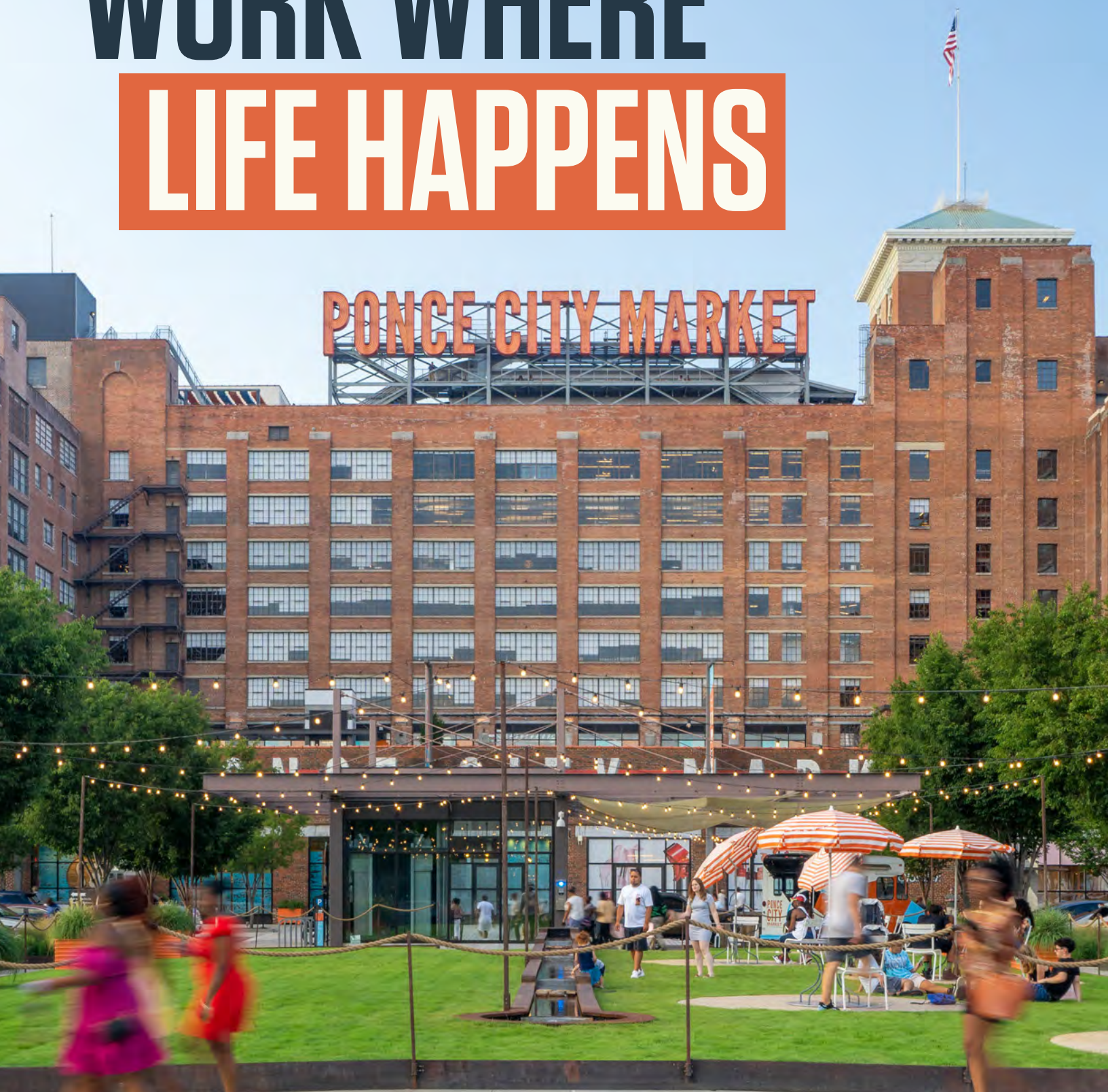


WORK WHERE LIFE HAPPENS



OFFICE *at* PONCE CITY MARKET

WELCOME TO PONCE CITY MARKET

Evolved, updated, and reimagined
for the new era of office.



ACROSS THE CAMPUS

745K SF

Class A Office

350K SF

Curated Retail

827

Residential Units



LIFESTYLE RETAIL



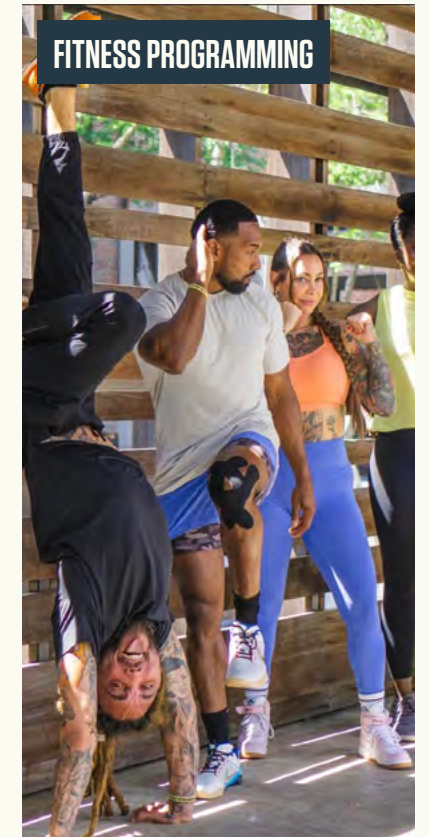
THE BELTLINE



ARTISTS MARKET



RENOUNED EATERIES



FITNESS PROGRAMMING



THE ROOF



LIVELY CENTRAL FOOD HALL

All in an award-winning, historic
environment designed to inspire.

