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COMMERCIAL REAL ESTATE



PANGAEA  
STUDIOS



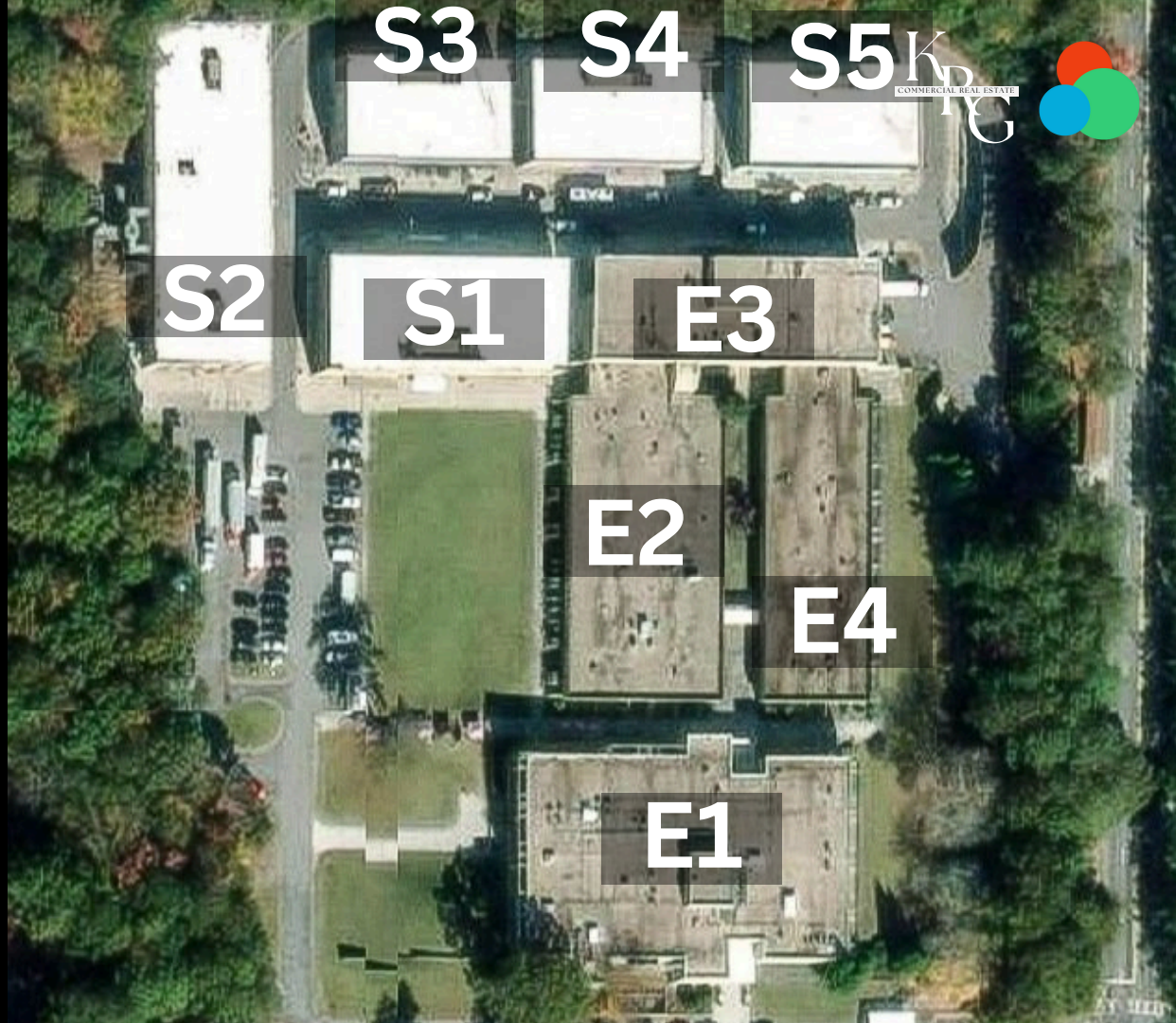


PRESENTS





Building E1	55,450 sf
Building E2	21,040 sf
Building E3	14,221 sf
Building E4	13,916 sf
STAGE S1	11,907 sf
STAGE S2	16,412 sf
STAGE S3	7,425.6 sf
STAGE S4	7,425.6 sf
STAGE S5	7,425.6 sf
Stage 6 S6	24,497 sf
Basement	18,031 sf



S3

S4

S5

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S2

S1

E3

E2

E4

E1

STAGE 6 S6 24,497 SF



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# PANGAEA STUDIOS



Pangaea Studios is the **second largest movie and TV studio in the Atlanta metropolitan area**, and in one of the top 3 states for film and TV production.

