

**This is 251 Armour.**

A new design concept at the front of the Armour Yards district, adjacent to the future BeltLine trail extension.



# Welcome to Armour Yards.

Known for its pleasantly caffeinated mornings and happy hour hot spots, the origin of Armour Yards dates back to the early 1900s.

The former railcar fleet yard of one of America's biggest shippers Armour and Co., Armour Yards maintains its industrial area charm with remnants of a mid-century past.

Now home to a growing pool of Atlanta businesses with a shared love of great local coffee, talent, barbecue, beer and spirits — beyond brick walls and exposed ceilings, we're open for ideas at Armour Yards.

**And for us, it's really as simple as that.**



255



195



199



120





120

195

199

255

 251  
ARMOUR

## Work amidst Atlanta mainstays such as —



### East Pole Coffee

Directly across the street serving up delicious coffee of all shapes and sizes, light bites and room to spread out and catch up or get down to work. Try the iced coffee.



### SweetWater Brewery

Cold year rounds, seasonals and limited release beer, this is an Atlanta destination for good times and entertainment in just a one minute stroll. Free live music on the patio every Sunday!



### ASW & The Stave Room

The Creators of the 1<sup>st</sup> Straight Bourbon distilled in ATL since Prohibition are only a few steps away. Swing by for a late afternoon cocktail.



### Fox Bros. “QUE”-OSK

Fast walk to fast walk-up Texas-style ‘que with catering availability for office breakfasts and lunches. The brisket sandwich does not disappoint.

# Settle into 251 Armour.

An approximately 40,000 SF creative office opportunity built within the historic walls of a former Atlanta tortilla factory — 251 Armour has a character and story all its own. Forget shiny office tower workspace.

Picture an expansive front patio facing the future BeltLine extension, a wide open footprint, original wooden ceilings and abundant natural light. Be the first to make your mark on a special piece of Armour Yards history.



## Key Details:

- Leasing now
- Approximately 40,000 SF available
- Indoor/outdoor connectivity, adjacent to the future BeltLine Northeast Trail extension
- 90 parking spaces onsite

