



Waldo's

40 BOULEVARD

“INSIST ON YOURSELF;
Never Imitate”

–Ralph Waldo Emerson





Waldo's

40 BOULEVARD

A *Better* PLACE TO BE

We are as unique as our neighborhood, putting thoughtfully designed hotel rooms next door to progressive offices, eclectic restaurants, and watering holes. And while each part is excellent on its own, it's the culture tying them all together that truly makes us special—a culture of freedom, environmentalism, and individualism.

LEFT PAGE: NONI'S
NEIGHBORHOOD
TRATTORIA

RIGHT PAGE:
RENDERING OF
WALDO'S

THE *Future* OF THE URBAN OFFICE THROUGH THE LENS OF A POET

It's a culture inspired by our namesake, Waldo Emerson. A 19th Century American essayist, poet, and philosopher, Waldo believed in the uniqueness of the individual, and how each person contributes their own special quality to all of mankind. And it's true: there's no one out there like you, and there's nothing out there like Waldo's. Welcome to something different. Welcome to Waldo's



WHERE THE CITY BECOMES THE *Neighborhood*

STEP OUTSIDE THE ORDINARY— AND INTO THE OLD 4TH WARD

Atlanta is a city—the Old 4th Ward is an experience. It's the kind of place lawyers and artists drink together, where “façade” is just another word for “canvas.” Its streets and sidewalks are alive with local culture and attractions, from the artfully irreverent Sister Louisa’s Church Bar to the charitable fine-dining destination Staplehouse.

TOP LEFT:
HIGHLAND BAKERY

BOTTOM LEFT:
FETCH DOG-PARK BAR

RIGHT:
NONI'S





The warmth and community of the Old 4th Ward are what inspired the look and feel of Waldo's. You can see it reflected in the sanctuaries and shared places spread throughout our interior, as well as the local artwork that adorns our walls. There's nowhere quite like the O4W—and there's nothing quite like Waldo's.