Serving international teams and productions of all scales, Pangaea Studios is setting the stage for full-service film and television production. Our teams, property, and amenities open the door for a diverse range of projects to run seamlessly – start to finish.



# KEY FEATURES



## Pangaea Studios Features:

- ±47 acres of gated and fenced property in metro Atlanta, Georgia
- 6 Sound Stages: ±95,000 square feet
- LED volume stage
- Additional Buildings: ±415,000 square feet including executive offices, post-production, wardrobe, movie theater, employee cafeteria, fitness center, and expansion lot including a large-scale structure and additional parking
- 11 home residential backlot



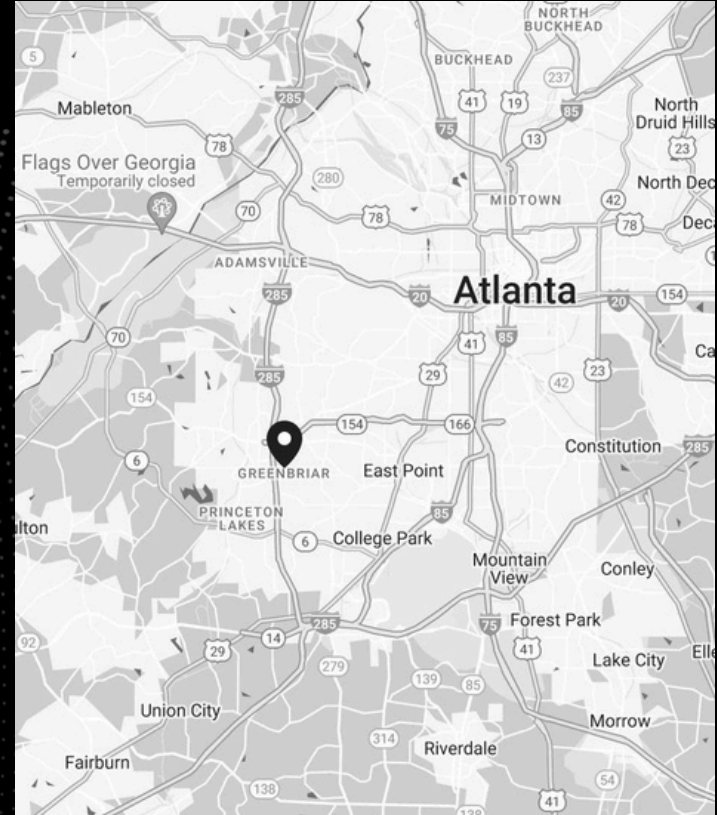


# LOCATION

## 3133 Continental Colony Pkwy SW, Atlanta, GA 30331

The site is located in the Greenbriar neighborhood of southwestern Atlanta. Ideally located on the east side of Atlanta's Perimeter Highway (I-185) and stretching from Langford Parkway, the property is in close proximity to the world's busiest airport, downtown Atlanta, and the entertainment districts of Buckhead and Midtown.

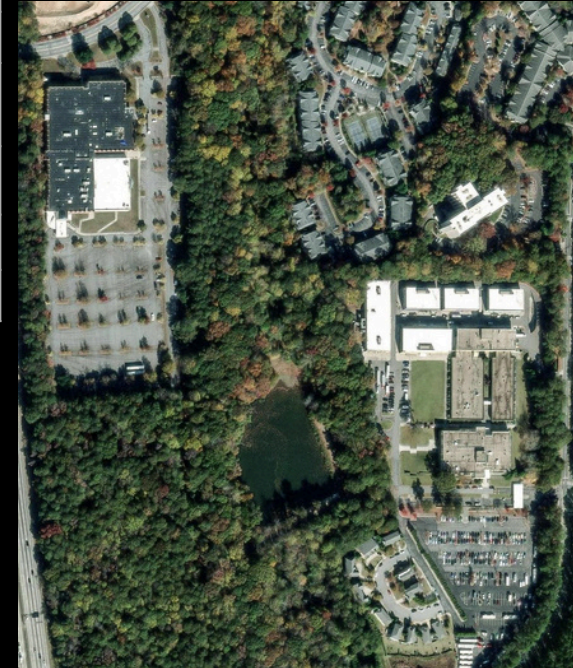
Pangaea Studios	Distance
I-285 (The Perimeter)	1 Mile
Hartsfield-Jackson Atlanta International Airport	4 Miles
Downtown Atlanta	9 Miles
Midtown	12 Miles
Buckhead	14 Miles



