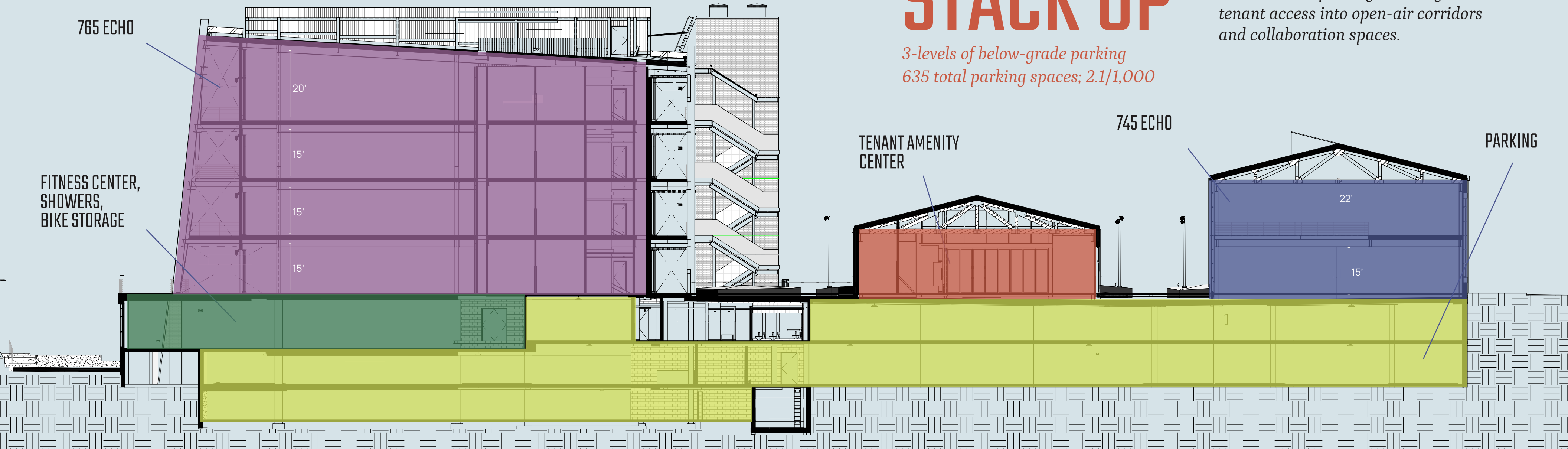
TENANT AMENITY  
CENTER

745 ECHO

22'

15'

