

565 NORTHSIDE DR SW



# ABRAMS FIXTURES

HISTORY REIMAGINED



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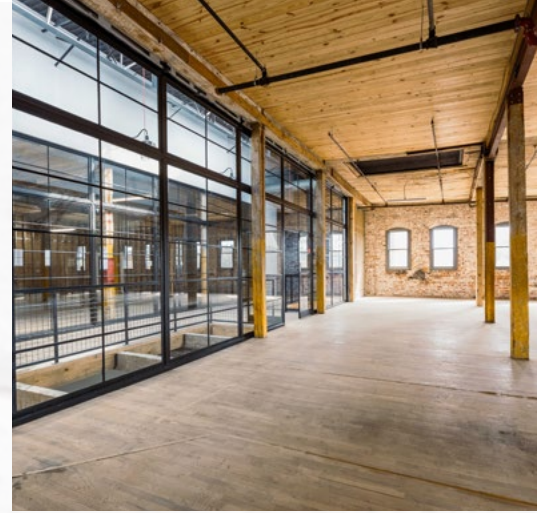
## INTRODUCTION

The Abrams Fixtures buildings were a notable part of Atlanta's rich history and are once again playing a key role in one area's reinvention. This time, they're helping transform a formerly industrial area into a thriving commercial and residential submarket.

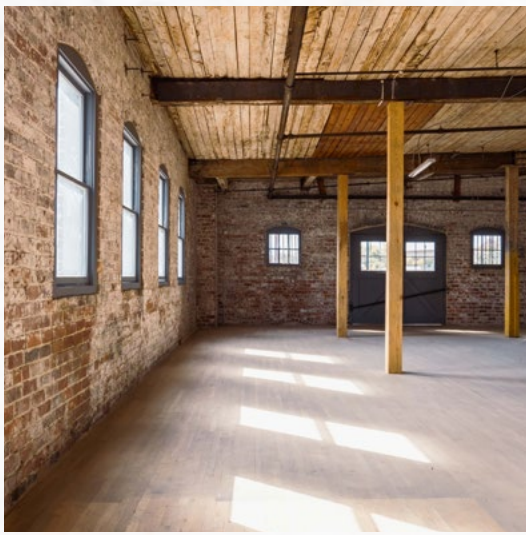
What was once a site for manufacturing threshing machines, a table company, and a warehouse for shop display fixtures, has been carefully preserved to retain its distinctive character. Each space in Abrams Fixtures is unique and industrial details such as original brick, exposed timber and large factory windows can be found throughout the building.

The property features move-in ready office lofts for small to medium teams, customizable space for organizations of many sizes, and even a few spaces for dining and retail. Leasing is underway for 33 residential lofts elsewhere on the site. Vintage charm like this is hard to come by, especially in Atlanta. That's why the Braden Fellman team took their time and considered every detail while restoring the building. As a result, Abrams Fixtures is certain to be a point of pride for this rapidly developing neighborhood.

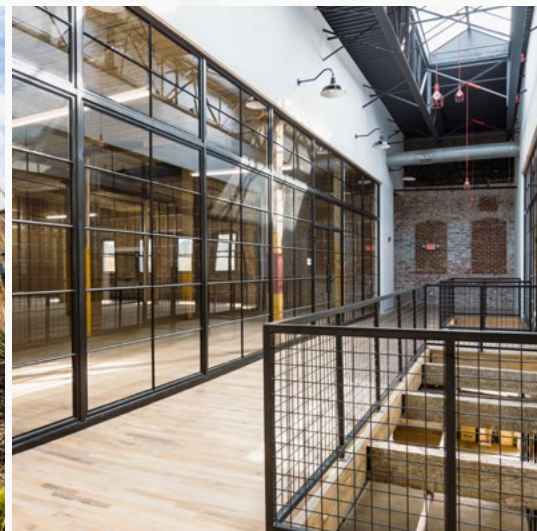




# PROPERTY HIGHLIGHTS



A collection of three historic buildings, carefully and creatively preserved for multiple uses



