

THE
KROG DISTRICT

EST. HISTORIC  ATLANTA 1889



EXISTING:

75,233 SF of retail

64,612 SF of office

DELIVERING Q2 2022:

44,931 SF of retail

30,989 SF of office



EMORY
UNIVERSITY

ATLANTA
BOTANICAL
GARDEN

PIEDMONT
PARK

GEORGIA
TECH

GEORGIA
AQUARIUM

MERCEDES-BENZ
STADIUM

ATLANTA

ZOO
ATLANTA

WESTSIDE
PARK

WEST END

THE
KROG DISTRICT

PONCE CITY MARKET RETAIL

ANTHROPOLOGIE west elm SEPHORA

Archer NINE MILE STATION Hop's Marine Layer

SULCYCLE INDUSTRIOUS lululemon

mailchimp KINGPOPS Madewell

Woolin' Blues ONWARD BREWERY spiffy 18-21 DISTRICT

725 PONCE

370,000 SF office tower
Office tenants include:

Chick-fil-A Starbucks McKinsey & Company BlackRock madcamp

INMAN QUARTER RETAIL

pure barre PURE The Grub Barcelona

CCS PANAMA COFFEE delbar MF TROPICAL PINE PET WORKS

FOURTH WARD SKATE PARK

JIMMY CARTER CENTER

INMAN QUARTER APARTMENTS

755 NORTH APARTMENTS

VENKMAN

NORTH & LINE APARTMENTS

FOURTH WARD PARK

HIGHLAND WALK APARTMENTS

KEVIN RATHBUN STEAK

MARIPOSA LOFTS

L

Jake's

PORTMAN HOLDINGS
Future 175 Key Hotel

STUDIOPLEX CONDOS

THRIVE TOWNHOMES

AYLA APARTMENTS

AIRLINE O4W CONDOS

SHAKE SHACK

THE EDGE APARTMENTS

THE EDGE RETAIL

Shuffly Vegan GEORGIA BLACK SHEEP noni's

Joystick TREATS

Harold's Chicken of HomeWood

THE **KROG DISTRICT**

EST. HISTORIC ATLANTA 1889

KROG MARKET ATLANTA STOVEWORKS EST. 1988 SPX ALLEY

Dynamic BeltLine Location with Excellent Access

1.8MM

VISITORS ON THE EASTSIDE BELTLINE PER YEAR (adjacent to The Krog District)



The Krog District & BeltLine Action

The Atlanta BeltLine is a vital loop that allows intercity access for **45 Atlanta neighborhoods** on a **22-mile loop**, with **1,300 acres of parks and artwork** from **more than 70 artists**.

