

Horizon: GROWTH AND DEVELOPMENT IN METRO ATLANTA

Ahead of the Curve *Your eye on community development*

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Retail expansion planned in Old Fourth Ward

The owners of Studioplex, a live-work loft community carved out of a century-old cotton warehouse in Atlanta's Old Fourth Ward neighborhood, is adding more than 9,000 square feet of retail space.

The retail building, to be called the Pavilion at Studioplex, is being created out of a separate building out front, on Auburn Avenue near Irwin Street. Renovation of the structure, which will feature dramatic glass curtain walls on three sides, is expected to be complete this fall.

Two tenants already have been signed: start chef Scott Serpas, formerly of Two Urban Licks, who plans to open his first restaurant, Serpas, later this year; and glass artist Matt Janke, who will be moving his studio from elsewhere in the Studioplex complex.

About 4,000 square feet remain to be leased, according to Dillon Baynes, president of Orinda Corp., one of the partners in the conversion of Studioplex to condominiums that began last year. The development, which features 112 residences and 18 offices, is about 80 percent sold.

Baynes has big plans for the Studioplex property, including possible new buildings that would house additional residential, retail and commercial space.

— Paul Donsky