50,000 square feet of customizable commercial space



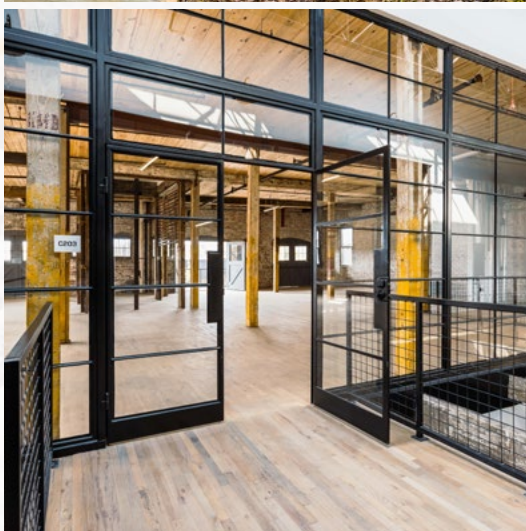
7 move-in ready office lofts for teams of 8-12 people



Residences, dining and shops on property



Close to I-20, Downtown, The BeltLine Westside Trail, Atlanta University Center, MARTA West End station, etc.





# THE PROPERTY

MARTA  
1-20

NORTHSIDE DR NW



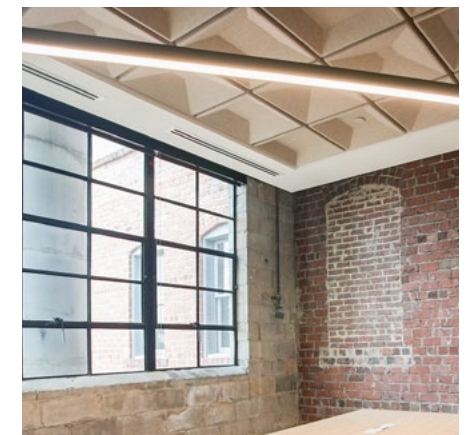
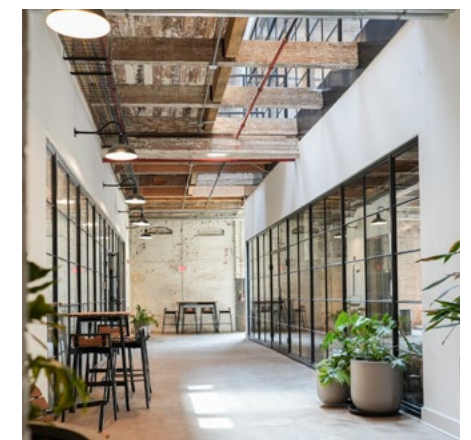
-  DRINKS + DINING
-  COMMERCIAL
-  RESIDENTIAL
-  PARKING