PARKING







*brilliant  
innovation*

# 765 ECHO

ATLANTA'S FIRST  
EXTERIOR-CORE OFFICE BUILDING



# 765 ECHO

4-story mid-rise office building

274,974 RSF

## THE SPECS

Cutting edge steel/timber/glass design

15' high windows floors 1-3

20' high windows on top floor provide dynamic views

Private, exterior work, social and rec space on every floor

Exterior core design provides unobstructed, 360° views

Clean building technology throughout

Subterranean parking provides direct access to tenant floors

Tech-driven building access

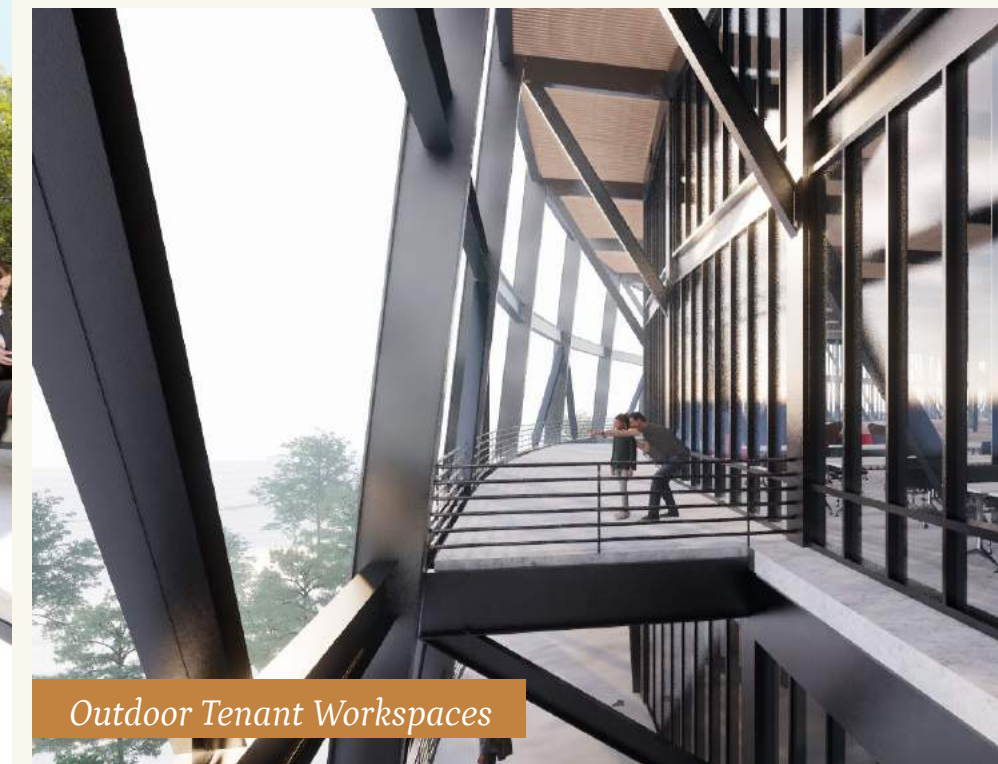
Exterior staircases for vertical circulation



Timber ceilings provide a beautiful accent to every open floorplan



Elevator/Tenant Entry



Outdoor Tenant Workspaces



*Approx. 65,000 SF Typical Floorplates*

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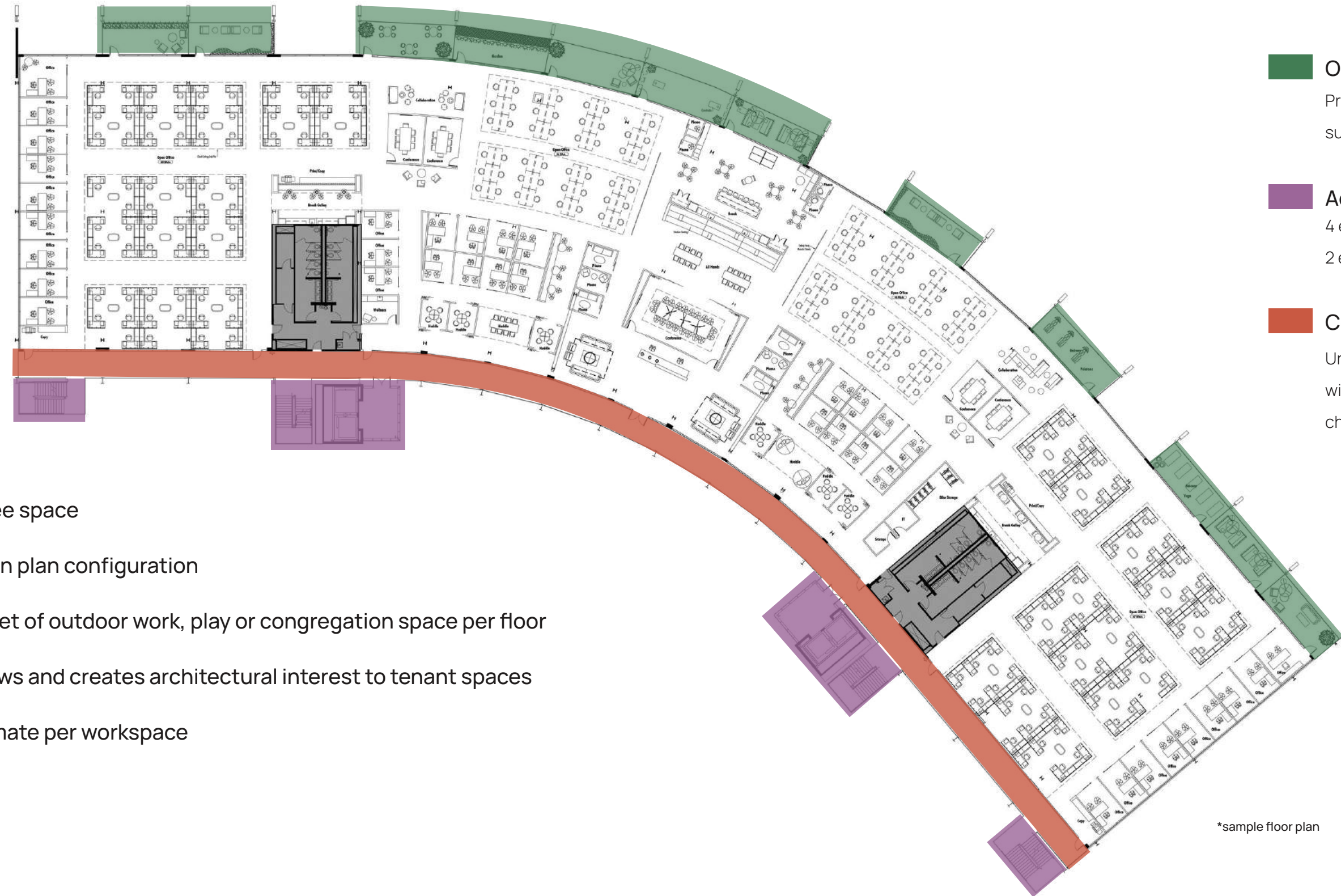
Highly efficient, core-free, column-free space