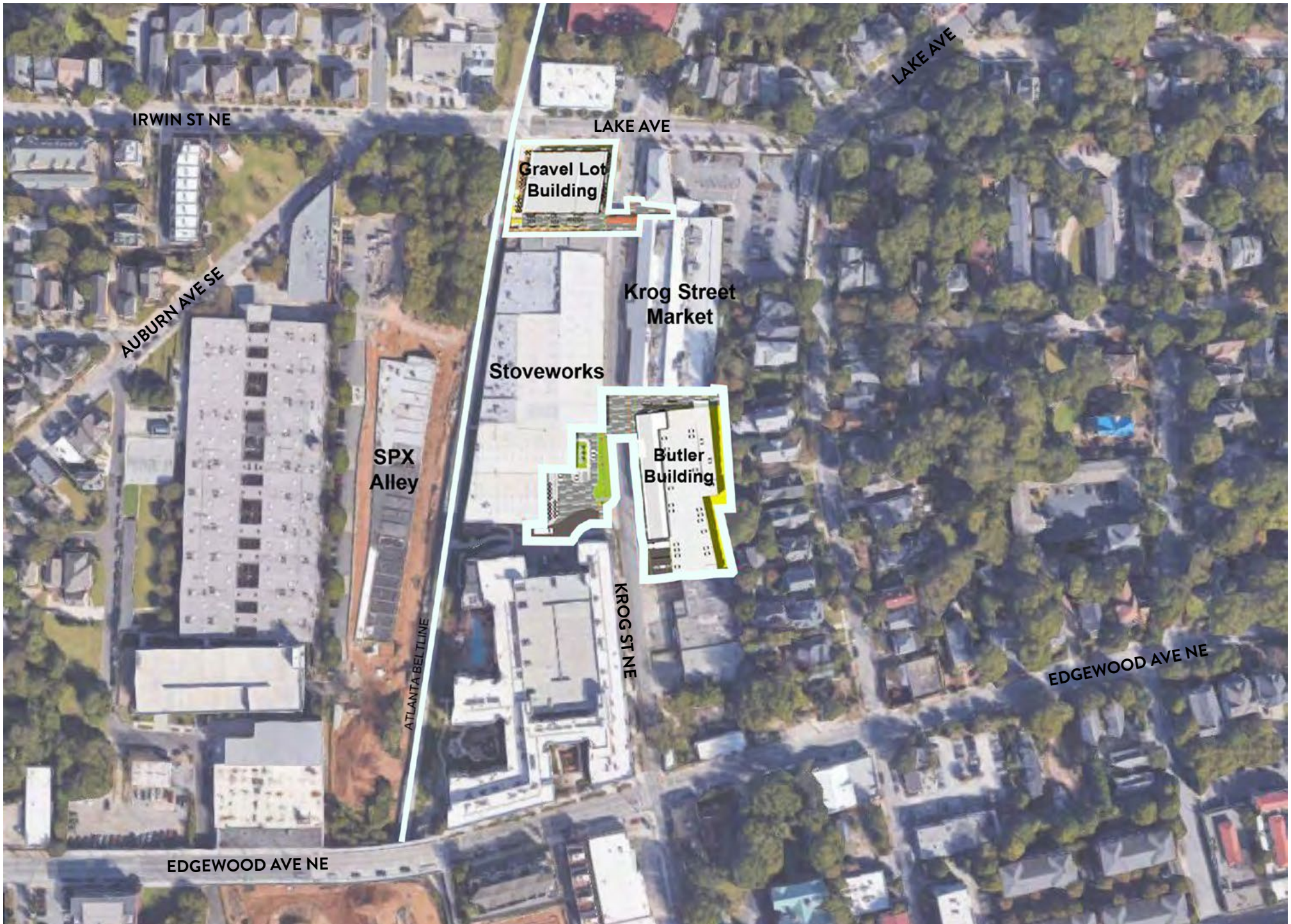
Buildings and land located on the BeltLine are known as **Beach-front Property** and includes retail, entertainment, office, residential and more.

The BeltLine was one **Georgia Tech student's thesis** turned to life. His vision for the old railroad, that connected Atlanta neighborhoods, became reality with **more than 2 million visitors annually** who can run, bike, skate or walk their fur friends along the active motor-free pathway.



Currently named the **largest urban development project in the nation**, the BeltLine is growing and the future extensions include the **Westside and Westend trails**.

Krog District is 1.3 miles from Ponce City Market along the BeltLine. **SPX Alley (located in Krog District)** and **American Spirit Works** are currently the only areas on the BeltLine that have active uses on both sides.