WELL STREET SW

BLUFF STREET SW

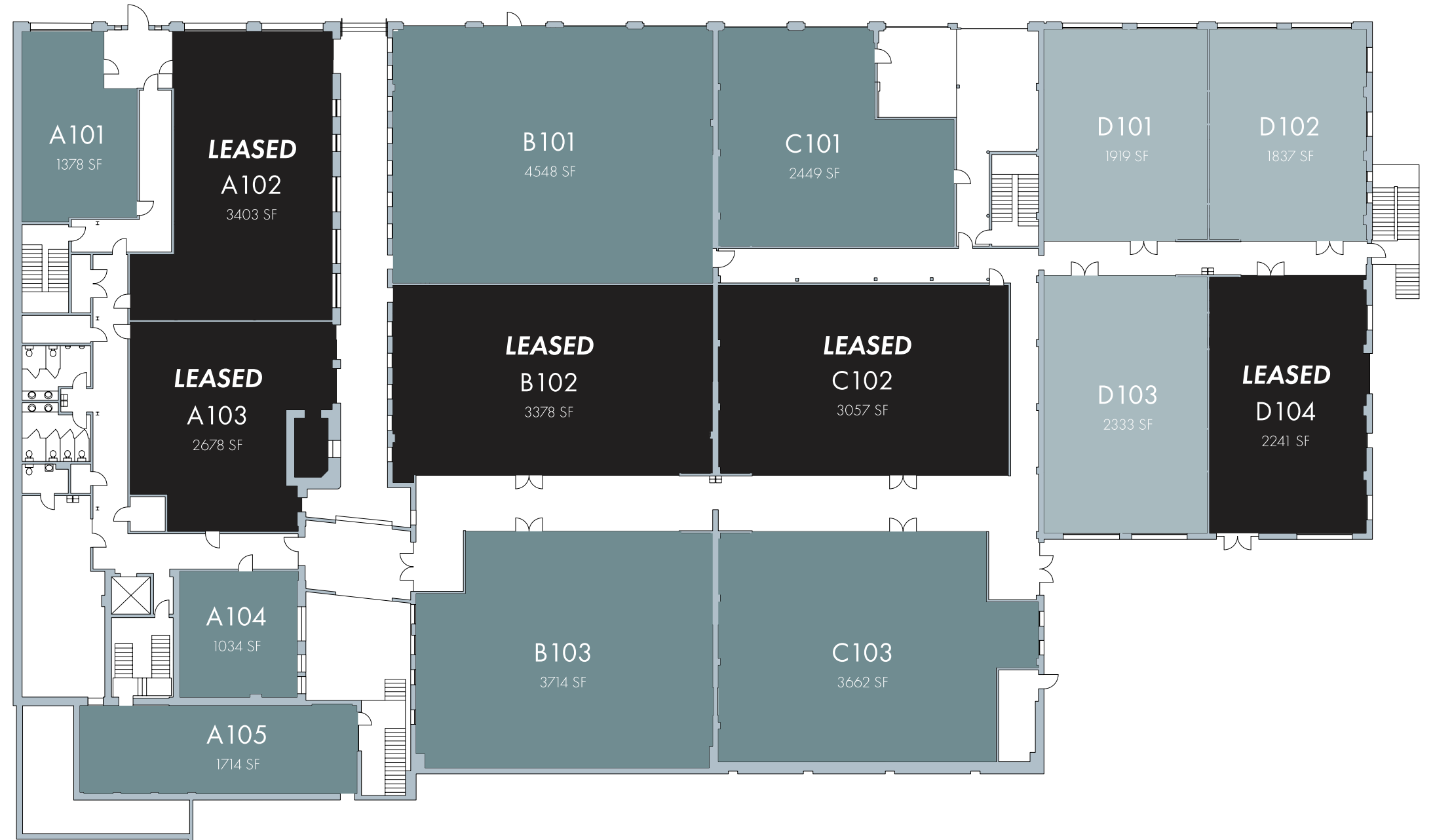


# AVAILABLE SPACE





# 1 FLOOR

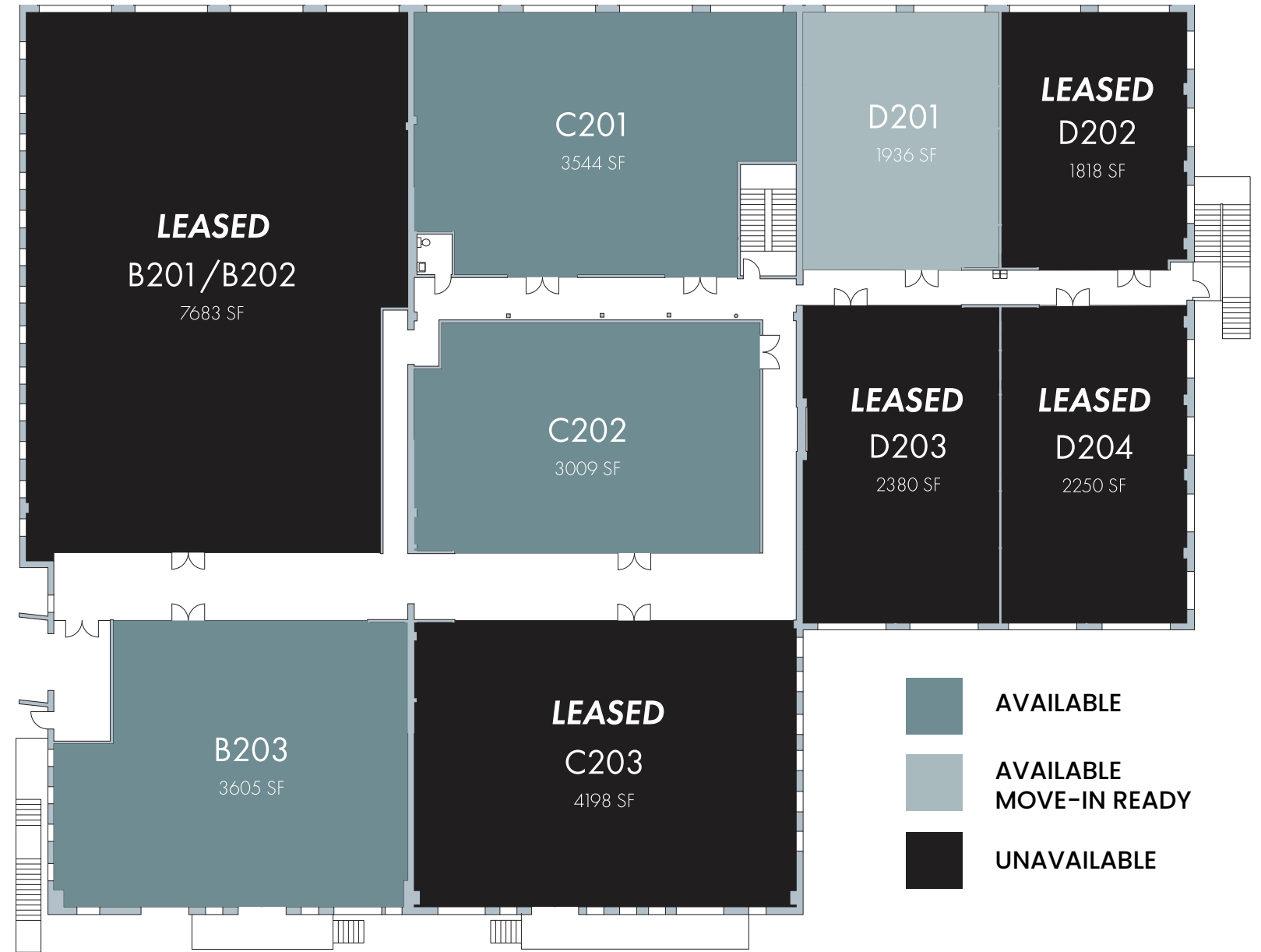


COMMERCIAL



# 2

## FLOOR



## COMMERCIAL



## BUILDING TIMELINE

1920 BUILDING A

1926 BUILDING B

1926 BUILDING C

1948 BUILDING D

1960 ADDITION

## HISTORY TIMELINE

### OPENED

1926

AFX was spec built for “industrial type uses” popping up in Atlanta in the early 1900s. The initial building, a four-story brick ‘slow burn’, was constructed in 1920 by Mackle Construction Company for the J.I. Case Company to manufacture threshing machines for farmers to efficiently harvest their fields.

### BUILDING FIRE

1955

When the original structure opened in 1926 the developer, Massell Real Estate Co., made a big promotional splash. At the time, it was high tech ... meaning it had heat and sprinklers. The “slow burn” construction style was rare in the South and highly desirable since fires were a major concern at the time (there was, unfortunately, a fire in 1955).

