

OAKLAND EXCHANGE

16,000 SF of restaurant, retail, and creative flex space for lease along Atlanta's new Westside BeltLine Trail

Developed by Urban Realty Partners in conjunction with the Atlanta BeltLine, Oakland Exchange is a thoughtfully designed, BeltLine-adjacent adaptive reuse residential, retail, and creative commercial development. The project is transforming the 100+ year-old Cut Rate Box warehouses at Murphy Avenue and Sylvan Road into a walkable, design-forward mix of 126 residential loft units, with ground-level small-format flex and creative office spaces, as well as a coffee shop in the main building. It will also include a freestanding new-construction restaurant building and container retail directly on the new Oakland–Murphy BeltLine Trail.

DEVELOPED BY:

URBAN REALTY | PARTNERS

IN PARTNERSHIP WITH:

Atlanta BeltLine®

DESIGNED BY:

KRONBERG URBANISTS ARCHITECTS

LEASING BY:

CROSS-TOWN REALTY
EST. 2002

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OAKLAND EXCHANGE

DESIGNED BY: KRONBERG URBANISTS ARCHITECTS

IN PARTNERSHIP WITH: Atlanta Beltline

OX sits at Murphy Avenue and Sylvan Road, directly along the planned Oakland + Murphy Connector Trail—a 1.31-mile BeltLine connection linking Oakland City MARTA to the Southwest Trail, just steps from Lee + White.

The first 0.45-mile segment crosses Sylvan Road to Murphy Avenue, placing OX directly in the path of new pedestrian and bicycle traffic while connecting the BeltLine, MARTA and the growing Murphy Avenue corridor.



MORE RESIDENTIAL
MORE ROUTINE
MORE REGULARS

OX CREATES REGULARS.

New homes bring neighbors, not just foot traffic. As more residents move in near OX, everyday life fuels local businesses.

More neighbors mean more daily visits to local businesses.

1 in 3
Works from home

38%
Ages 25–44

OAKLAND EXCHANGE

126
1&2 BR Loft Apartments On Site

~200
Residents

OX OPPORTUNITIES

- ~1,300 SF coffee shop
- Beltline spur adjacent new-build restaurant with rooftop
- Retail/Office Spaces from ~350 SF

$81,713
Median household income

38K
Total population (2 MI)

4K+
New/planned residences (3 mi)

776 Brand new class A apartments within walking distance

alcovecommercial.com/oaklandexchange

TRAIL + MARTA + NEIGHBORHOOD
Easy Access. Easy Routines.

MARTA ACCESS | OAKLAND MURPHY BELTLINE TRAIL | NEIGHBORHOOD STREETS

OAKLAND EXCHANGE

First Floor
Retail/Creative Office/Coffee Shop



Coffee Shop – Main Building

- ± 1,381 SF dedicated coffee shop space prominintly positioned in the main building and adjacent to the Beltline's O+M Connector Trail
- Built-in daily traffic and customer base on OX campus w/ 126 residential units, offices, retail and restaurant
- White-box delivery ready for Tenant build w/two 1,500 gallon grease traps and ventilation infrastructure







