



WESTSIDE PAPER RETAIL OFFERING

A NEW CORNER OF WEST MIDTOWN

Westside Paper combines 70 years of historic charm and contemporary character in West Midtown with flexible, wide-open spaces defined by huge glass windows and exposed brick walls.

The project converted a paper manufacturing warehouse into large format space with abundant outdoor areas and a food and

beverage-focused courtyard. The rich character of the site's industrial past is preserved through purposeful design and placemaking.

Westside Paper is on the Atlanta BeltLine West Marietta trail extension called the "Spur Trail," offering convenient access to the most comprehensive revitalization project ever undertaken in Atlanta.



CURRENT DIRECTORY DISCOVER MORE

BOXCAR BETTY'S
FRIED CHICKEN SANDWICHES



KING OF POPS



ELSEWHERE
BREWING



ANCESTRAL
BOTTLE SHOP + MARKET



EL SANTO GALLO
taquería



Pancake
SOCIAL™



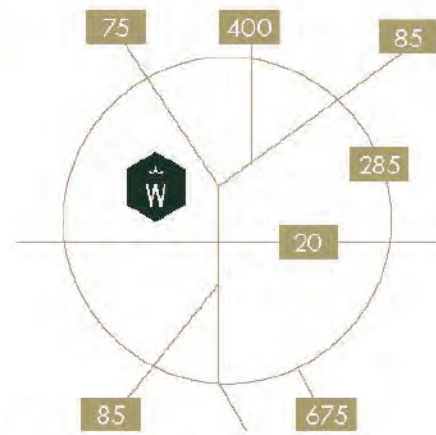
Bar Diver





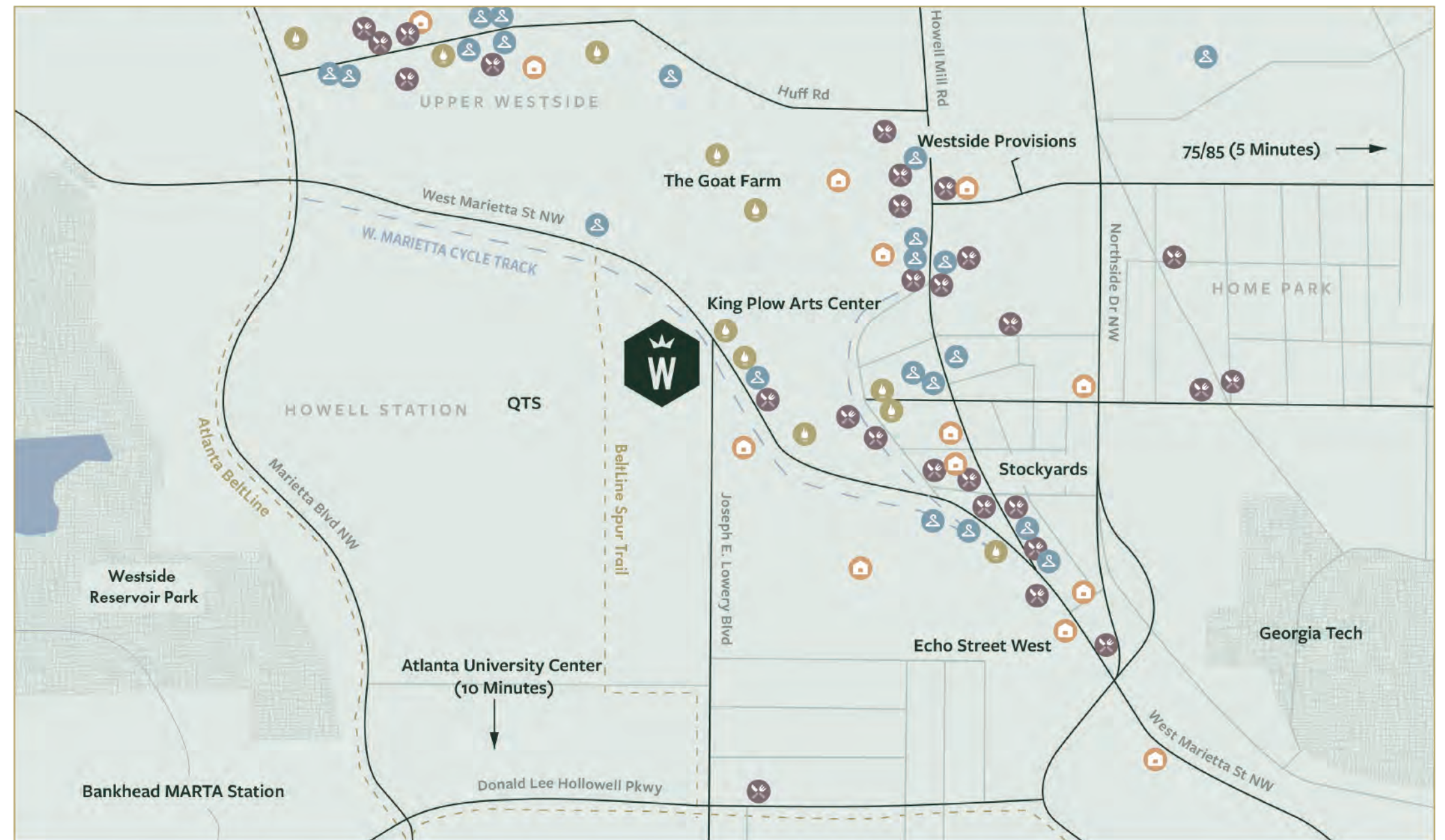
DRIVE TIMES

| | |
|---------------------|--------|
| Westside Provisions | 5 Min |
| Georgia Tech | 7 Min |
| I-75 at 10th / 14th | 8 Min |
| Midtown | 10 Min |
| Downtown | 7 Min |
| Westside Park | 5 Min |
| Buckhead | 12 Min |
| Hartsfield Jackson | 20 Min |