# STUDIO SPECIFICATIONS



Office Buildings		±Nominal SF	Sound Stages	±Nominal SF	±Dimensions
Building	E1	55,450	Stage P1 Stage P2	11,907.00	73.5 x 162
Building	E2	21,040	Stage P3 Stage P4	16,412.00	220 x 74.6
Building	E3	17,917	Stage P5 (VP Stage)	7,425.60	112 x 66.3
Building	E4	13,781	Stage 6 (Sanctuary)	7,425.60	112 x 66.3
New Building		15,000		7,425.60	112 x 66.3
Sanctuary		69,900			
Basement (All)		18,031		24,497	TBD
Back Lot		28,930	New Stage	20,000	TBD
Expansion Lot		175,000	Total	±95,092	±155,155
Total		±415,055			





# BACKLOT SPECIFICATIONS



Backlot Cul-De-Sac	±Nominal SF	General Specs
House 1 House 2	2,500 3,188	Nominal "Clear" Ceiling Height
House 3 House 4	4,860 3,100	Single Family Home Construction
House 5 House 6	2,500 2,538	China Ball Lighting
House 7 House 8	2,538 1,350	60 AMP House Power
		Wood Frame Construction
		Drywall/Insulation/K-13 Upper Ceiling
		Concrete Slab on Grade Floor





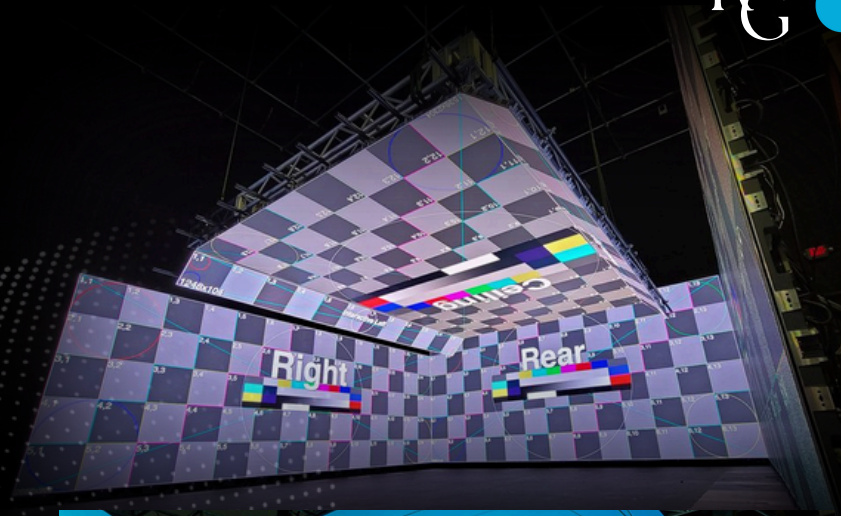
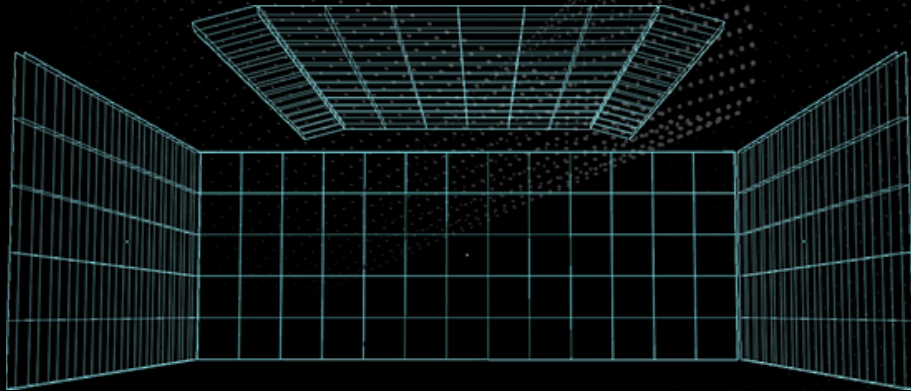


# LED CAR PROCESSING

## Car Process Booth

Access state of the art car processing technology to create hyper-realistic car scenes.