OAKLAND EXCHANGE

Freestanding Restaurant Rendering



OAKLAND EXCHANGE

Freestanding Restaurant Rendering



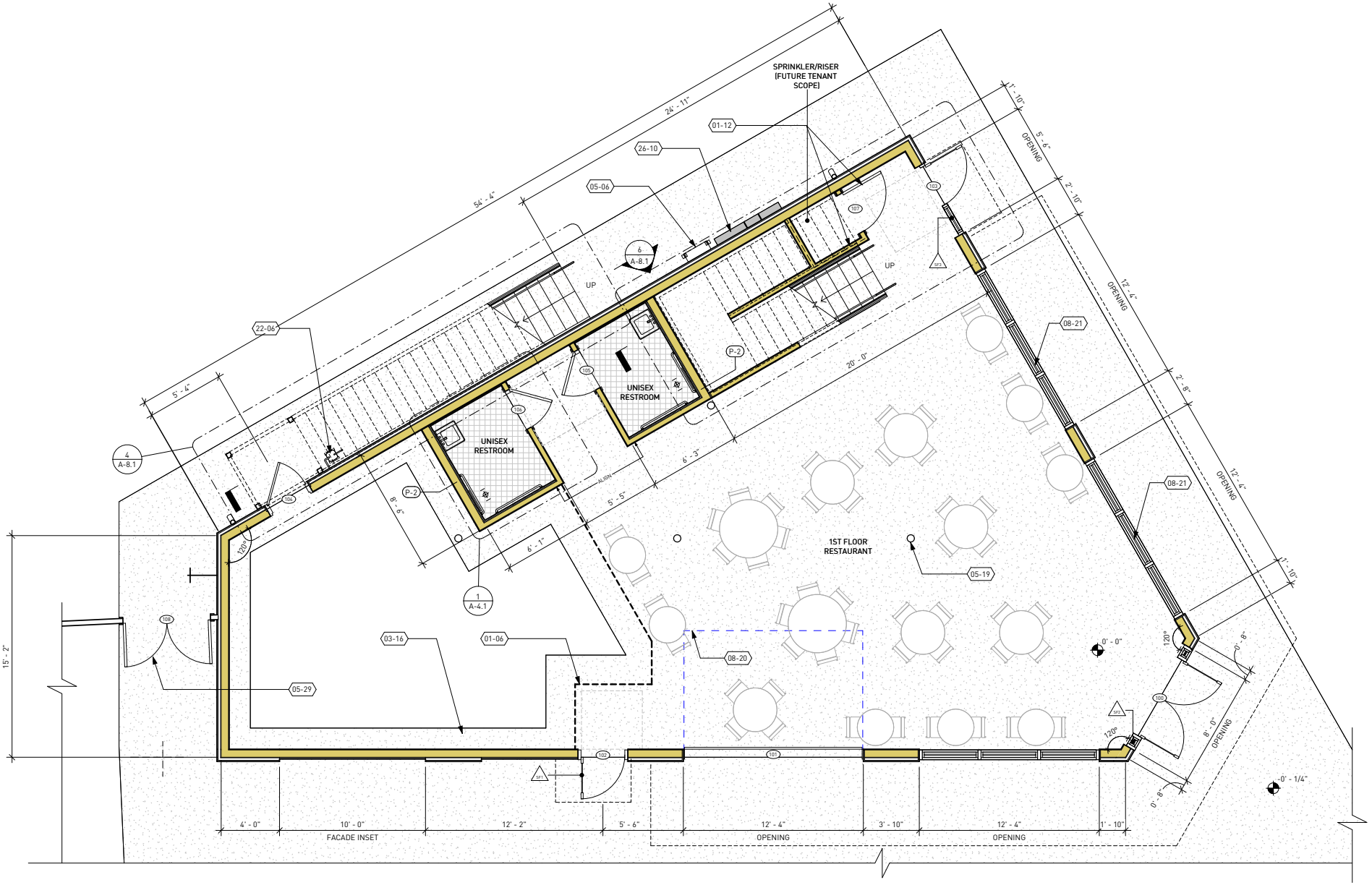
OAKLAND EXCHANGE

Freestanding Restaurant Rendering



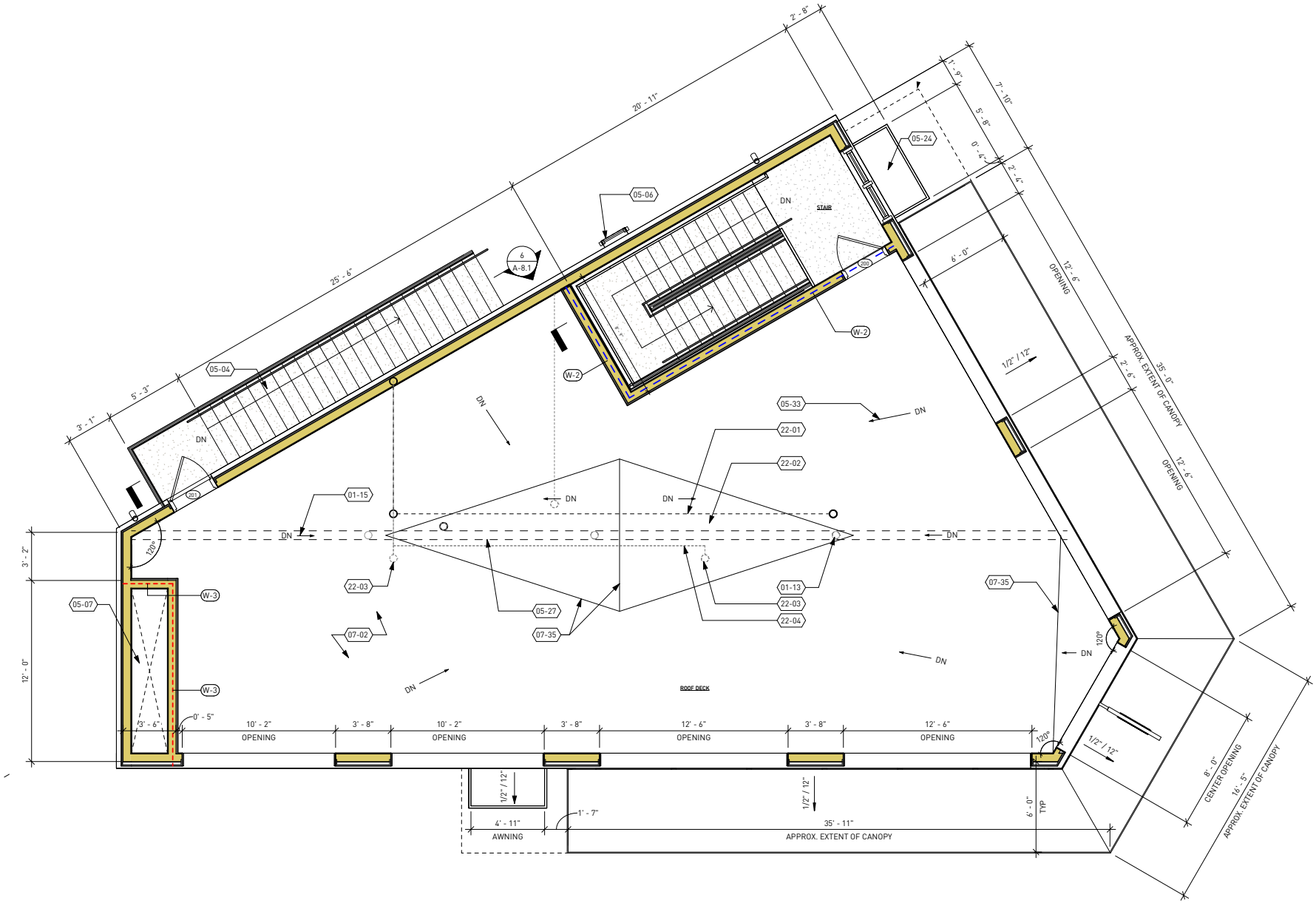
