

40W12TH

ATLANTA

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01

Introduction

Feels Like a City. Feels Like Home.

40 West 12th upends the standard of city living in Midtown Atlanta. Residents live like guests in a boutique hotel, ordering drinks and dinner by the poolside.

In each luxury condominium, soaring ceilings and expansive layouts provide the space you seek in the city you love.



02

Residences



The Space You Seek in the City You Love.

With sprawling square footage and luxury finishes, the residences at 40 West 12th offer generous space with striking views of the Atlanta treeline.





The Well-Crafted Kitchen.

All residences are outfitted with professional-grade Sub-Zero and Wolf appliances and wine fridges.



Soaring Ceilings and Glowing Fireplaces.

In-wall fireplaces connect between the balcony and living room, or between two interior rooms, ready to ignite with a simple switch.



Thoughtful Details
in Every Room.



Residences range from 1,525 to 2,547 square feet, with large bedrooms that adjoin roomy bathroom suites and walk-in closets.

Modern Finishes and Clean Design.

Finish details in the bathroom echo the residence's overall design palette, which varies by floor.





03

Amenities





Everything Considered,
Everything at Hand.

While the city keeps pace outside, inside, find a world of escape with two pools, a restaurant and bar, a landscaped patio, and a full-time staff that keeps everything running smoothly.

The Art of Fine Living.

A pristinely kept fitness club — and an adjoining yoga or personal training space — is outfitted with state-of-the-art equipment in a serene setting with towel service.