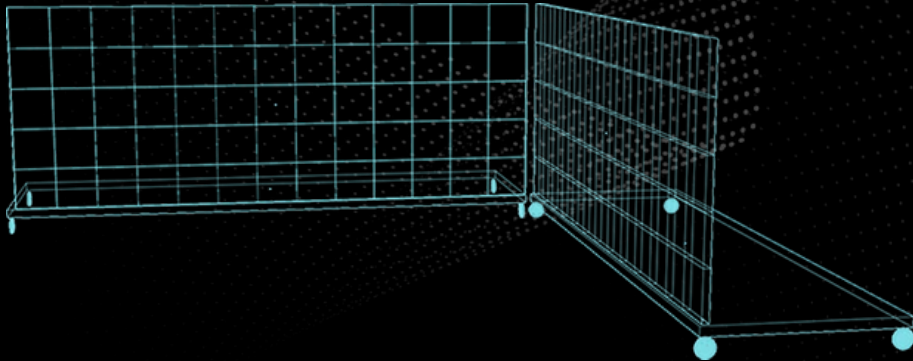
- 4 Ground Walls for 360° coverage
- Ceiling for reflections
- Additional high brightness panels for customizable lighting effects
- Multi-camera friendly
- Synchronous driving plates or virtual content



# LED CAR PROCESSING

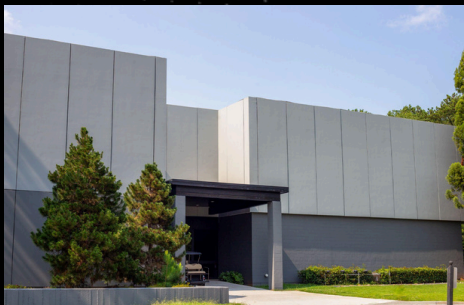
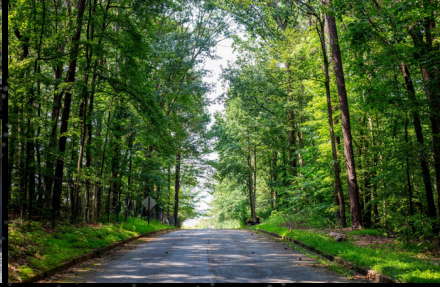
## Legacy Car Process Stage

- 2-3 mobile ground walls
- Overhead reflection screen
- Additional high brightness panels for customizable lighting effects
- Synchronous driving plates

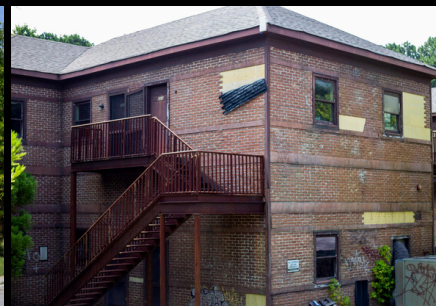




# OFFICES & STUDIO GROUNDS



# RESIDENTIAL LOT

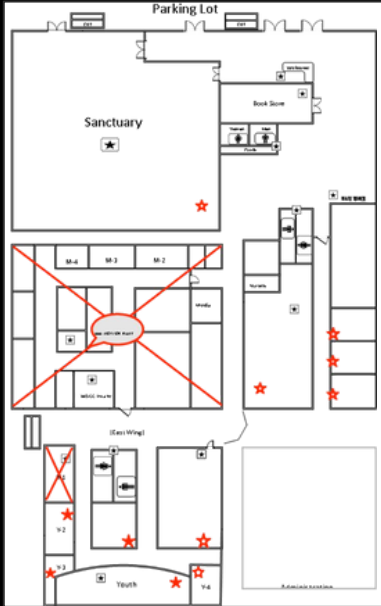




# RESIDENTIAL INTERIOR

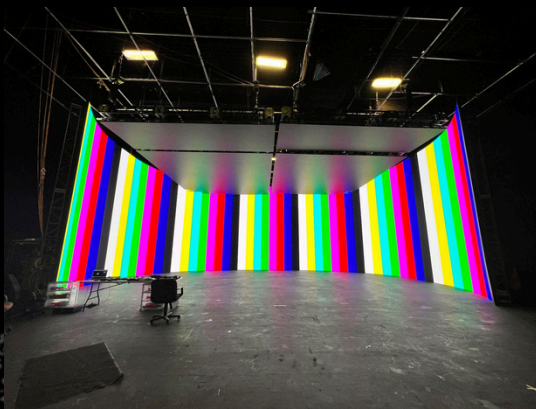


# EXPANSION LOT





# SOUND STAGES



# AMENITIES





# PANGAEA STUDIOS EVENTS



Elevate your next event with picture-perfect quality on our studio grounds.