OAKLAND EXCHANGE

First Floor
Freestanding Restaurant



OAKLAND EXCHANGE

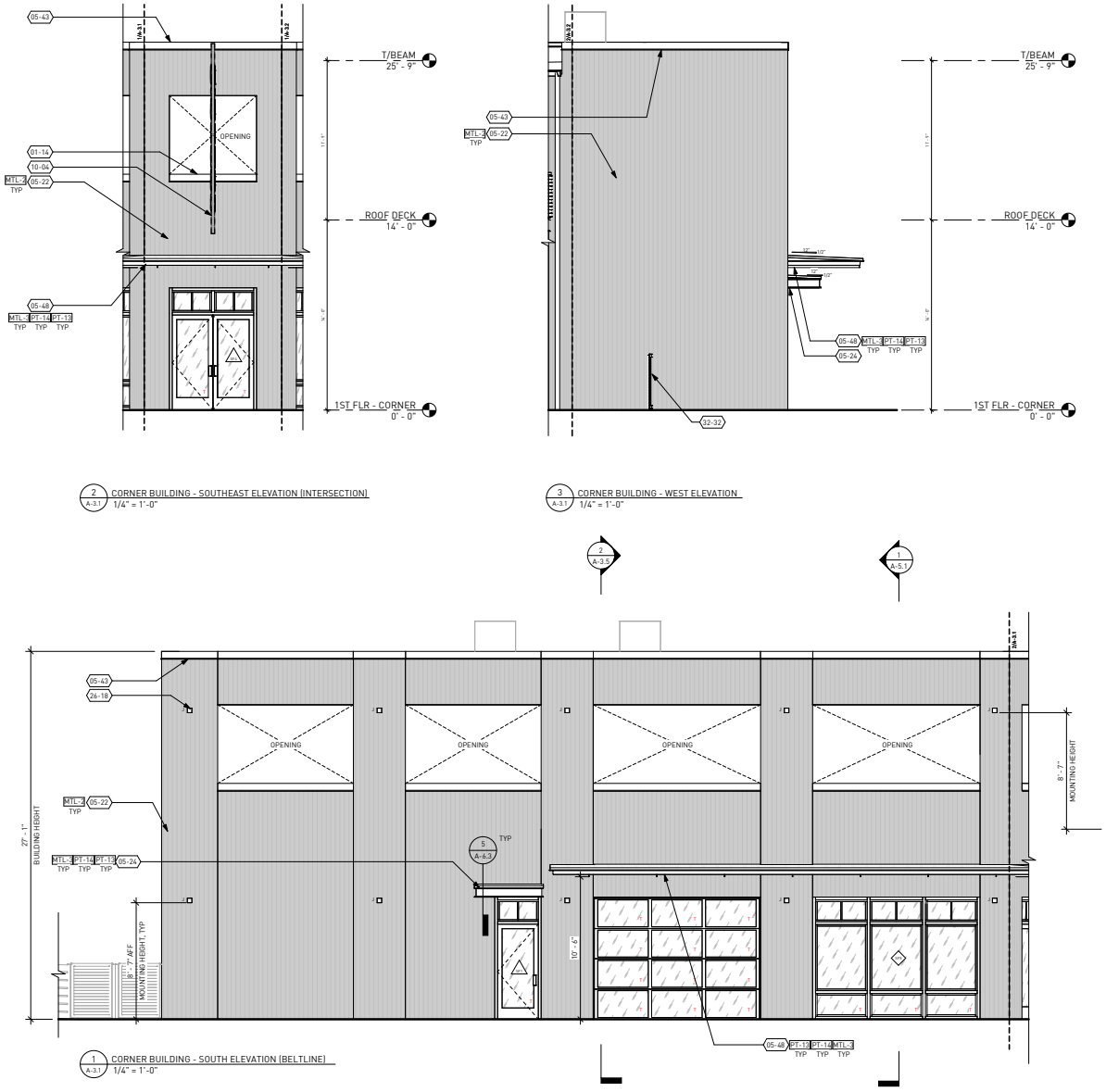
Second Floor Covered Deck
Freestanding Restaurant



Freestanding Restaurant

