



HARBOR HAVEN REALTY
COMMERCIAL REAL ESTATE ADVISORY & BROKERAGE



1400 HOWELL MILL

CONCEPTUAL VISUALIZATION

8,658 SF

TOTAL AREA¹

I-2

ZONING | BELTLINE OVERLAY

≥23,522 SF

SITE SIZE | 0.54 AC

2.0 FAR

≈47,000 SF THEORETICAL²

Contact for Pricing

A Freestanding Asset Built for Presentation, Hospitality and Upside

A trophy BeltLine-facing commercial building combining Class A showroom-quality interiors, hospitality-ready architecture, independent upper-floor access and skyline-oriented outdoor space in the heart of West Midtown.

Combined area includes 7,963 SF enclosed space and approximately 695 SF of terrace. Preliminary I-2 FAR calculations indicate approximately 47,000 SF of theoretical total floor area, subject to net site area and BeltLine Overlay standards.



INVESTMENT OVERVIEW

EXISTING ARCHITECTURE AND IMMEDIATE UTILITY

A Signature Address That Defines the Brand

1400 Howell Mill gives a brand an address worth being known for. Striking architecture, Class A interiors and three finished levels create a memorable setting for clients and guests.

Independent upper-floor access and a skyline-facing terrace expand its hospitality potential, while the BeltLine crossing now under construction wrapping the building adds new connectivity to an already distinctive West Midtown location.

7,963 SF

ENCLOSED AREA

±695 SF

OUTDOOR TERRACE

3

LEVELS

4

ACCESS POINTS

CURRENT USE: DESIGN-FIRM HEADQUARTERS

- Headquarters for a national design firm
- Corporate office, showroom and executive suite
- Private client design rooms and conference areas
- Hospitality-quality interiors
- Open floor plates, substantial glazing and multiple access points supporting flexible future use

OPERATING FLEXIBILITY

- Whole-building headquarters, signature showroom or hospitality platform
- Approximately 14' ceilings and 10' French doors creating hospitality-grade scale and arrival
- Independent access points and exterior-facing elevator access
- Bathrooms on every floor, plus third-floor kitchen and full bath
- Open floor plates adaptable to showroom, office, dining, private-event or hospitality use

A Trophy Property With Multiple Value Paths

The building already justifies attention as a high-end standalone commercial property. As BeltLine construction advances and Howell Mill matures, it can capture the next wave of demand, with further upside through hospitality activation, rear-site programming and a garden pavilion or restaurant back-of-house strategy.

For longer-term redevelopment, preliminary I-2 FAR calculations indicate approximately 47,000 SF of theoretical total floor area on an anticipated site of at least 23,522 SF. A 40,000-SF replacement building is one concept to evaluate. Structural review could also explore adding one or two floors to the existing building or creating a substantial rooftop venue.

Possession timing and any transition occupancy can be addressed through the purchase agreement.



ARCHITECTURE AND EXISTING IMPROVEMENTS

A COMPLETED COMMERCIAL PLATFORM



Architecture that becomes part of the occupant's identity

The building pairs best-in-class showroom presentation with the sophistication of a private hospitality environment: expansive glazing, exposed industrial structure, polished concrete floors, glass-enclosed rooms, 14' ceilings and 10' French doors. Three connected levels, exterior-facing elevator access and a skyline-oriented terrace create a rare platform for brand, client experience and elevated hospitality.

CONDITION REFERENCE

Barrow Valuation Group's appraisal report dated February 16, 2026 describes the building as in good-to-excellent condition and states that no deferred maintenance was noted at inspection.



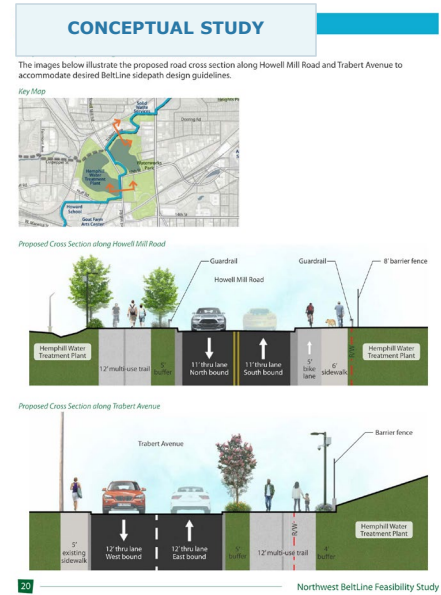
THE BELTLINE CROSSING

BELTLINE CONNECTIVITY AROUND A TROPHY PROPERTY



ACTUAL CONSTRUCTION

Trail construction adjacent to 1400 Howell Mill



Feasibility-study illustration; final design may differ

Two public projects are reshaping the immediate corridor

BELTLINE TRAIL IMPROVEMENTS

Segment 4 is under construction immediately adjacent to the property. Plans show the trail crossing Howell Mill near the southern boundary and continuing along the western side.