- Utilize our state-of-the-art LED volume to craft a fully immersive experience for your attendees
- Take advantage of our versatile grounds to host a market, festival, or concert
- Use our sound stages for engaging live talks or musical acts
- Explore the serenity of our boardwalk and lake for a rejuvenating wellness retreat
- Transform our residential lot into a vibrant block party
- Let your imagination run wild as you turn our expansion lot into the event space of your dreams.

The studio offers ample space for various events and has plans to expand infrastructure for hosting live events of all sizes, integrating entertainment and cutting-edge LED technology.

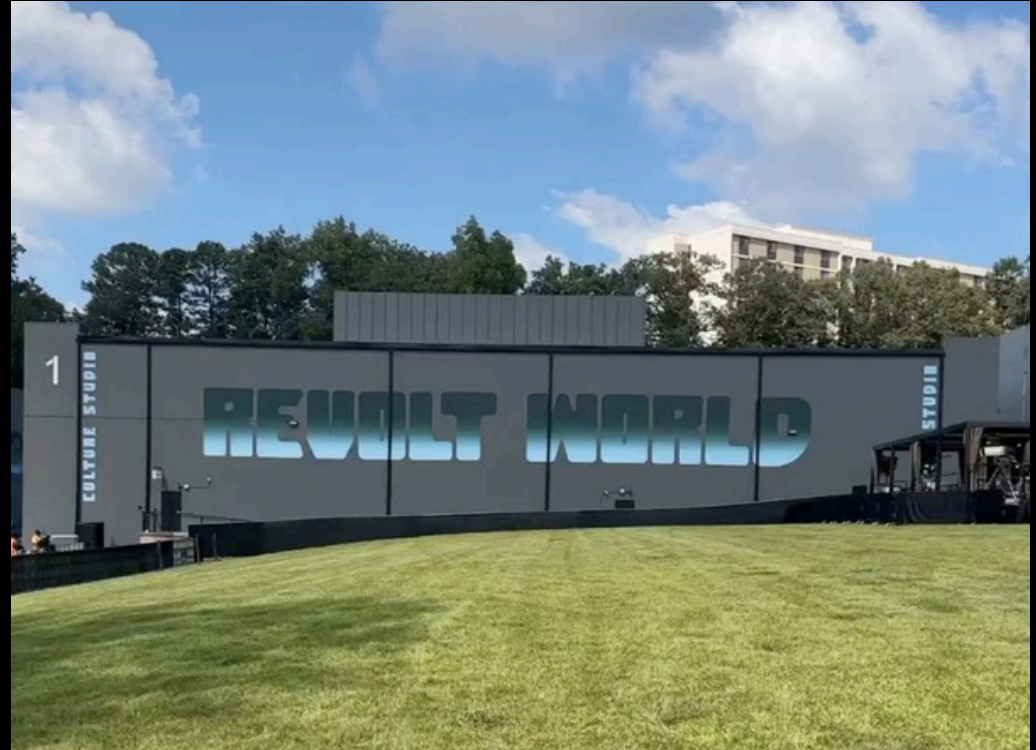


# REVOLT WORLD AT PANGAEA STUDIOS



Pangaea Studios recently hosted REVOLT World, an immersive showcase of black music, art, and empowerment with over 30,000 attendees utilizing 6 sound stages, the lake, office grounds, and parking lots. Activations included: live music performances, podcasts, speakers, career opportunities, food trucks, listening rooms, VIP areas, yoga & meditation, gaming rooms, and more.

The event utilized multiple aspects of the studio grounds including 5 sound stages, Pangaea Technology LED volume, the lake and surrounding pathways, studio green space, all major parking lots, and more.





# TAX CREDITS & INCENTIVES



## FILM, TELEVISION & DIGITAL ENTERTAINMENT TAX CREDITS

Film, television and digital entertainment tax credits of up to 30 percent create significant cost savings for companies producing feature films, television series, music videos and commercials, as well as interactive games and animation.

Georgia's Entertainment Industry Investment Act provides a 20 percent tax credit for companies that spend \$500,000 or more on production and post-production in Georgia, either in a single production or on multiple projects. The state grants an additional 10 percent tax credit if the finished project includes a promotional logo provided by the state. If a company has little or no Georgia tax liability, it can transfer or sell its tax credits.