-  Food & Beverage
-  Residential
-  Retail & Service
-  Arts & Entertainment

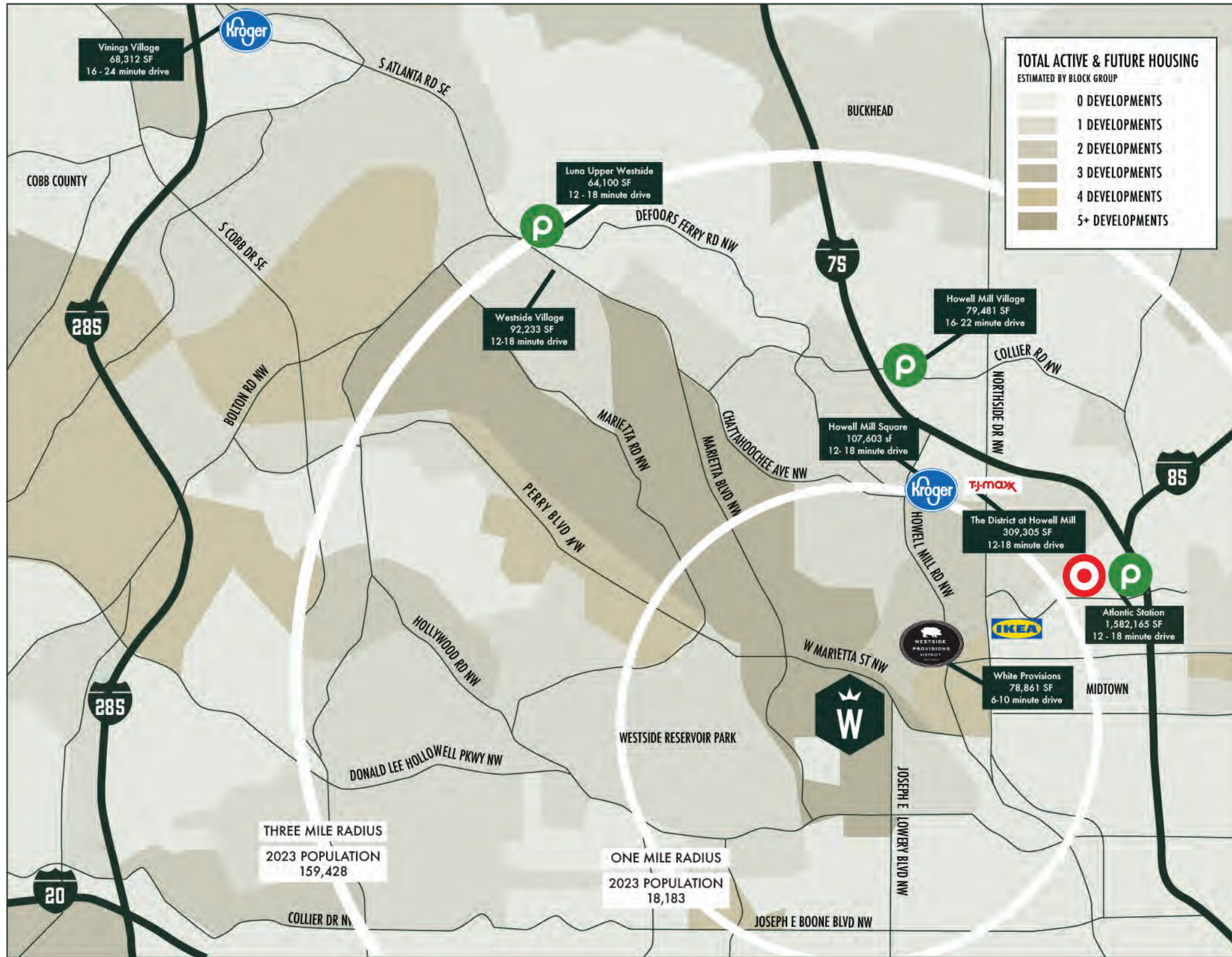
WEST MIDTOWN HAS IT ALL



RESIDENTIAL GROWTH

| NAME | YEAR | UNITS/HOUSES | MILES AWAY |
|------------------------------|-------------|---------------------|-------------------|
| Seven88 West Midtown | 2021 | 279 Condos | 0.4 Miles |
| Empire Howell Station | Future | 56 Units | 0.5 Miles |
| Alexan Howell Station | Future | 303 Units | 0.5 Miles |
| Howell Station Duplexes | Future | 24 Townhomes | 0.5 Miles |
| West Highlands | 2019 | 1400 Homes | 2.1 miles |
| The Works Apartments | 2022 | 500 Apartments | 2.3 miles |
| 1768 Marietta | 2020 | 6 Townhomes | 2.5 miles |
| 1824 Defoor | 2015 | 236 Apartments | 2.5 miles |
| Dupont Commons | 2015 | 350 Homes | 2.9 miles |
| Vue at the Quarter | 2020 | 271 Apartments | 2.9 miles |
| Broadstone Upper Westside | 2022 | 314 Apartments | 3.0 miles |
| Westside Village Townhomes | 2019 | 19 Homes | 3.2 miles |
| Altus at the Quarter | 2020 | 230 Townhomes | 3.3 miles |
| Westside Station | 2018 | 175 Homes | 3.3 miles |
| Upper West Side Lofts | 2021 | 100 Apartments | 3.3 miles |
| Novel Upper Westside | 2020 | 345 Apartments | 3.4 miles |
| Liberty Park | 2018 | 433 Townhomes | 3.4 miles |
| Bolton Park | 2016 | 209 Apartments | 3.8 miles |
| Riverline | 2022 | 52 Townhomes | 4.3 miles |
| Stonehall at Vinings Gateway | 2019 | 11 Townhomes | 5.2 miles |