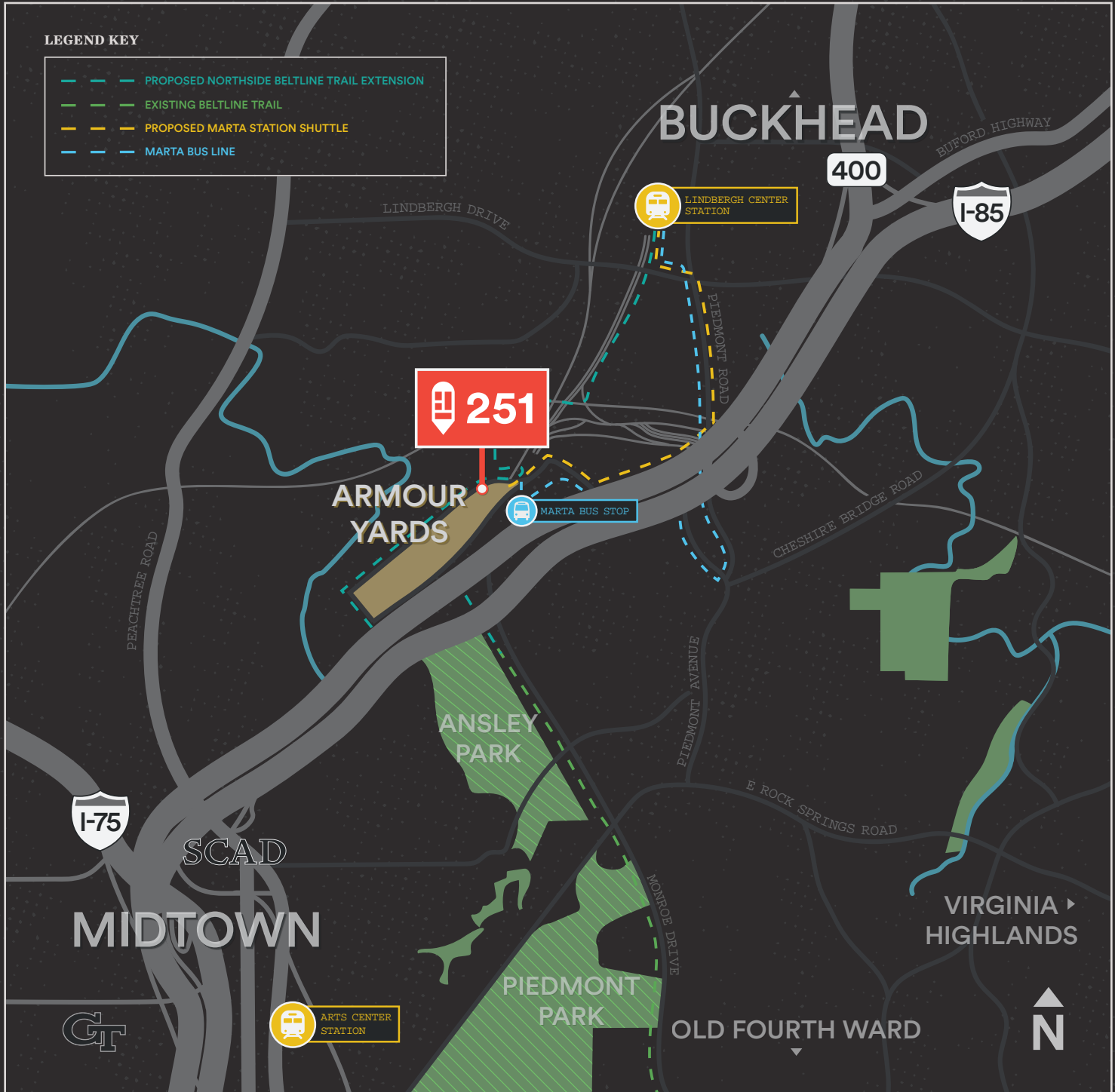




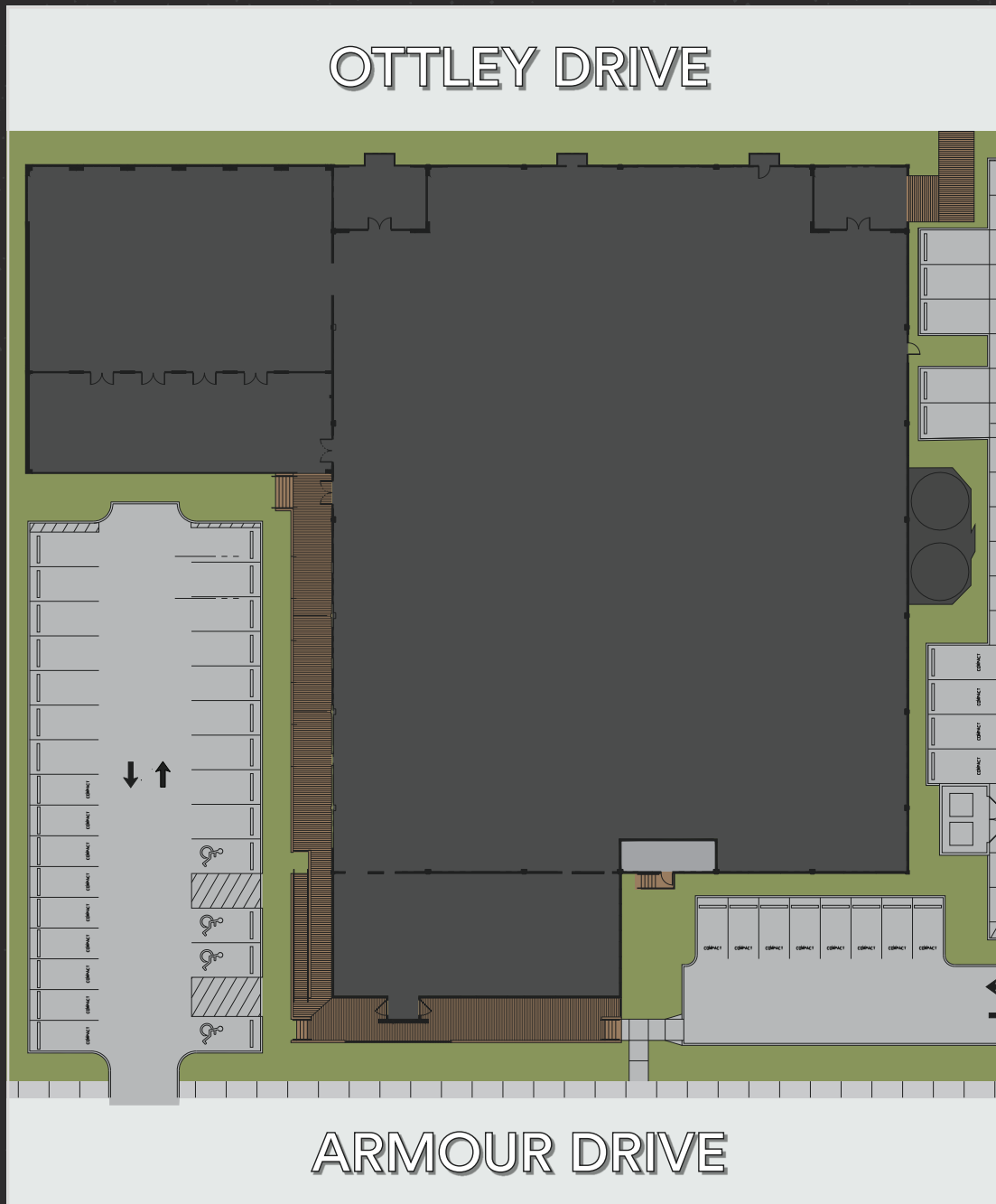
# Your home away from home.

Centrally situated between Buckhead and Midtown, 251 Armour offers direct access to I-85, I-75, GA 400 and Path 400 trails.

With the option for convenient on-site shuttle access to the MARTA Lindbergh Station and adjacent to the future BeltLine extension — work in a location that pushes you forward.



# 40,000 RSF of vision-ready workplace.



\*DRAWING NOT TO SCALE

NOTE: All visualization within has been prepared for preliminary discussion and rough visualization purposes only. It is wholly subject to change, edit, and evolution, based on continued design process, project budgeting and compliance with required city code, ADA guidelines, and related life/safety requirements. In short, consider this visual iterative reference of intent.



# A sea of Atlanta staples.

---

## Provisions.

American Spirit Works Distillery (on-site)

East Pole Coffee Co. (on-site)