102' foot bay depths provide ideal open plan configuration

Approximately 8,000-4,000 square feet of outdoor work, play or congregation space per floor

Subtle curved glass line promotes views and creates architectural interest to tenant spaces

## Multi-zone HVAC provides flexible climate per workspace



\*sample floor plan

## Outdoor Workspaces

Private, open-air spaces with overhead fans for every suite – promotes casual meeting and collab space

## Access

4 external stairwells offering direct access to suites,  
2 elevators with direct access from parking deck

## Corridor

Unique exterior corridor provides core free floor plates with direct access to Tenant suites without the typical choke-points





# OUTDOOR WORKSPACE

*at 765 Echo*

We have taken a fresh approach on the traditional office balcony, providing a sizable footprint of outdoor workspace, private to tenants - **over 25,000 SF.**

**THIS IS WHAT THE OFFICE OF THE FUTURE LOOKS LIKE -**  
Expansive outdoor tenant workspaces ranging from 400 SF up to 1,100 SF offering tenants additional open-air work, recreation and congregation spaces.







# 745 ECHO



# 745 ECHO

2-story creative office building

21,273 RSF

## THE SPECS

Clean building technology

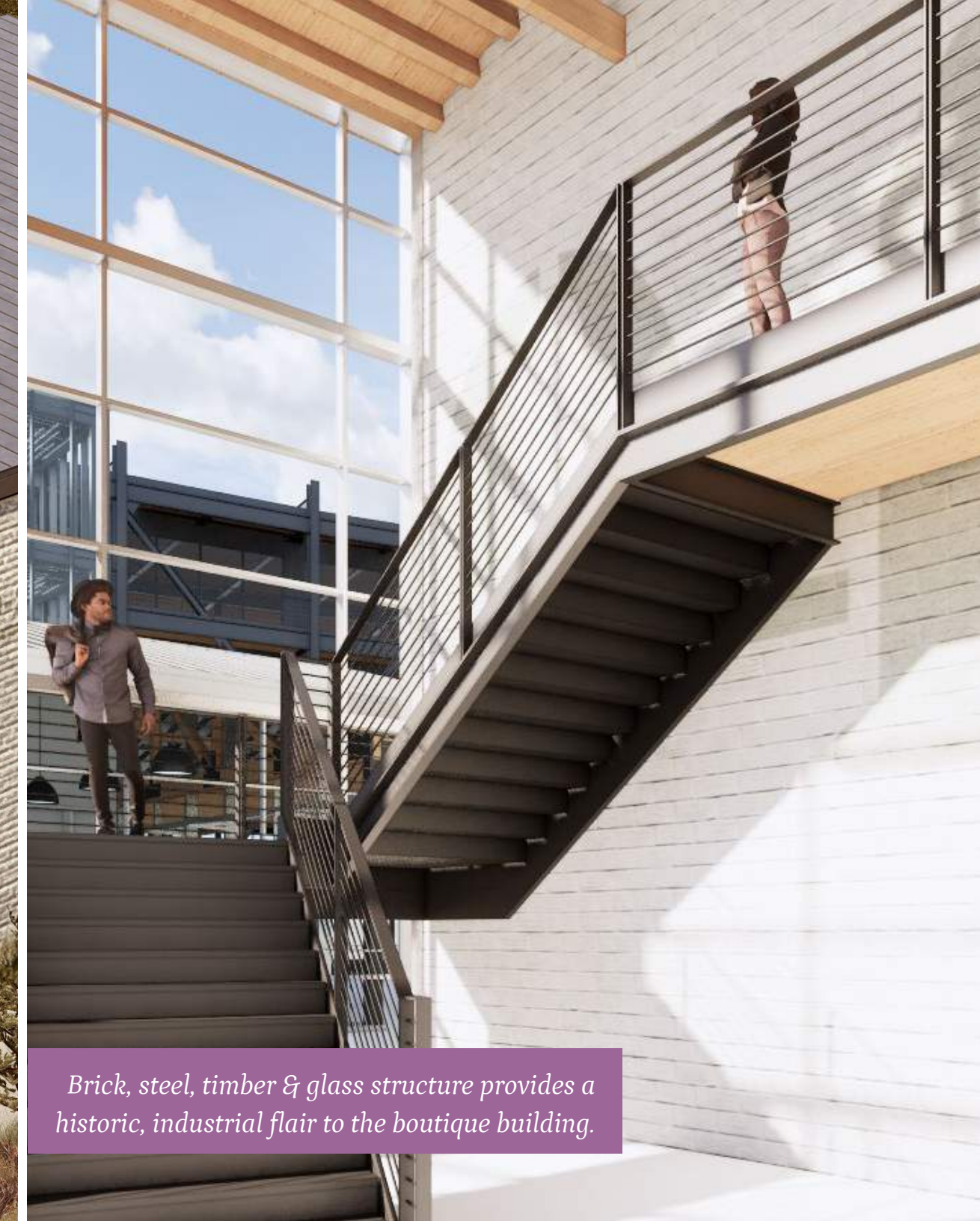
Transom Skylights accentuating light and volume