### GATE CITY TABLE

1955

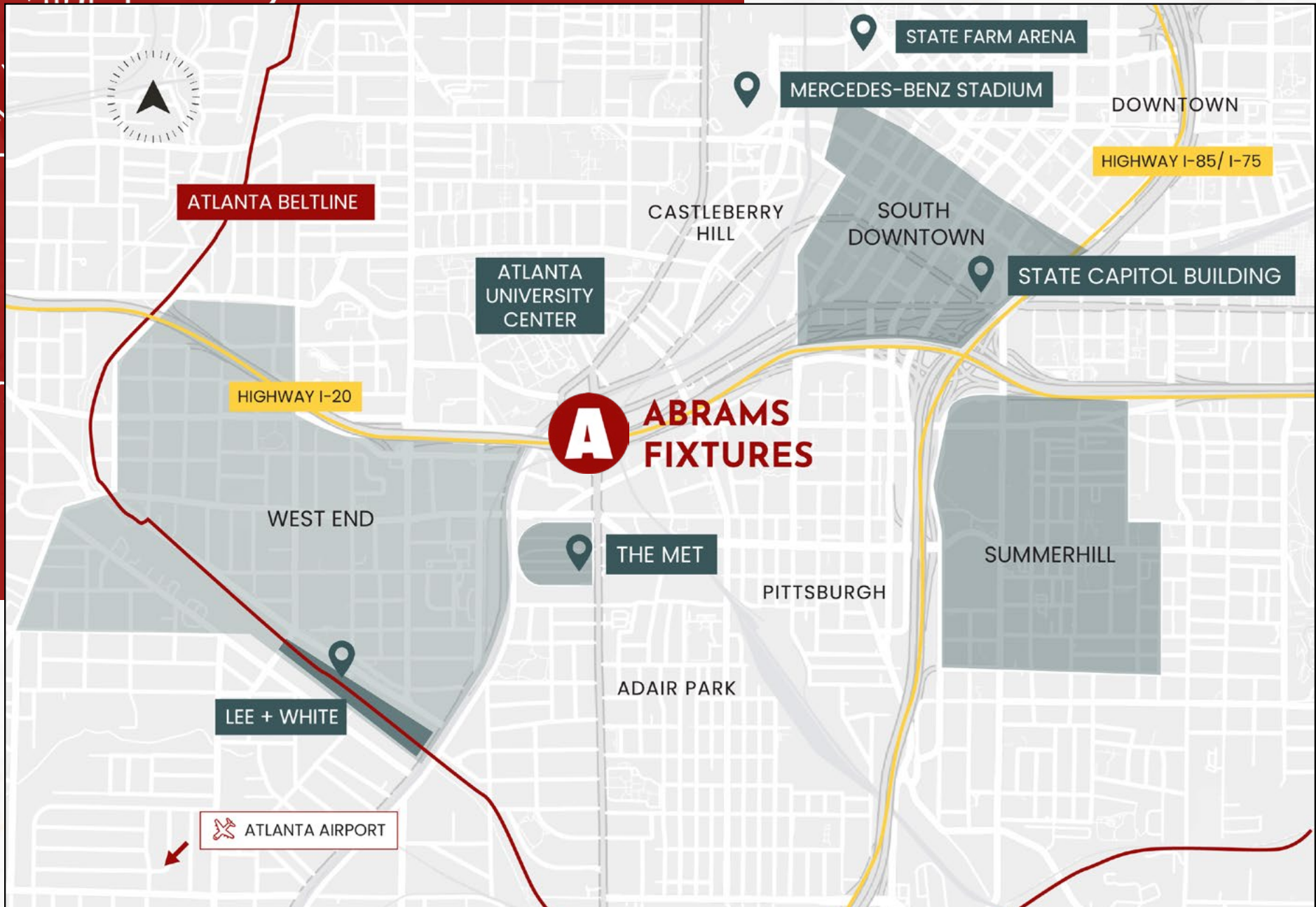
In 1946, the Gate City Table Company constructed a two-story concrete-block addition on the south end of the two-story brick warehouse (one of Atlanta’s lesser known nicknames is The Gate City).

### ABRAMS FIXTURES MOVES IN

1972

The other additions were constructed in 1948 and 1960, when Abrams Fixtures moved their retail display and fixture manufacturing operation into the building. They connected the structures in 1972, and stayed there through 1988. Some of their notable clients were Home Depot, Goody’s, Kroger, Publix.





# LOCATION

Thanks to the arrival of the Atlanta BeltLine Westside trail and a collective effort to revitalize Downtown, there's quite a lot going on in this easy-to-access area of town. Expect even more exciting additions to the neighborhood to pop up in the near future.

**FOOD + DRINKS NEARBY:**

**SUMMERHILL**

- D BOCA N BOCA
- HALFWAY CROOKS BEER
- HERO DOUGHNUTS
- HOT DOG PETE'S
- HOW CRISPY
- JUNIOR'S PIZZA
- LITTLE BEAR
- LITTLE TART

- MAEPOLE
- PUBLIX
- WOOD'S CHAPEL BBQ

**SOUTH DOWNTOWN**

- PINS MECHANICAL
- PIZZA CLEMETINE
- ROOFTOP DINER & LOUNGE
- SPILLER PARK COFFEE

- THIRTEENTH FLOOR
- TYDETATE KITCHEN

**WEST END / LEE + WHITE**

- ASW DISTILLERY
- BEST END BREWING
- BOXCAR
- CULTURED SOUTH
- DOUX SOUTH

- GOLDA
- HONEYSUCKLE GELATO
- HOPCITY
- MONDAY NIGHT

**MET ATLANTA**

- LA BODEGA
- RODNEY SCOTT'S



# ACCESSIBILITY



## HIGHWAY

5 minutes



## ATLANTA BELTLINE

6 minutes



## MARTA

4 minutes



## AIRPORT

15 minutes



DOWNTOWN  
ATLANTA

HIGHWAY  
I-20

MARTA

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FELLMAN**  
Be Unique. Be Original. Be Intown.

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