HOWELL MILL COMPLETE STREET

A separate ATLDOT project covers roadway, signal, pedestrian, bicycle and accessibility improvements along portions of the corridor.

The property sits at one of the most important points along this stretch of the BeltLine, where the Howell Mill crossing, trail connectivity, roadway improvements and pedestrian infrastructure converge around a high-end standalone commercial building.



APPROVED SITE AND ARRIVAL



23,522 SF

PROSPECTIVE SITE AREA

1

SIGNALIZED CROSSING & SITE ACCESS

2

APPROVED CURB CUTS UNDER CONSTRUCTION

Conceptual visualization only

Arrival Designed for a Premium Property

The approved post-improvement configuration is designed to improve how guests, customers and operators arrive, circulate and experience the property. Two curb cuts, approximately 18 on-site spaces and valet-compatible circulation support a more flexible operating platform for restaurant, showroom, hospitality or headquarters use.

The approved site plan illustrates the property's post-improvement configuration currently under construction.



GARDEN CAFÉ AND CONSERVATORY CONCEPT

ILLUSTRATIVE SITE ACTIVATION

CONCEPTUAL SITE STUDY



A Flexible Rear-Site Hospitality Platform

An approximately 600–700 SF Garden Café or wine-bar service pavilion could pair with an approximately 672 SF conservatory-style indoor/outdoor venue for dining, gatherings and private events.

Alternatively, the pavilion could provide back-of-house support for the main-building restaurant with prep, catering, storage, dishwashing and service functions, preserving premium enclosed space for guest-facing uses. Independent access, the exterior-facing elevator and rear-site flexibility create multiple ways to expand the revenue-producing hospitality footprint.

Conceptual visualization only; final design and use to be determined.



FIRST FLOOR SHOWROOM AND ARRIVAL

APPROXIMATELY 2,881 SF



Open showroom depth

A customer-facing ground floor

The Howell Mill storefront entrance, large windows and French doors toward the street-side terrace support a visible arrival. Rear access and parking-side stair entry add circulation flexibility.

Signature showroom or experiential retail

Headquarters reception and presentation space

The first floor's volume, frontage and terrace connection create a compelling foundation for a high-end restaurant, showroom or brand-driven hospitality concept.



SECOND FLOOR FLEXIBILITY

APPROXIMATELY 2,881 SF FOR SHOWROOM OR OFFICE USE

EXISTING CONDITION



ILLUSTRATIVE CONCEPT



Conceptual visualization only

A High-Volume Upper Floor With Multiple Paths to Value

The second-floor builds on the property's distinctive identity with natural light, open volume, refined finishes and strong visual continuity across the building. It can serve as a premium workplace, showroom extension, private dining level, hospitality lounge or additional revenue-producing space within a whole-building concept.

Independent access points and an exterior-facing elevator support flexible multi-user occupancy strategies.



THIRD FLOOR AND OUTDOOR TERRACE

APPROXIMATELY 2,201 SF ENCLOSED PLUS APPROXIMATELY 695 SF TERRACE



Existing lounge and workspace



Conference room



Outdoor terrace

Executive use with a differentiated outdoor amenity

Glass partitions retain visual openness while creating distinct rooms. Existing kitchen and bathroom amenities support executive office, client hosting, and the terrace provides an outdoor setting with skyline and Waterworks views.

EXECUTIVE OFFICE

Executive suite, conference room, gallery & client entertainment

PRIVATE DINING

Hospitality Programming

MEMBERS LOUNGE

Illustrative operating strategy

The additional 695 SF terrace extends the third floor's skyline-facing hospitality and executive-hosting appeal.



THIRD FLOOR SOCIAL CLUB CONCEPT

ILLUSTRATIVE POSSIBILITY

EXISTING CONDITION



ILLUSTRATIVE CONCEPT



Conceptual visualization only

A private club above the BeltLine

The approximately 2,201 SF third floor offers generous space for lounge seating, intimate dining, private meetings and gatherings. At the back of the floor, a large office, full bathroom and kitchen add practical flexibility. An approximately 695 SF private terrace extends the experience outdoors with skyline views.

An exterior-facing, double-sided elevator creates a distinct arrival for upper-floor guests without taking them through the ground-floor premises. Together, the layout and separate access give the third floor the potential to establish its own identity within the building.