The Krog District Master Plan

PARKING SUMMARY

KROG ST MARKET: 83 SPACES
BUTLER: 186 SPACES
STOVE WORKS: 56 SPACES

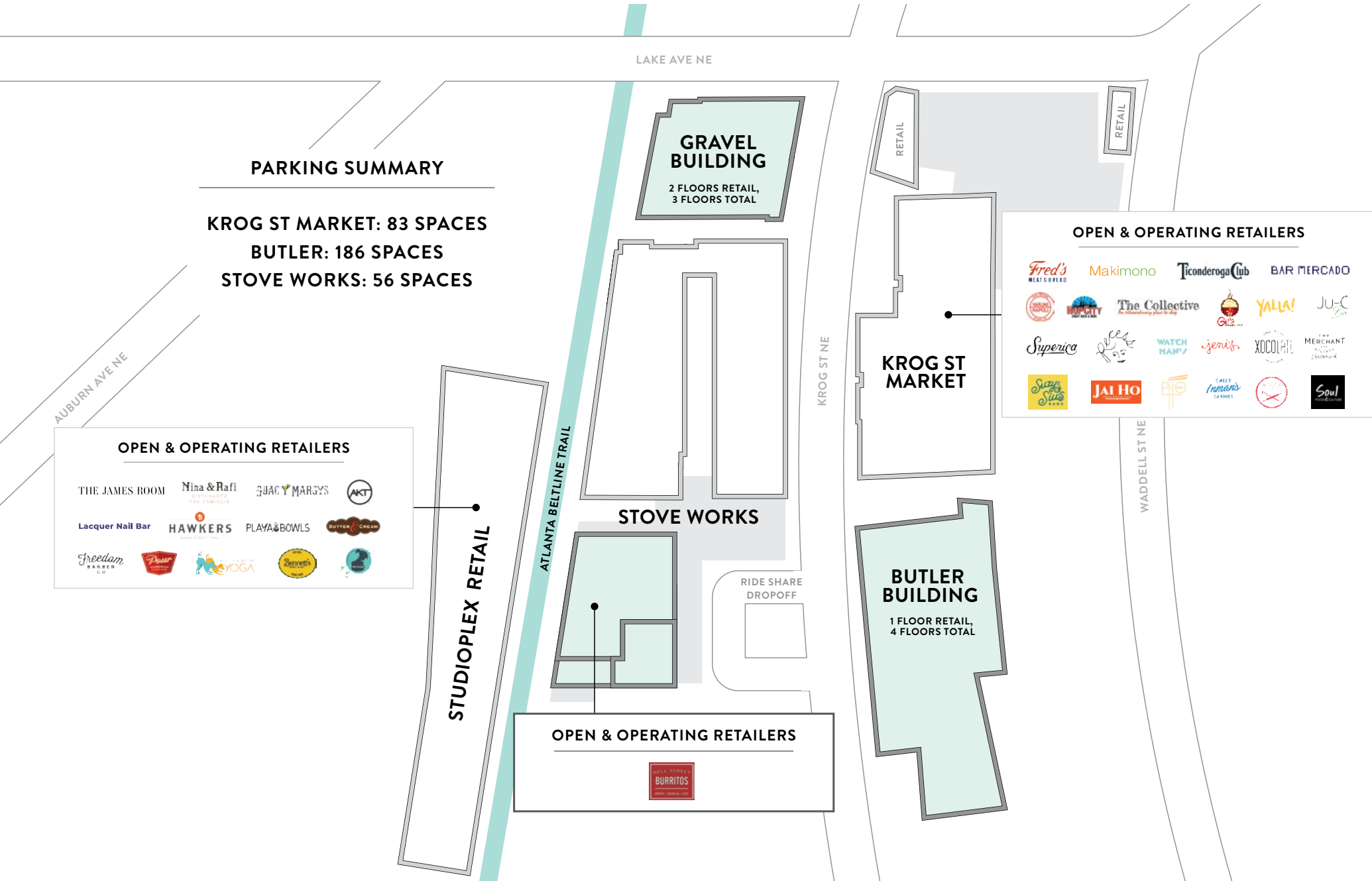
OPEN & OPERATING RETAILERS



OPEN & OPERATING RETAILERS



OPEN & OPERATING RETAILERS





GRAVEL BUILDING
124 Krog St NE





GRAVEL BUILDING
124 Krog St NE





GRAVEL BUILDING
124 Krog St NE





GRAVEL BUILDING
124 Krog St NE





GRAVEL BUILDING
124 Krog St NE



GRAVEL BUILDING
124 Krog St NE





GRAVEL BUILDING 124 Krog St NE

LAKE AVE



CEILING HEIGHTS:

BOTTOM OF STRUCTURE	12' - 0"
BOTTOM OF SLAB ABOVE	13' - 6"

 RESTAURANT	2,936 RSF
 RETAIL	6,420 RSF
 BUSINESS	927 RSF
 SHARED CORE	1,138 RSF

FLOOR TOTAL	11,421 RSF
BUILDING TOTAL	33,318 RSF



LEVEL ONE



GRAVEL BUILDING

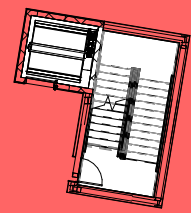
124 Krog St NE

LAKE AVE



TENANT
10,380 RSF
(EXCLUDING PATIO)