2 private pocket patios for private gatherings

Exterior balcony overlooking The Nest

Tech-driven building access

Subterranean parking provides direct access to tenant floors

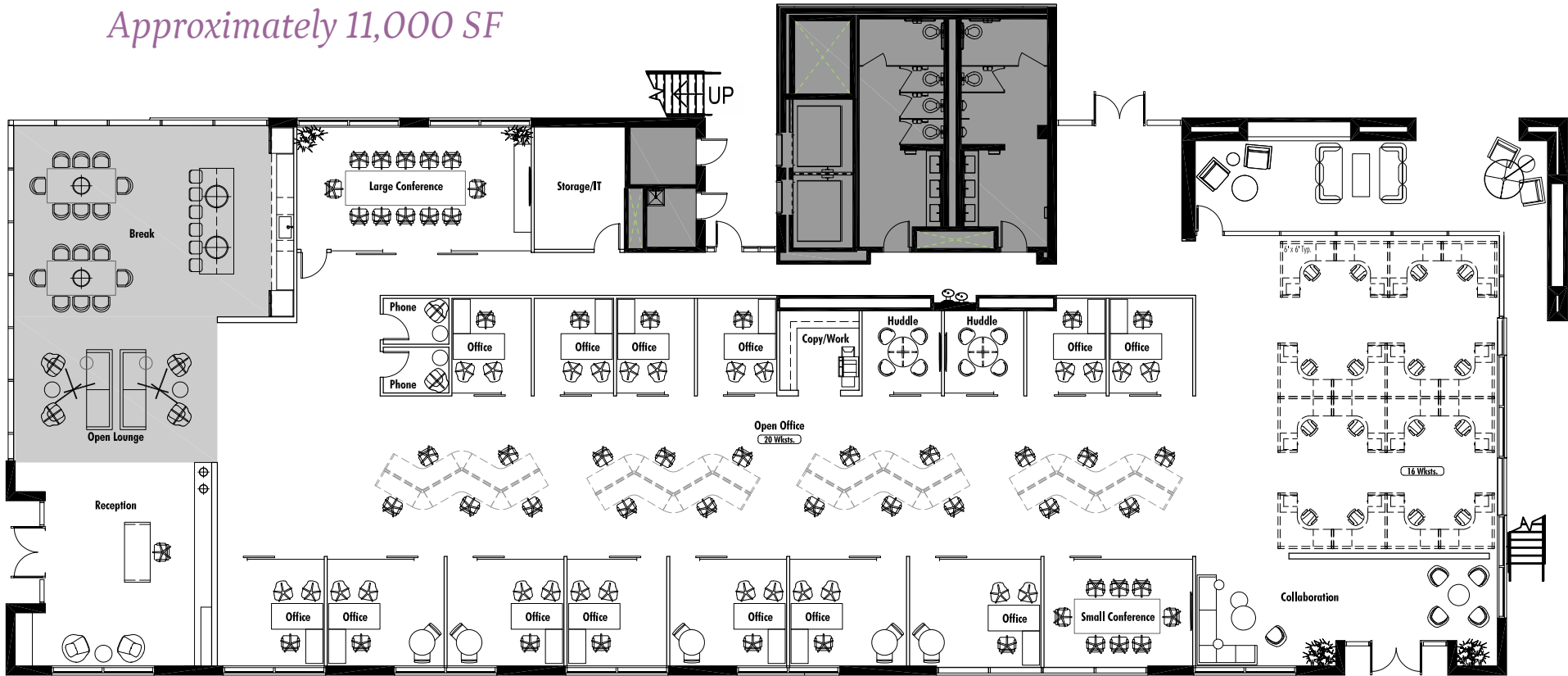


*Brick, steel, timber & glass structure provides a historic, industrial flair to the boutique building.*