## PRODUCTION INCENTIVES

Georgia offers production incentives up to 30% of your Georgia production expenditures in transferable tax credits.

The program is available for qualifying projects, including feature films, television series, commercials, music videos, animation and game development. With one of the industry's most competitive production incentive programs, the Georgia Film, Music & Digital Entertainment Office can help you dramatically cut production costs without sacrificing quality.

## STATE TAX CREDIT BENEFITS

*Highlights from the Georgia Entertainment Industry Investment Act includes the following:*

- 20 Percent base transferable tax credit
- 10 Percent Georgia Entertainment Promotion (GEP) uplift can be earned by including an embedded Georgia logo on approved projects and a link to [TourGeorgiaFilm.com](http://TourGeorgiaFilm.com) on the promotional website
- \$500,000 Minimum spend to qualify
- No limits or caps on Georgia spend, no sunset clause
- Both resident and non-resident workers' pay-rolls and FICA, SUI, FUI qualify
- No salary cap on individuals paid by 1099, personal service contract or loan out. Payments made to a loan out company will require six percent Georgia income tax withheld
- Production expenditures must be made in Georgia to qualify from a Georgia vendor
- Travel and insurance qualify if purchased through a Georgia agency or company Original music scoring eligible for projects included in Georgia qualify
- Post-production of Georgia filmed movies and television projects qualify if post done in Georgia
- Development costs, promotion, marketing, license fees and story right fees do not qualify

# SERVICES & EQUIPMENT



## SERVICES

Dry Hire Rental  
Turnkey Rental  
New Permanent Install

## LED TILES

1.66mm V1/V2 Design LED  
1.8mm InfiLED  
2.3mm + Pangaea  
2.5mm Absen  
2.6mm Pangaea  
4.8mm Voyager (Indoor/Outdoor)  
(500x500/1000)

## LED PROCESSING / DISTRIBUTION

Brompton SX40 Processor  
Brompton Tessera XD Distributor  
NovaStar 660 LED Processor  
NovaStar 4K LED Processor  
NovaStar 600 LED Processor  
NovaStar 600 Pro LED Processor  
NovaStar NovaPro UHD Jr All-in-One 4K

## SCREEN KITS (PROJECTION)

Stumpfl Screen Kits  
Stewart Screen Kits

## VIDEO SWITCHER / PROCESSING

BlackMagic 2ME Switcher 4K  
BlackMagic 4K Recorder  
BlackMagic 4K SDI Router  
BlackMagic Teranex Mini HDMI to SDI 12G  
BlackMagic Mini Converters  
BlackMagic 4K Monitors 8" Dual and 16" Monitor  
Decimator DMON Channel Multi-Viewers  
Decimator Mini Cross Converters  
AJA Mini Converters  
Evertz 5600MSC Master Clock/SPG  
DataPath FX4  
BrightSign 4K242  
Panasonic Video Switcher  
HDMI Extenders

## MONITORS

Indoor Monitors HD/4K Sizes from 24"-98"  
Outdoor Monitors 49" and SunBrite 75" 4K  
Monitor Stands Wall Mount Brackets

## POWER DISTRIBUTION

110v / 208v SOCA Power Distributor  
L21-30 Power Distributor  
L6-30 Power Distributor  
Camlok Cables  
Edison Cabling  
L21-30 Cables  
L6-30 Cables  
True1 Cables  
PowerCon Cables

## AUDIO

Wireless Mic Kits  
Wired Mics  
Push-to-Talk Mics  
Audio Mixers (Analog/Digital)  
Power Speakers/Subwoofers  
Mic Stands/Speaker Stands

## MEDIA SERVERS

Dataton Watchout Servers

## PROJECTION

Projection from 7K-20K Lumens  
LCD and Laser Projection







*Kacino Liggins*

**EMAIL:** KACINO@KRGATL.COM  
**DIRECT LINE:** 404.820.0150  
**TEAM HELP LINE:** 470.499.4709  
**WWW.KRGATL.COM**



CONTACT US



*Mohammad Showkat*

**EMAIL:** MOHAMMAD@KRGATL.COM  
**DIRECT LINE:** 404.786.5538  
**TEAM HELP LINE:** 470.499.4709  
**WWW.KRGATL.COM**



*Catherine Delestre*

**EMAIL:** CATHERINE@KRGATL.COM  
**TEAM HELP LINE:** 904.775.0524  
**TEAM HELP LINE:** 470.499.4709  
**WWW.KRGATL.COM**