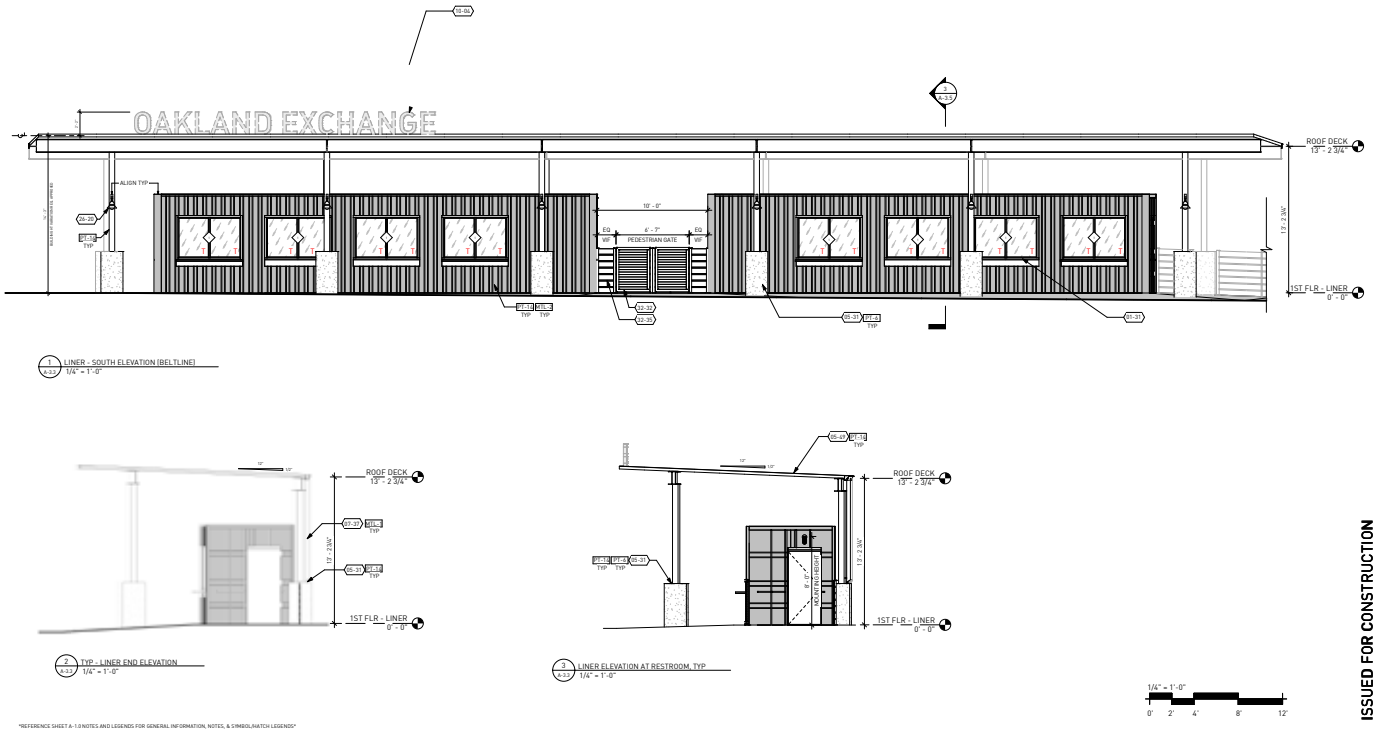
- Free-standing restaurant building currently under construction at the Oakland + Murphy Connector Trail entrance to OX
- ± 1,800 SF ground floor featuring expansive glass storefronts & roll-up doors