Fox Bros. "QUE"-OSK (on-site)

SweetWater Brewing Company (on-site)

Cape Dutch - 1 MI

Fat Matt's Rib Shack - 1.5 MI

Grana (Chef Pat Pascarella) - 1.5 MI

Grindhouse Killer Burgers - 1.3 MI

Holeman and Finch Public House - 3 MI

KR Steak Bar - 2 MI

Little Rey (Chef Ford Fry) - 1 MI

Nakato Japanese - 1 MI

Orpheus Brewing - 2 MI

Taqueria Del Sol - 1.8 MI

Treehouse Restaurant and Pub - 2.4 MI

---

## Recreation.

Atlanta Track Club (on-site)

Future BeltLine Connection (on-site)

Ansley Golf Club - 1.5 MI

Bobby Jones Golf Course - 4 MI

Piedmont Park - 2 MI

---

## Destinations.

District Nightclub (on-site)

Ansley Mall - 1.5 MI

Atlanta Botanical Gardens - 2.5 MI

Midtown Bowl - 0.8 MI

Museum of Design Atlanta - 2.5 MI

The High Museum of Art - 2.5 MI



Armour Yards offers convenient neighborhood commutes and a vast array of Atlanta mainstays. With quality on-site amenities and quick access to diverse local eateries, wellness and entertainment destinations — discover new territory.