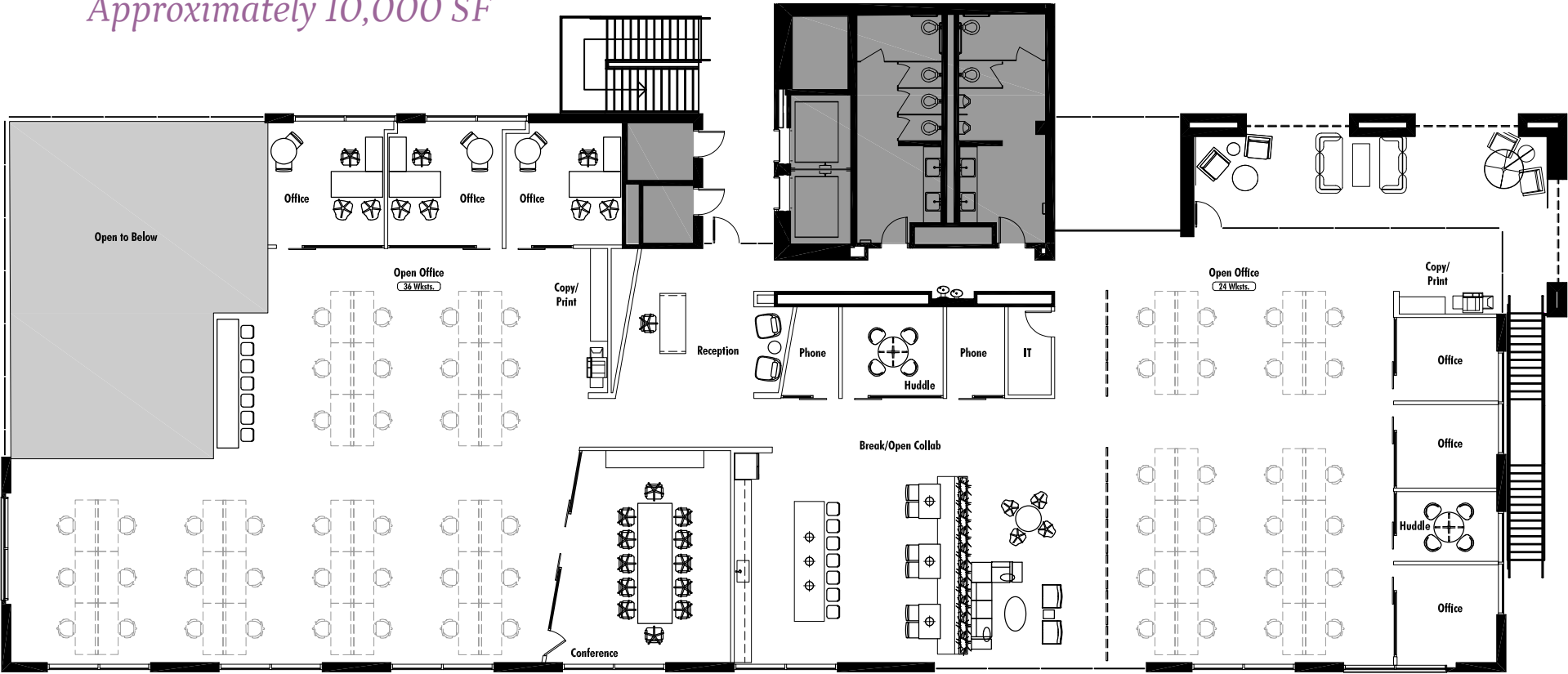
# FLOOR PLANS

1ST FLOOR  
Approximately 11,000 SF



\*sample floor plan

2ND FLOOR  
Approximately 10,000 SF



\*sample floor plan



# THE NEST

*1 acre of outdoor  
amenity space*

Bring business outside with our highly collaborative outdoor environment. The Nest provides ample greenspace with private enclaves perfect for small gatherings of both business and leisure. Direct access to the Tenant Amenity Center offers more flexible collaboration spaces.

## THE SPECS

Highly collaborative outdoor environment

Shared outdoor space including:

- 3,000 SF Tenant Amenity Center
- 4,350 SF Shared Amenity Space
- 4,300 SF Private Amenity Space
- 3,950 SF Public Amenity Space





# TENANT AMENITY CENTER

4,500 SF amenity center