THE POWER OF PLACE

The value of physical space is created by the experiences people have in it. At Jamestown, our goal is to create places that add value to people's lives on a daily basis.



Innovation and Technology

Through strategic investments in new technologies and a robust internal innovation program, we are committed to creating a frictionless experience at our properties.



Innovative Placemaking

Site activation, tenant curation, and thoughtful public spaces are a hallmark of Jamestown.



Inclusive Environments

Accessible and welcoming environments are designed to engage the people who use our properties.



Food and Beverage

We work with local purveyors to create interesting food and beverage concepts and diverse offerings.

FROM STORIED PAST TO FUTURE FORWARD

What do you get when you combine historic appeal with modern style and features? One of the most creative, talent-friendly properties in the Southeast.



~2.5/1,000 SF
Parking Ratio

LEED Gold
Building Design & Construction

Secured Access
to Office Floors

Excellent Connectivity
with Redundant Power and Dark Fiber



Office Highlights

- Up to 80,000 SF on a Single Floor
- Divisible to Accommodate Any Size User
- Dedicated Bike Storage and Showers on Each Floor
- Enhanced Security and Visitor Features with Bluetooth, Touchless Access Control

LARGE BLOCKS

150,000 SF
Floors 4-6

110,000 SF
Floors 8-9



AVAILABILITIES

From 2,300 to 84,000 SF

View Floor Plans

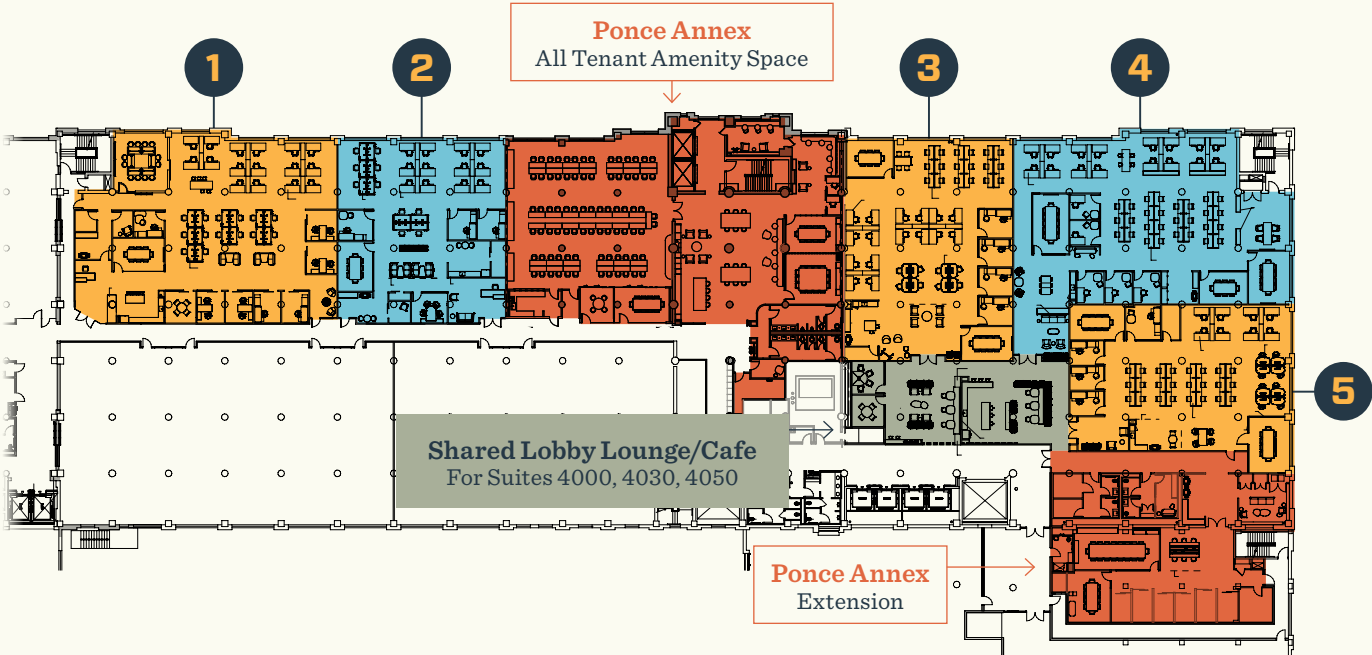


Click/Scan to View

Ponce City Market	Size
Suite 9800	2,296 SF
Suite 9600	18,048 SF
Suite 8200	43,297 SF
Suite 8000	53,563 SF
Suite 6500	16,188 SF
Suite 6300	18,203 SF
Suite 5000	84,120 SF
Suite 4800	4,776 RSF
Suite 4700	7,216 RSF
Suite 4050	5,889 RSF
Suite 4030	8,281 RSF
Suite 4000	6,595 RSF

Introducing Spec Suites at Ponce City Market

Our 4th floor spec suites maximize your space needs beyond your premises with close proximity to Ponce Annex — our tenant amenity space.