TOTAL ACTIVE & FUTURE HOUSING

RETAIL SPACE OPPORTUNITY

CENTRAL BUILDING

NORTH BUILDING

EXISTING LOADING

FUTURE LOADING

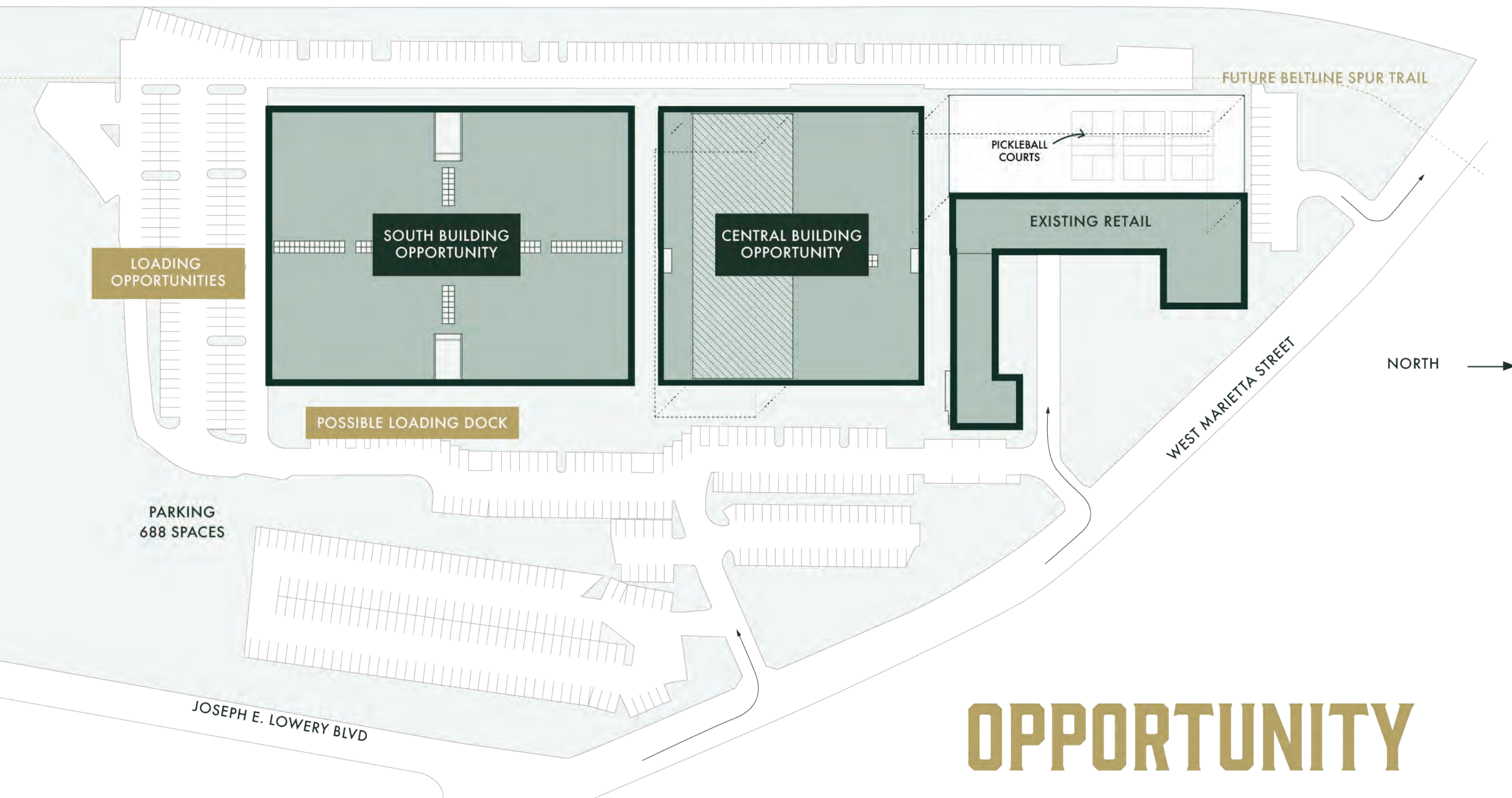
LOADING & OUTDOOR OPPORTUNITY

SOUTH BUILDING

EXISTING LOADING

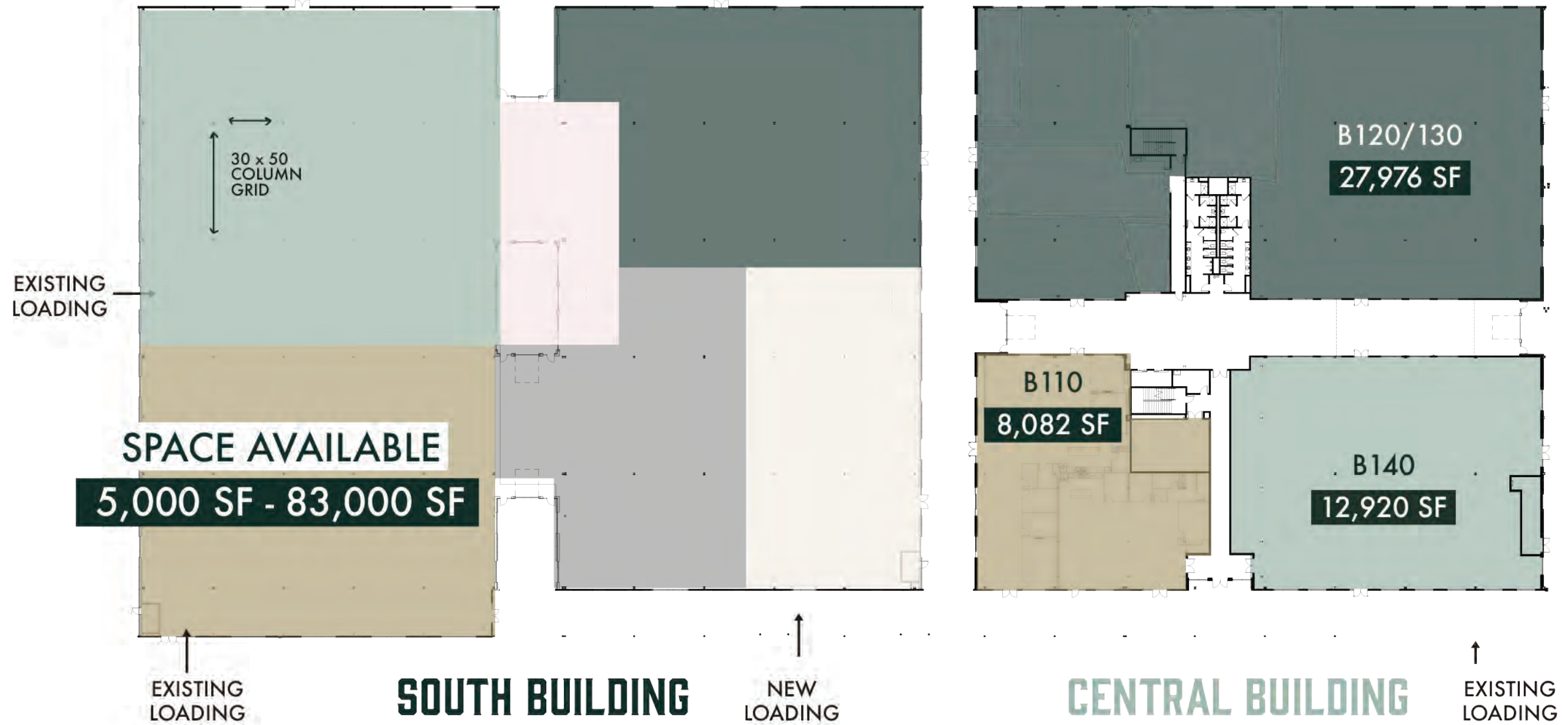
688 SURFACE PARKING SPACES





OPPORTUNITY

SPECS





PARKING FACING STOREFRONT



BELTLINE FACING STOREFRONT

18'-0" CEILING HEIGHT

SOUTH BUILDING INTERIOR



SOUTH BUILDING INTERIOR AND LOADING DOORS



CENTRAL BUILDING INTERIOR

18'-0" CEILING HEIGHT

15'-0" CEILING HEIGHT

CEILING HEIGHT - UNDER OVERBUILD

CENTRAL BUILDING INTERIOR

NOTES

RETAIL

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