  ± 1,800 SF second level cov 100% covered open air patio w/ bar infrastructure & skyline views.
- Built-in daily traffic and customer base on OX campus w/ 126 residential units, offices, retail and restaurant
- High - visiblity building designed to capture Beltline Traffic, OX's over 200 residents, plus retail and office employees and customers, and the thousands of residents in walking distance



Small Box Retail Village

- +/-320 SF container style free-standing retail units directly situated on the O +M Trail
- Private individual restrooms
- Perfect for indie brands, emerging operators & community engagers
- Designed for flexibility, visibility, and activation

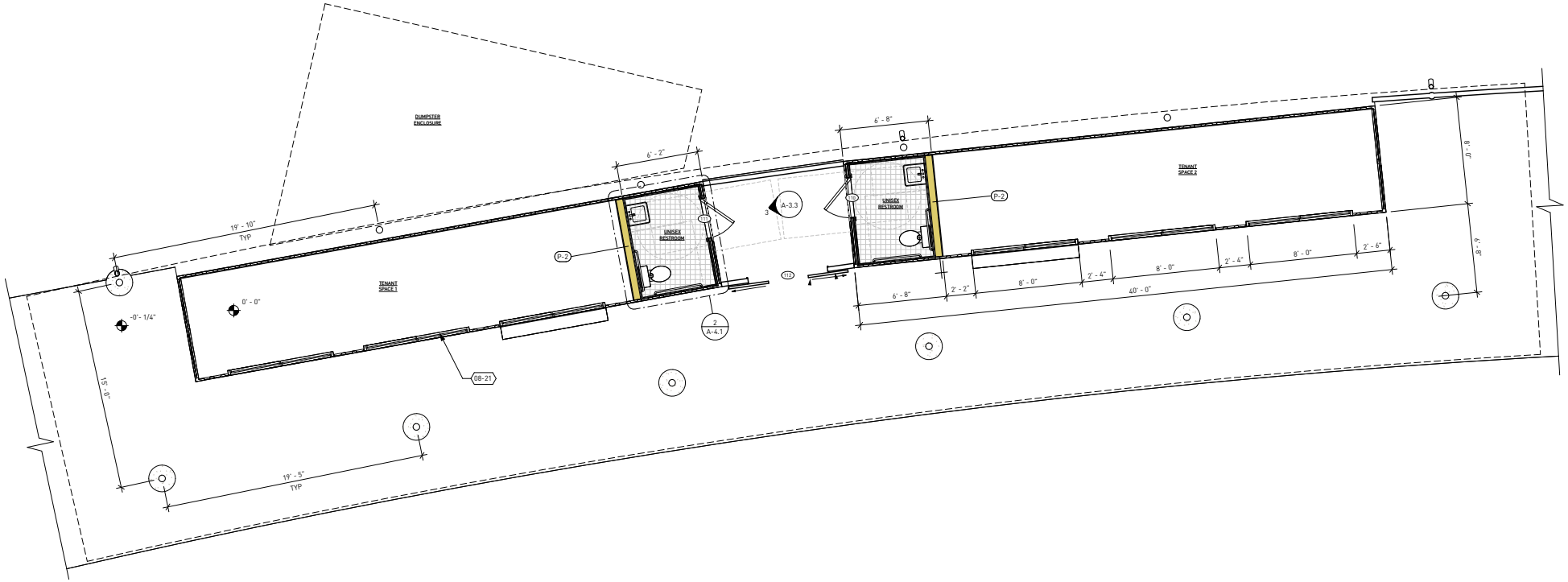


ISSUED FOR CONSTRUCTION



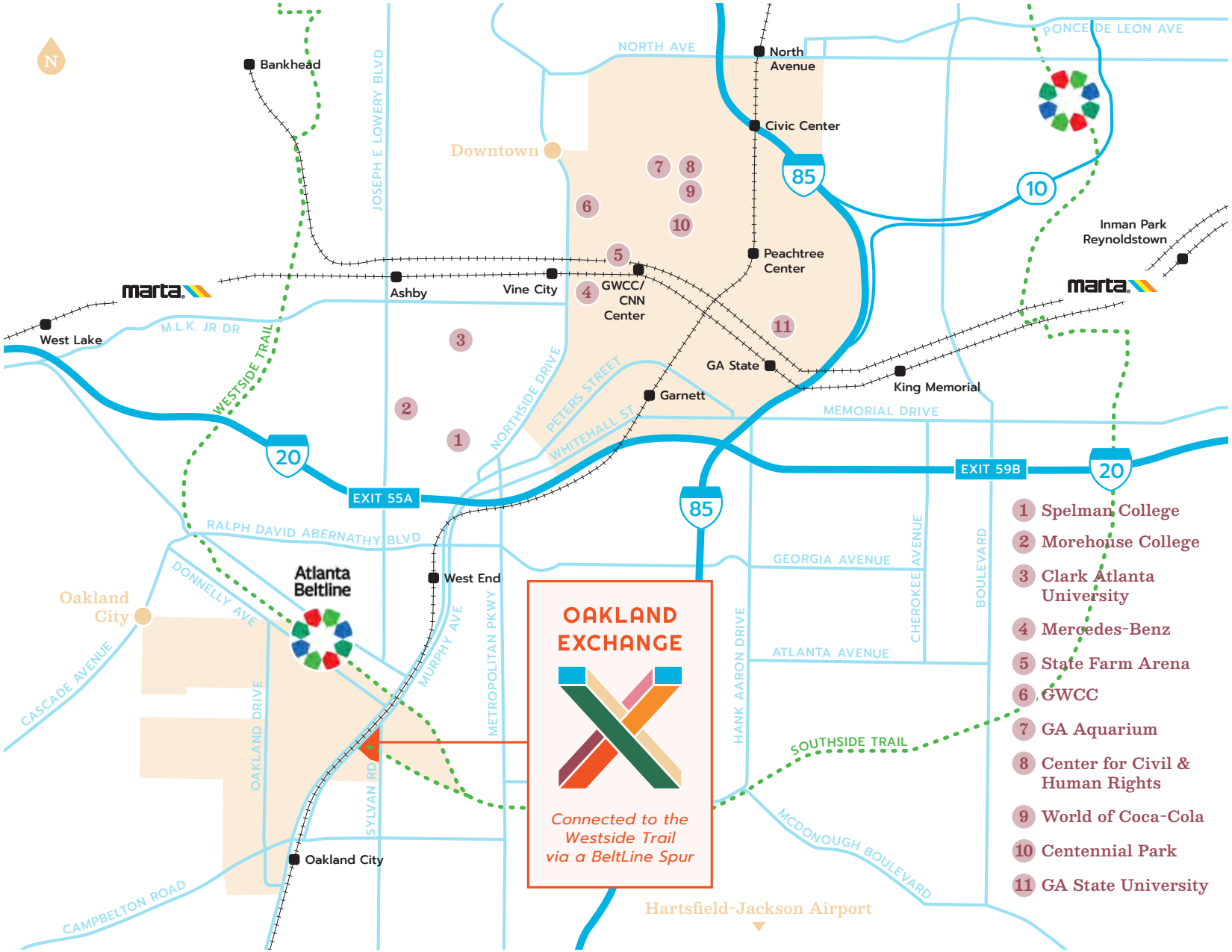
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Small Box Retail