Tenants will have access to a 4,500 SF amenity center that includes a variety of seating and meeting areas, patio space and bar.

## THE SPECS

3,000 SF space that can be subdivided depending on tenant needs for conferences, meetings, or events.

Hospitality-driven amenity center with full bar, and adjacent 4,000 SF chef-driven dining concept.

Flexible space includes the ability to configure for up to a 50-person conference facility

Additional 1,500 SF private outdoor lounge areas





# THE WOODLANDS

1.57 acres of outdoor  
amenity space

A more serene alternative to the high-energy of The Nest, The Woodlands provides more outdoor opportunities for both work, fitness and overall wellness.

## THE SPECS

Trees and greenery preserved to promote wellbeing

Open greenspaces with private enclaves

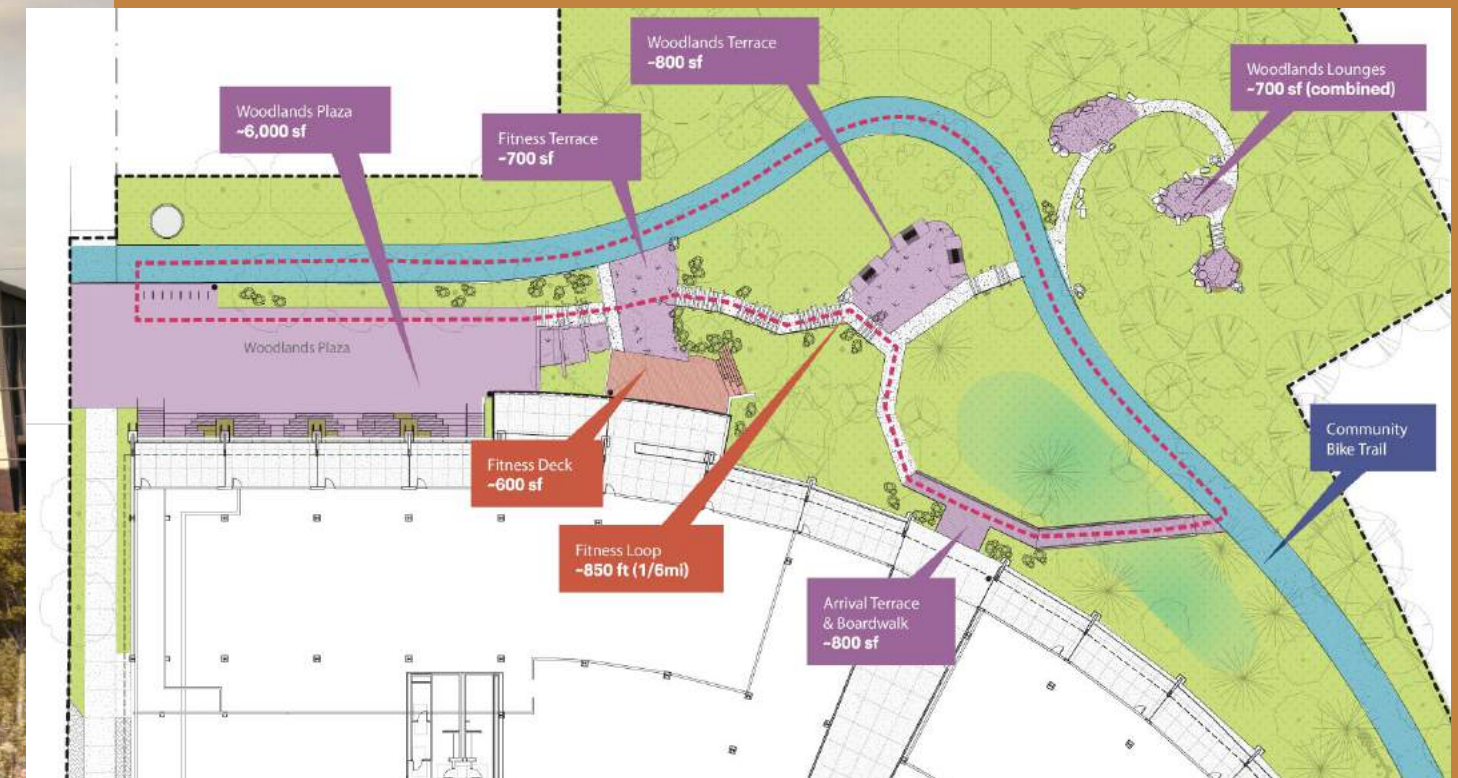
Shared outdoor space including:

9,000 SF Shared Amenity Space

1,450 SF Private Amenity Space

0.5 mile Community Bike Trail

Secluded hammock park





# DESIGNED FOR HEALTHY LIVING

*5,000 SF commercial gym with  
expansive outdoor terrace*

Echo Street West is designed  
for healthy living and innovative  
thinking inspired by nature.  
Wellness has been at the center  
of every decision made for Echo  
Street West.

## THE SPECS

6.5 acres of outdoor greenspaces to enjoy

0.5 mile trail system with connections to the Beltline trail

Bike racks and bike barn on-site

Secure indoor bike storage

5,000 SF commercial gym

Locker rooms with showers





# LIVE-IN COMMUNITY

*Truly immerse yourself in all  
Echo Street West has to offer.  
Vibe @ Echo Street West will  
bring 292 Multifamily units  
running directly along the  
Beltline trail.*

## 292

MULTIFAMILY  
UNITS

# VIBE

AT ECHO STREET WEST





# ACTIVATIONS + AMENITIES

*Our unique mix of uses at Echo Street West was strategically designed to enhance the office experience for companies who value culture, commerce and creativity.*

**70k** SF OF INDOOR/OUTDOOR EVENT,  
ARTIST, AND F&B SPACE



## RETAIL + DINING

Tenants can enjoy our Westside Motor Lounge- an outdoor event space and food truck oasis tucked in the front pocket of ESW. The office area boasts 33k SF of space dedicated to food and beverage with an outdoor patio and an additional 50k SF of locally driven food and retail just steps away.



## ART SPACES

Guardian Studios is an art gallery and maker space located just steps behind our office building, providing tenants with a trove of creative inspiration.



## ADAPTIVE VENUE SPACE

Guardian Works adaptive reuse venue space is Atlanta's newest Westside venue. The 13,000-square foot event space can comfortably accommodate 1,200 guests.





## PHASE 1 - COMING Q2 2023

745 & 765 Echo Street NW, Atlanta, GA 30318

LINCOLN  
PROPERTY  
COMPANY

BRIDGE  
INVESTMENT  
GROUP

## PHASE 2 - GROWTH OPPORTUNITY

Approx. 500,000 SF of additional office product to be built to accommodate tenant expansion

GENERAL  
404.266.7600

MICHAEL HOWELL  
mhowell@lpc.com

HUNTER HENRITZE  
hhenritze@lpc.com

CAROLINE FISHER  
cfisher@lpc.com