EXISTING IMPROVEMENTS AND REPLICATION ECONOMICS

A QUALITATIVE CAPITAL FRAMEWORK



The Existing Building Carries Real Replacement Value

The property already combines land, architecture, vertical circulation, high-end interiors, substantial glazing, 14' ceilings, 10' French doors and a skyline-facing terrace in a standalone BeltLine-facing building. Recreating this platform today would require more than a conventional tenant buildout; it would require rebuilding the identity, physical presence and hospitality-ready infrastructure already in place.

ARCHITECTURE + ENVELOPE

Three-level standalone building, expansive glazing and exterior identity

VERTICAL CIRCULATION + SYSTEMS

Elevator, two stairwells, HVAC and life-safety infrastructure

HIGH-END INTERIORS + TERRACE

Permanent finishes, glass-enclosed rooms and skyline-facing outdoor amenity

DELIVERY + TIME VALUE

Design, permitting, construction coordination, contingency and carrying cost

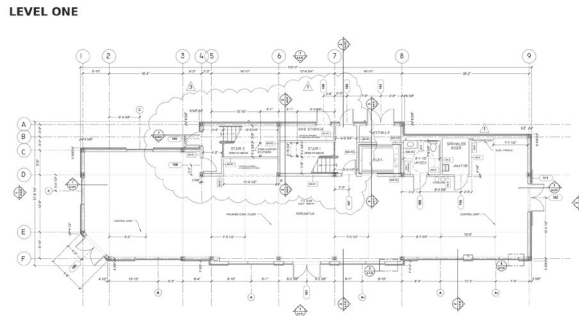
The existing building gives a buyer the benefit of an already-delivered, high-end platform in a location where comparable standalone opportunities are difficult to assemble and recreate.



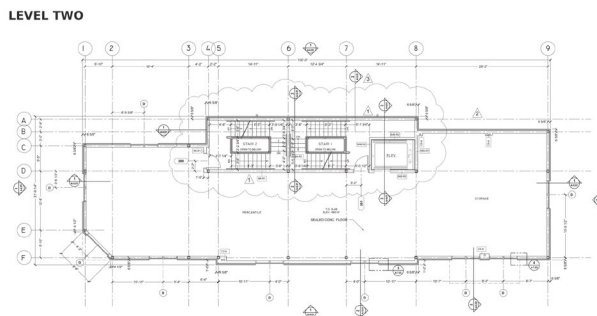
FLOOR PLANS AND INDEPENDENT ACCESS

ORIGINAL PERMIT AND CONSTRUCTION SHEETS

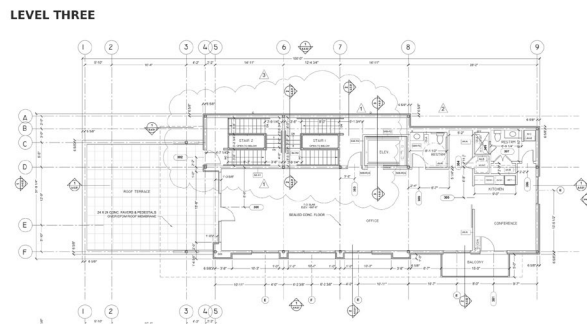
LEVEL ONE **2,881 SF** A-2.01



LEVEL TWO **2,881 SF** A-2.02



LEVEL THREE **2,201 SF + TERRACE** A-2.03



Four ground-level access points and a double-sided elevator allow purchasers to evaluate controlled arrival and complementary occupancy across the building.

DRAWING SOURCE

James T. Viviano, AIA architectural permit/construction sheets A-2.01, A-2.02 and A-2.03. Original issue November 19, 2018; revised through November 22, 2019. These development drawings document the building's three-level layout and access design.



WEST MIDTOWN & TRABERT AVE

EXISTING DEMAND DRIVERS. NEW BELTLINE CONNECTIVITY.

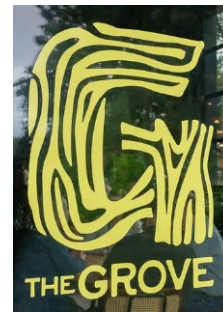


Westside Provisions District | established West Midtown destination



A destination corridor with expanding BeltLine connectivity

Dining, drinking and retail already animate the surrounding West Midtown districts, framing this BeltLine address. Monday Night Brewing, The Grove, Star Metals, Westside Provisions District, Star Provisions, The Interlock and The Works anchor a broader mix of fitness, wellness, showrooms and creative offices.



½-MILE DESTINATIONS

25+ dining, drinking and retail

ONE-MILE DESTINATIONS

60+ dining, drinking and retail

ONE-MILE DEMAND

≈14,000 residents
≈15,900 primary jobs

The property offers Waterworks reservoir and open-space views along the western edge of the BeltLine corridor.



1400 HOWELL MILL

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