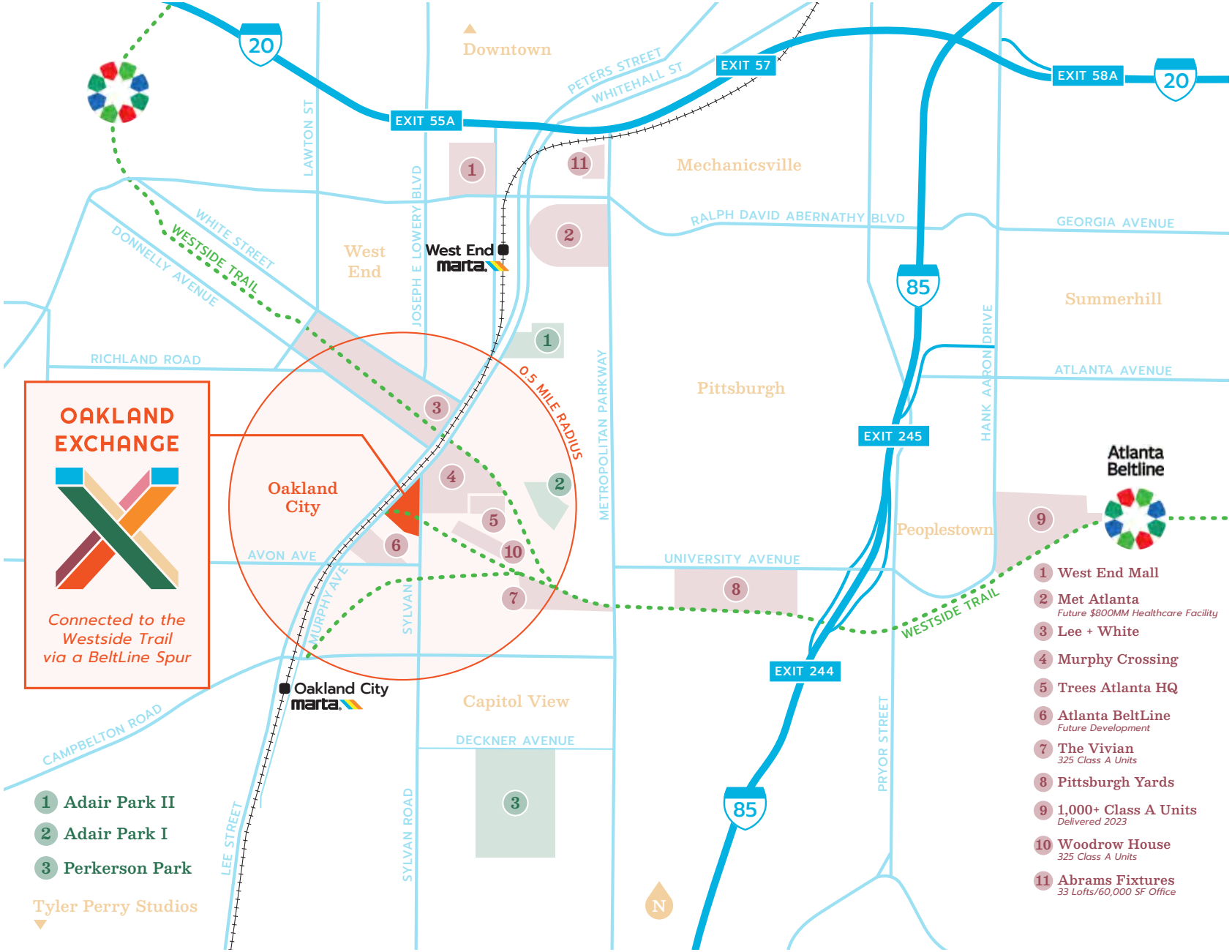


OAKLAND EXCHANGE

Access



Surroundings



OAKLAND EXCHANGE

Area Amenities

