

Finalist Excellence in Preservation



Constellations

Originally constructed as the Southern School Book Building in 1910, Constellations has embraced the history of the Martin Luther King Historic District, adding a civic, social, and innovative shared workspace. Designed by the famed Atlanta architecture firm, Hentz & Reid, the Constellations building is a stunning example of early 20th Century architecture. By repairing and restoring the façade, the design team and the City of Atlanta's Urban Design Commission were able to work together in preserving the building's ageless elements.

With a total of 9,000 SF, the 2M development is comprised of 18 office spaces and community coworking space ranging from small field offices to large private offices and studies for companies of all sizes. Constellations provides an upscale and understated work environment, offering credibility, connections, camaraderie, and plenty of community space for cultural gatherings in beautiful spaces.

This entrepreneurial development embraces health and the built environment with a walk score of 97, zero parking, and plenty of commuter options such as bike, scooter, and MARTA. Constellations provides water bottle filling stations, ceramic coffee mugs, and a recycling program to promote environmental responsibility.

With an aptitude for giving back, Constellations has provided \$150,000 in funding for community-oriented individuals and nonprofits and added more than 20 new businesses to the Martin Luther King Historic District. Constellations is helping to preserving the historic character of the neighborhood while providing a work environment for civic-minded organizations that foster connections and community.



Project Team*

- Gene Kansas | Commercial Real Estate
- Cognitive Design
- Stouse Design
- Dakota Contractors
- Office of Brothers

*As provided on Awards application