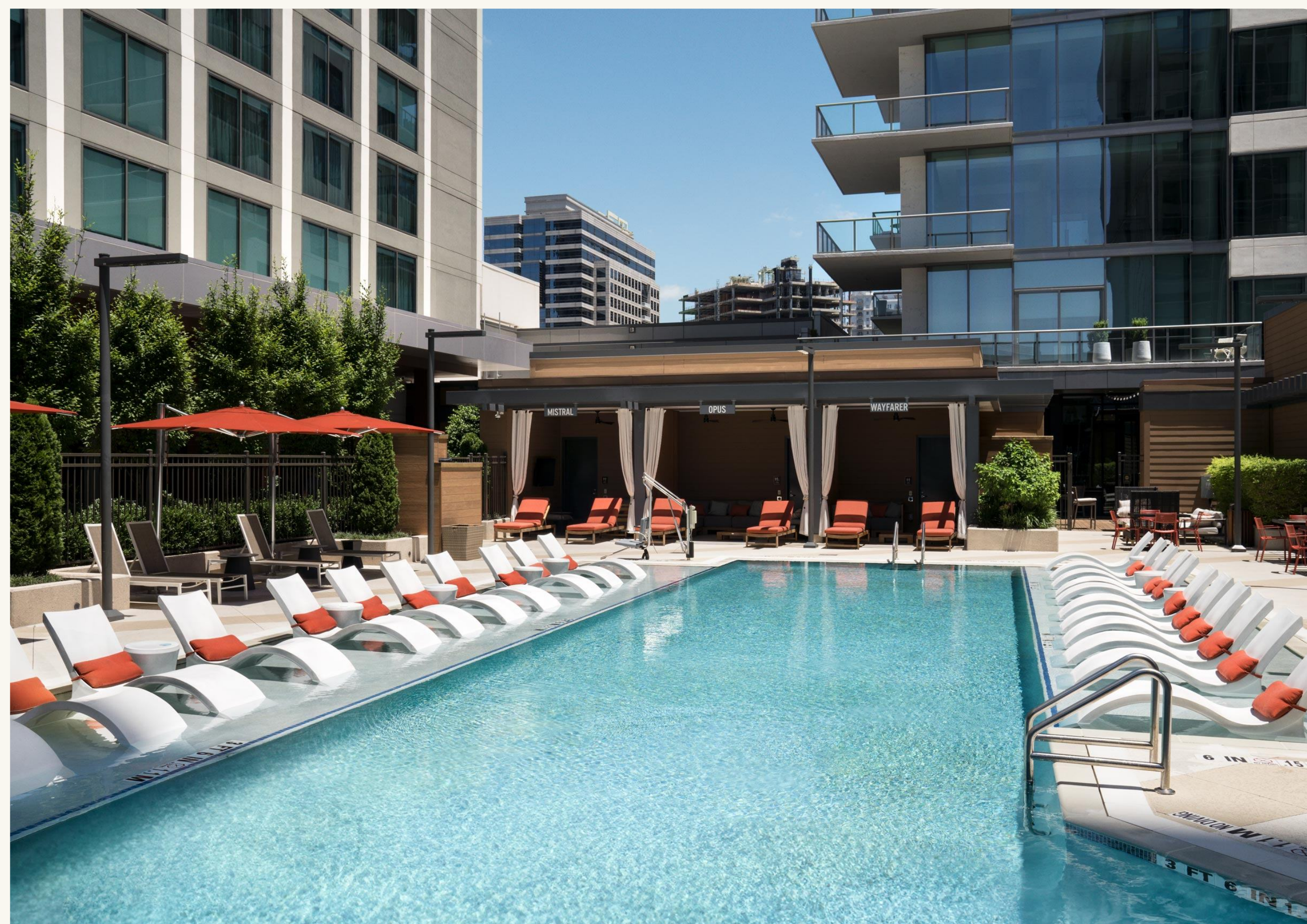


Residents can reserve The Clubroom, which has a fully-functional, professional kitchen, for entertaining and gatherings.





A sprawling outdoor living room with grills, seating, and televisions offers space to unwind, along with a private pathway to the Epicurean Hotel's rooftop pool.



Be Our Guest.

Residents experience a unique partnership with the Epicurean Atlanta next door. They have access to the hotel's pool and cabanas and can use house accounts at The Office Bar downstairs and Aerial Kitchen & Bar, located right by the pool.

04

Neighborhood



The Curtain Rises in Midtown. Live in the Front Row.

Welcome to Midtown, where Atlanta gathers for the latest plays, symphonies, and art exhibits — a destination for many becomes home. Here, the city’s best restaurants and the expanse of Piedmont Park offer something new every day.

- 1 . Atrium
- 2 . High Museum of Art

1.



2.





Eating out in Midtown offers a feast for every appetite, from meticulous fine dining restaurants to beloved diners, coffee shops, and wine bars.



- 1. Lyla Lila
- 2. Lyla Lila
- 3. Bar Margot





1.



2.

- 1 . The Atlanta Beltline
- 2 . Fox Theatre

Wander through Piedmont Park, spend an afternoon at the High Museum, or book a reservation at one of the city’s best restaurants. No matter how you spend your day, you’ll discover everything you need is within blocks of your front door.

05

The Team



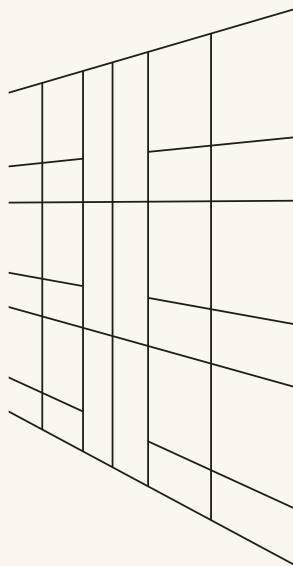
The same team that redefined Midtown with its renowned residential development of 1010 Midtown and 1065 Midtown is pleased to announce 40 West 12th, the next generation of Midtown living. This family-owned and operated real estate company that has a portfolio of more than 15 million square feet of retail, industrial, mixed-use and office properties throughout the Southeast, is now elated to deliver you a living experience that far surpasses local precedent. Selig has called Atlanta home for more than a century.



Rockefeller Group is one of the most highly experienced and broadly diversified U.S. real estate developers, owners and operators. Based in New York, the company maintains an ownership interest in approximately six million square feet of world-class office space developed in the modern expansion of Rockefeller Center, and operates six U.S. development offices in major U.S. markets, including Atlanta.



Engel & Völkers Atlanta is a full-service real estate, research, marketing and sales company, a local entity of Engel & Völkers, the premier global leader in real estate with over 11,000 agents in 36 countries worldwide. Backed by the powerhouse platform of Engel & Völkers, Europe's most recognized real estate brand, Engel & Völkers Atlanta leverages its robust technology platform to provide unparalleled real estate services to their clients locally and beyond.



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