Fox Bros "Que"-Osk

# An irreplaceable experience.

Beyond on-site amenities, talented neighbors and a coveted central Atlanta location, at Armour Yards we've taken things one step further to shape an experience unlike anything else in Atlanta.

In addition to coordinating and managing Armour Yards happenings, our Community Manager remains laser focused on understanding your needs, wants and interests to continually enhance campus connectivity for our like-minded community of self-starters.



SweetWater Brewing Co.



East Pole Coffee Co.



Outdoor Dine-Arounds



Dog-friendly



ASW Distillery

# At Armour Yards—



## We empower companies to invest in self care.

---

We've designed space for health and wellness into the core of our campus so you can grow your business, your team, your work ethic (you name it) from the inside out.

- **Communal Fitness Studio** — Start your morning meditation or your lunchtime cross-fit circuit in a space designed to support your flow.
- **Yoga Classes** — Unroll your yoga mat and start your downward dog on the lawn in good company.
- **The Atlanta Track Club** — Pick up the pace in a community centered around running.



## We actively promote sustainability.

---

We've planted roots in a place that stimulates growth (pun intended) so you can take an active role in small changes that scale to make a big impact.

- **Earth Day** — Roll up your sleeves and help clean up the neighborhood in the company of fellow Armour Yards neighbors.
- **Copiana** — Reap the benefits of our fresh aeroponic tower-grown greens and herbs on harvest days, right across the street at 255.
- **AY Farmers Market** — Shop for fresh produce and local goods at your convenience between 3:30-6:30pm.



## We believe in the power of helping others.

---

We offer diverse opportunities to give back to non-profits doing amazing things so you can join a collective force of good-doers and help make the world go 'round.

### Fundraising and volunteer opportunities with the following community partners:

- **Atlanta Police Foundation** — Support efforts to make our city the safest and most inviting place for its residents, workers, and visitors alike.
- **Life Line Pet Adoption** — Help find longterm homes for furry friends in need.
- **Open Hand Atlanta** — Package and deliver meals to community members in need.
- **The Red Cross** — Make a lifesaving blood donation.
- **Toys For Tots** — Help spread Christmas cheer by donating toys to kids in need.



## We maintain a welcoming, communal atmosphere.

---

All the way down to your spirited canines, we offer a community of diversity and open-mindedness so you can count on having a good excuse to gather.

### Upcoming happenings:

- **Sofar Sounds Shows** — Join Sofar Sounds for an intimate live music performance on-site.
- **Chef Pop-Ups and Wine Tastings** — Indulge in hand-selected pairings with colleagues and friends.
- **Outdoor Movie Nights** — Spread out your blankets and feast your eyes on the big screen.
- **Annual Holiday Parties** — From Cinco de Mayo to Christmas, there's always a reason to celebrate.

# We are open for ideas, and we look forward to welcoming yours at Armour Yards.



*Copiana Harvest Days*



*Atlanta BeltLine Trail*



*Intimate Yoga Classes*



*Volunteering at Open Hand*

# The space to make your greatest impact.

---

251 Armour is the ultimate opportunity to design a space that matches your culture, fuels your vision and ignites extreme amounts of passion across your team. Consider the possibilities that come with taking a full building in a pocket of Atlanta staples amidst a growing community of passionate companies.

**251 Armour is under active visioning, and we'd love to fold yours into the mix.**



---

For leasing information, please contact:

**Brooke Dewey**

404.995.2138

brooke.dewey@am.jll.com

**Jeff Bellamy**

404.995.2221

jeff.bellamy@am.jll.com

[ArmourYards.com](http://ArmourYards.com)