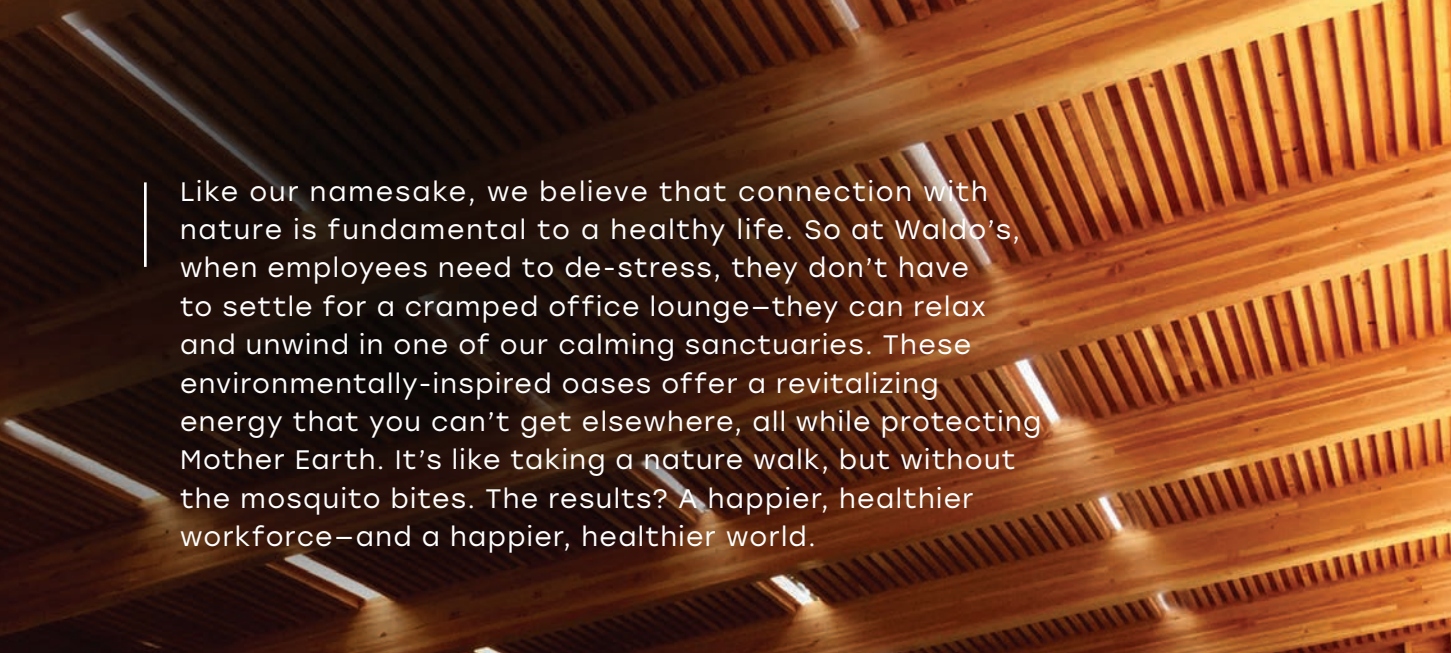


RECONNECT WITH *Nature* IN THE O4W

WALDO'S ISN'T STOPPING AT NATURAL LIGHT—
WE'RE BRINGING IN THE NATURAL WORLD

NATURALLY
COMMUNAL
—
LIVING DESIGN

Concrete's a great invention and all, but Waldo's uses something even better, both aesthetically and environmentally—mass timber. This eco-friendly approach to construction actually sequesters CO2 and gives our spaces a warm, organic feel to boot. And that feel goes beyond the wood construction, as Waldo's incorporates all elements of the natural world into its unique design.



Like our namesake, we believe that connection with nature is fundamental to a healthy life. So at Waldo's, when employees need to de-stress, they don't have to settle for a cramped office lounge—they can relax and unwind in one of our calming sanctuaries. These environmentally-inspired oases offer a revitalizing energy that you can't get elsewhere, all while protecting Mother Earth. It's like taking a nature walk, but without the mosquito bites. The results? A happier, healthier workforce—and a happier, healthier world.



WORK IN A WORK OF *Art*

FINALLY, AN OFFICE THAT REFLECTS YOUR TALENT

Want to become something new? Waldo's gives you the tools to do it. Our office spaces are designed for the human experience, with open spaces for sharing ideas and private spots where you can really make things happen. And thanks to our mixed-use design, you'll be close to a refreshingly urban micro-hotel, communal gathering areas, comfortably private workspaces, and a bevy of retail experiences.

TOP LEFT:
A CASUAL MEETING

BOTTOM RIGHT:
WIDE OPEN
OFFICES



It's the perfect place for all aspects of business life—rooms for out-of-town clients, curated food and beverage services for teams and talent on their lunch breaks, and an ideal location in the center of one of Atlanta's hottest neighborhoods. It's a development that doesn't just cater to your needs, but exceeds them, tying all these offerings together in a calming, organic design that makes it all click. In short, it's all you could want from a workspace, all in one place.



A HOTEL THAT FEELS LIKE *Home*

WHETHER YOU'RE FLYING IN FOR
WORK OR JUST TAKING A DAY TRIP,
WALDO'S HAS YOU COVERED

Forget everything you know about the hotel experience—like the rest of the development, Waldo's Hotel offers something truly different. Instead of sterile, standardized spaces, we offer chic, flexible micro-units with a local, urban vibe, designed not to sequester you from the local culture, but immerse you in it.

TOP LEFT:
HIGHLAND BAKERY

BOTTOM LEFT:
FETCH DOG-PARK BAR



Our rooms are uniquely adaptable, capable of changing from a cozy 1-bedroom into a spacious 3-bedroom suite to fit your needs. But Waldo's isn't just a place to spend the night—it's an experience. The hotel common areas offer a gathering place for people across both the development and the neighborhood, and our locally owned cafés and eateries bring the local culture indoors. It's your gateway to the O4W, and it's right here at Waldo's.





A NEIGHBORHOOD IN A *Building*

LOVE WHERE YOU WORK—AND LIVE, AND PLAY,
AND DRINK, AND...

NATURALLY
COMMUNAL
—
LIVING DESIGN

There's not just one kind of Waldo's. There's Waldo's office, home, hotel, food and drink—like Emerson's erstwhile colleague Walt Whitman, we contain multitudes. And all of these elements interact to make us who we are. Out-of-town clients stay at the hotel right by the office they're visiting; restaurants and bars are just downstairs from the homes of their customers; and our hotel guests are treated to a view of the city unlike any other.

Each aspect is tied together by our unique aesthetic, a mix of wood, modern design, and local art. Like the Old 4th Ward itself, we're a vibrant community that celebrates difference, where every part enhances the whole.