(BOUNDARY AREA = OUTSIDE FACE
OF WALL/GLASS MINUS MAJOR
VERTICAL PENETRATIONS)



BELTLINE

KROG ST NE

NORTH

CEILING HEIGHTS:

BOTTOM OF STRUCTURE	11' - 0"
BOTTOM OF SLAB ABOVE	12' - 6"

 RETAIL	10,380 RSF
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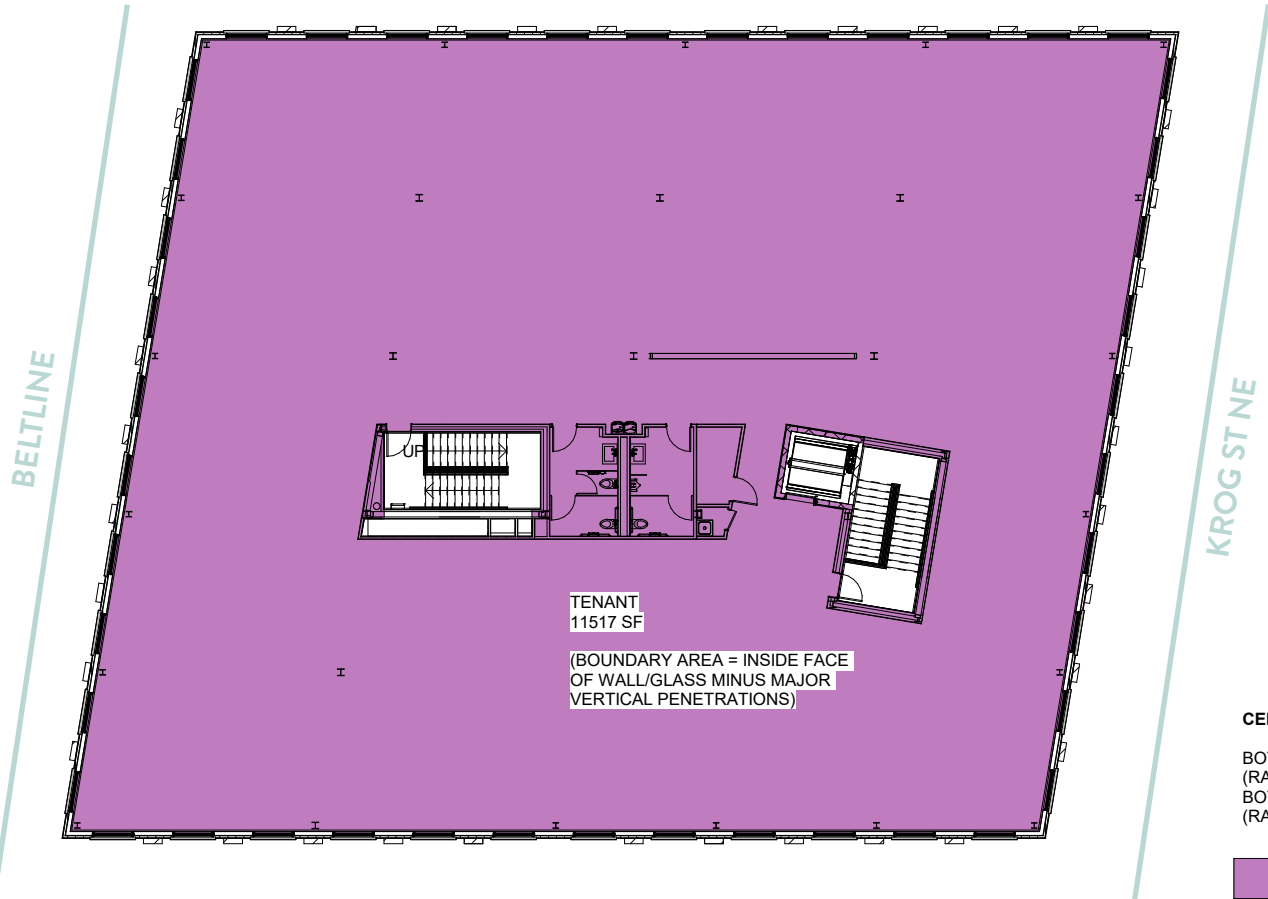
FLOOR TOTAL	10,380 RSF
BUILDING TOTAL	33,318 RSF

