

Finalist

Excellence in Office/ Commercial Mixed-Used Development



Stockyards



Located in West Midtown, Stockyards is an adaptive re-use of a group of historic buildings sitting along Brady Avenue that date back to the early 1900s. In 2017, the property was redeveloped into 143,500 square feet of creative entertainment and office space. The project's focus was to provide an adaptive re-use of the existing buildings to provide Class A office space for larger companies looking to invest in urban infill neighborhoods and entertainment for the area. Today, the development is home to tenants such as Fitzgerald and Co., Industrious, Red Bull, and The Painted Duck.

In working with the City of Atlanta and the Marietta Street Artery Association, the development team was able to work within the existing zoning to provide shared parking to allow for a mix of uses. The shared uses allowed the project to build 315 parking spaces less than required under zoning regulations, and the parking deck is utilized all but 5 hours a day.



Hospitality was a major focal point for this project. A former surface parking area and loading dock were removed to allow for the creation of a plaza to encourage office tenants to get outside and provide a place for special events. Interior bike storage as well as showers encourage employees to use alternative forms of transportation such as the newly built Tech Parkway Path linking the area to Downtown Atlanta. Stockyards is one of the last remaining historic properties to be redeveloped in this area adding office, restaurant, and entertainment options to the neighborhood.

Project Team:

Westbridge Partners, FCP
Midtown Stockyards Owner, LLC
ai3
Gay Construction Company

Dentons
Atlanta Property Group
Eberly and Associates