LOCATION & NEARBY

Attractions

BARS

- 1 Old Fourth Distillery
- 2 Sister Louisa's Church Bar
- 3 Mother
- 4 Edgewood Corner Tavern
- 5 Soundtable
- 6 Joystick
- 7 Georgia Beer Garden

FOOD

- 1 Krog Street Market
- 2 Staplehouse Restaurant
- 3 Paper Crane Lounge
- 4 Noni's

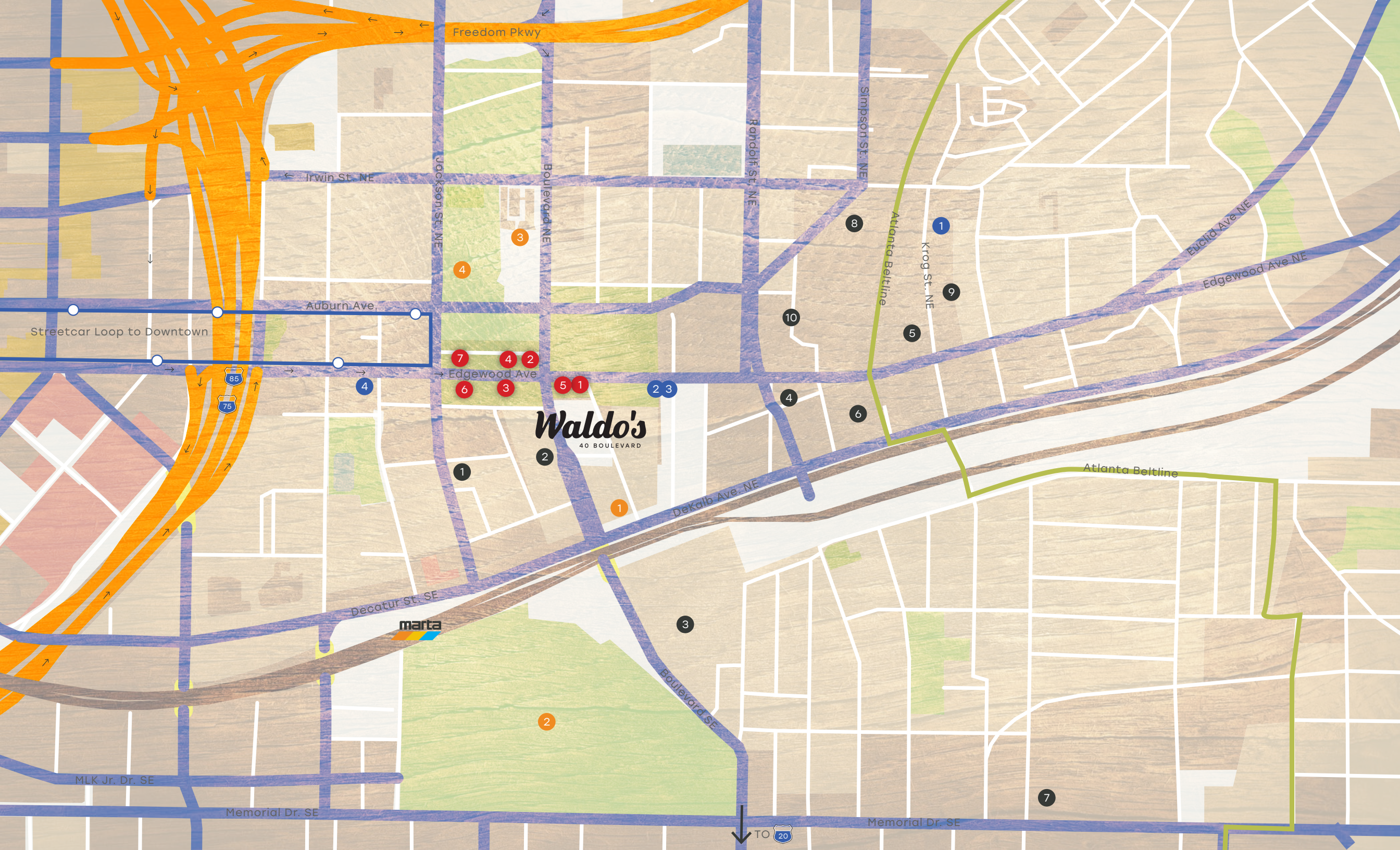
LANDMARKS

- 1 Fetch Park
- 2 Oakland Cemetery
- 3 MLK Memorial
- 4 Ebenezer Baptist Church

RESIDENTIAL

- 1 Four15 Stacks
- 2 Auburn Glenn
- 3 Fulton Cotton Mill Lofts
- 4 West Inman Lofts
- 5 Alexan on Krog
- 6 Edge on the Beltline
- 7 Modera
- 8 Studioplex
- 9 Emerson on Krog
- 10 Airline O4W Condominiums





Freedom Pkwy

Irwin St. NE

Jackson St. NE

Boulevard NE

Randolf St. NE

Simpson St. NE

Atlanta Beltline

Krog St. NE

Euclid Ave. NE

Edgewood Ave. NE

Auburn Ave.