LEVEL TWO



GRAVEL BUILDING
 124 Krog St NE

LAKE AVE



TENANT
 11517 SF

(BOUNDARY AREA = INSIDE FACE
 OF WALL/GLASS MINUS MAJOR
 VERTICAL PENETRATIONS)

CEILING HEIGHTS:

BOTTOM OF STRUCTURE
 (RANGE) 9' - 9" TO 16' - 9"
 BOTTOM OF SLAB ABOVE
 (RANGE) 11' - 0" TO 18' - 0"

BUSINESS 11,517 RSF

FLOOR TOTAL 11,517 RSF
 BUILDING TOTAL 33,318 RSF



LEVEL THREE



BUTLER BUILDING 99 Krog St NE





BUTLER BUILDING 99 Krog St NE



RAISED CROSSWALK ACROSS
KROG ST NE



BUTLER BUILDING
99 Krog St NE





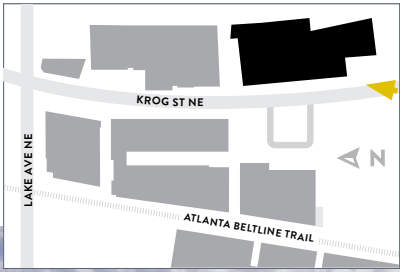
BUTLER BUILDING 99 Krog St NE





BUTLER BUILDING
99 Krog St NE





BUTLER BUILDING
99 Krog St NE

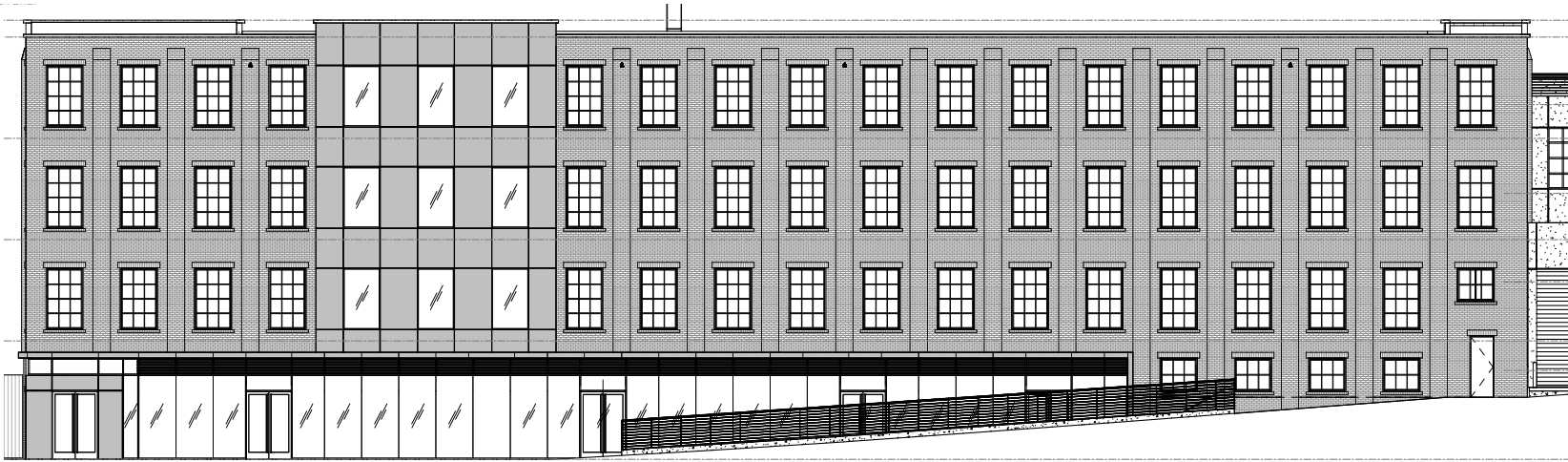




BUTLER BUILDING

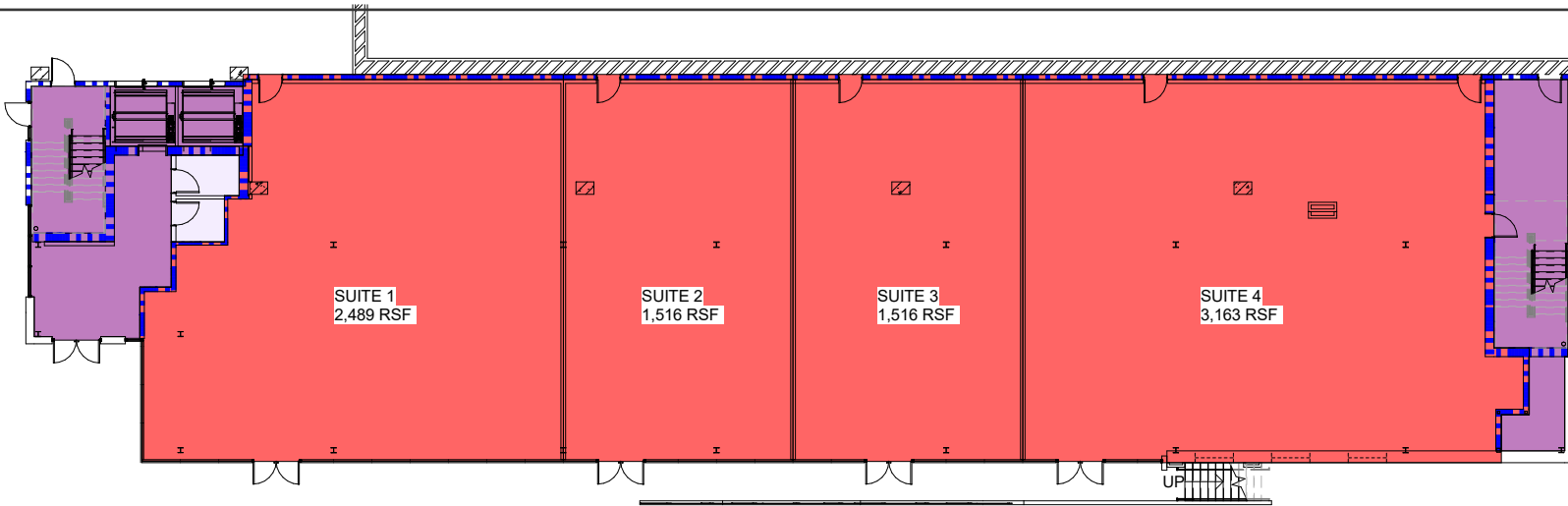