Streetcar Loop to Downtown

85
75

7
4
2
6
3

1

2

1

2 3

10

4

8

1

9

5

6

Atlanta Beltline

Decatur St. SE

marta

Dekalb Ave. NE

3

Boulevard SE

2

MLK Jr. Dr. SE

Memorial Dr. SE

TO
20

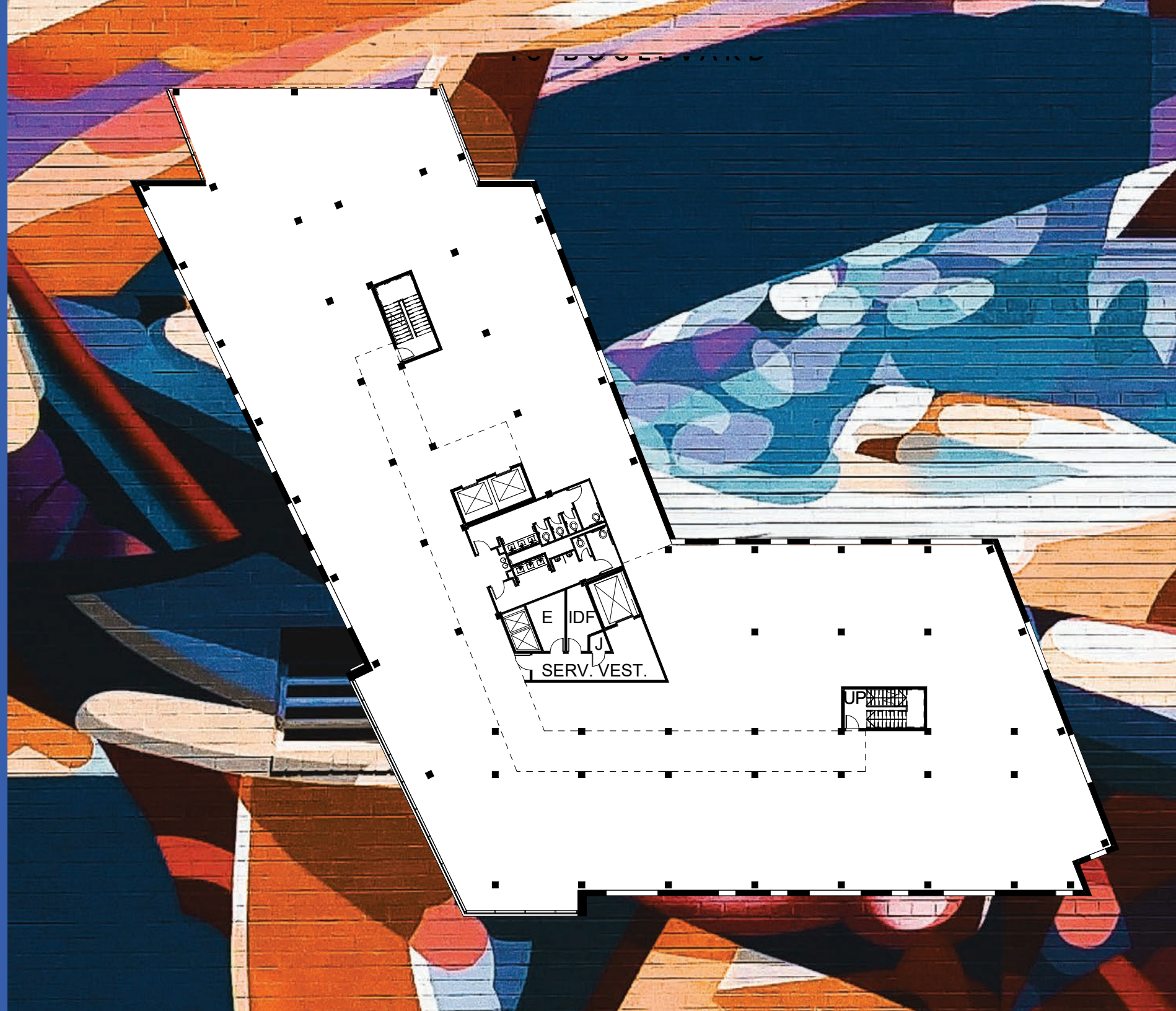
Memorial Dr. SE

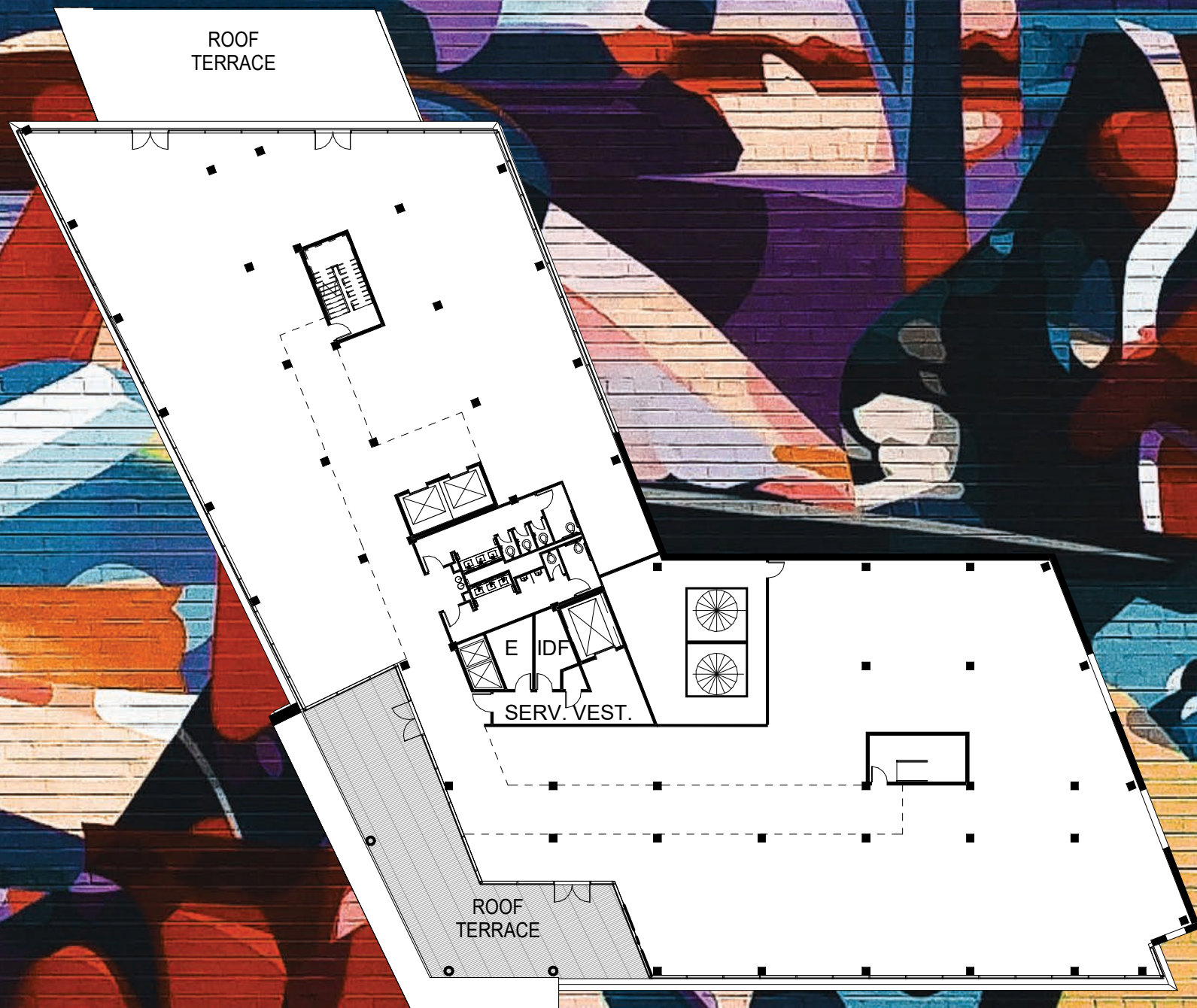
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Waldo's
40 BOULEVARD

Typical Floor Plan

21,300 RSF





Rooftop Floor Plan

18,300 RSF



“THE BEST OF *Beauty*
IS THE *Art* OF HUMAN
Character”

—Ralph Waldo Emerson





Waldo's

40 BOULEVARD

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