99 Krog St NE

POCKET PARK



KROG ST NE

POCKET PARK



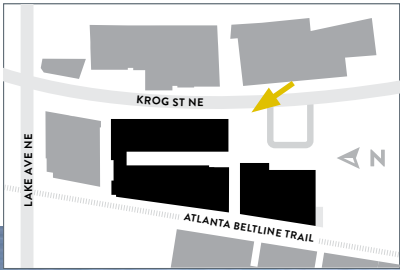
CEILING HEIGHTS:

BOTTOM OF STRUCTURE	12' - 0"
BOTTOM OF SLAB ABOVE	13' - 6"

 RETAIL	8,685 RSF
 BUSINESS	1,079 RSF
 SHARED CORE	88 RSF
FLOOR TOTAL	9,852 RSF
BUILDING TOTAL	29,325 RSF

← NORTH

KROG ST NE



STOVE WORKS 112 Krog St NE





STOVE WORKS
112 Krog St NE





STOVE WORKS 112 Krog St NE





STOVE WORKS
112 Krog St NE



STOVE WORKS 112 Krog St NE

■ AVAILABLE □ LEASED ■ PATIO



CLICK TO EXPERIENCE
THE KROG DISTRICT REDEVELOPMENT



GET IN TOUCH

We'd love to hear from you, please
reach out to our contacts below.



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THE KROG DISTRICT



 ASANA PARTNERS