Spec Suites	Size	Notes
1 Suite 4700	7,216 RSF	Adjacent to Ponce Annex
2 Suite 4800	4,776 RSF	Adjacent to Ponce Annex
3 Suite 4000	6,595 RSF	Private break/meeting space, adjacent to Ponce Annex
4 Suite 4030	8,281 RSF	Beltline views, private break/meeting space, adjacent to Ponce Annex
5 Suite 4050	5,889 RSF	Beltline views, private break/meeting space, adjacent to Ponce Annex

SPEC SUITE HIGHLIGHTS

5

Spec Suites Ranging from
4,776–8,281 RSF

15

Shared Meeting Rooms with
Complimentary Access

Q4 2025

Delivery

FIRST EVER PGM
SPEC SUITES WITH
BELTLINE VIEWS

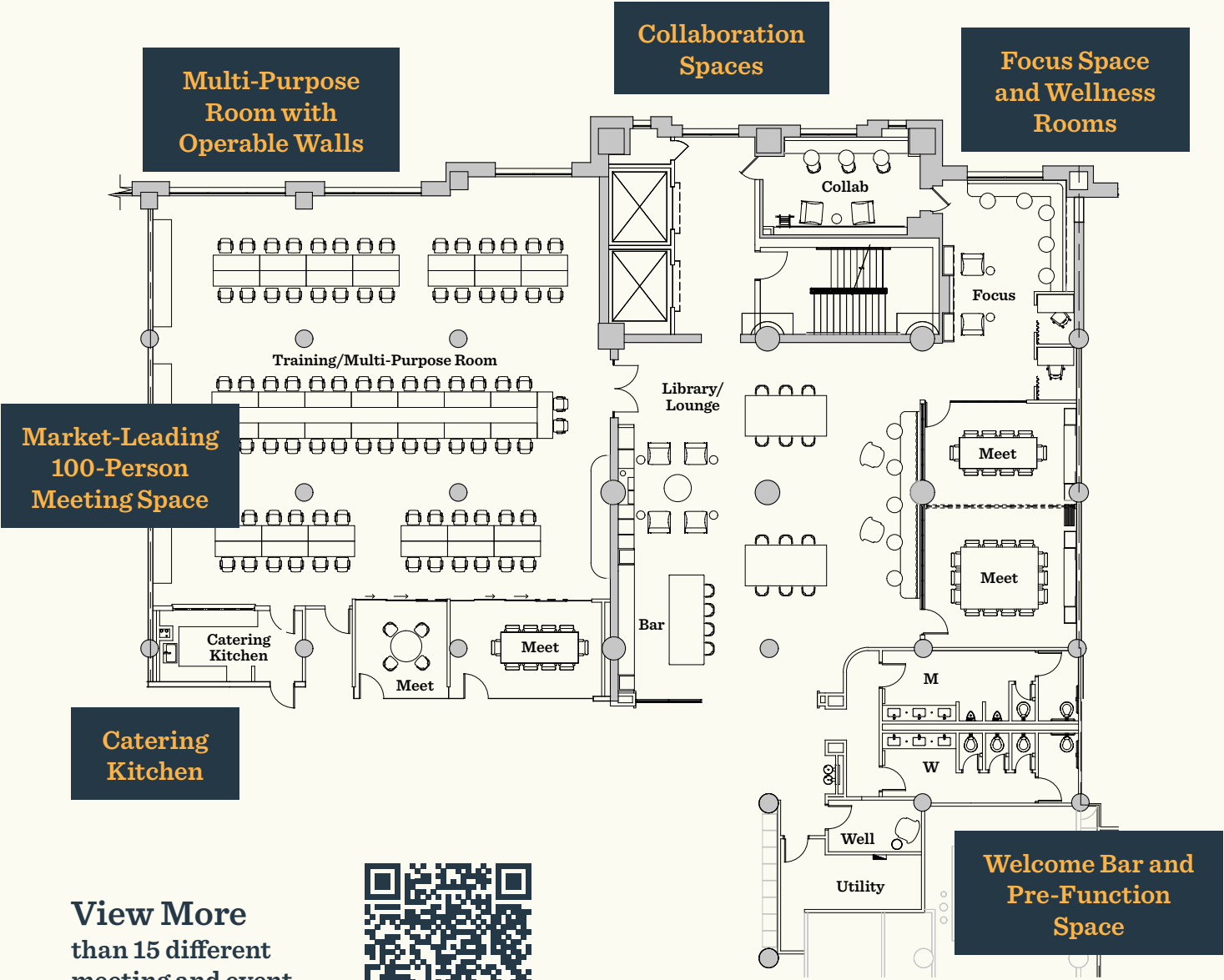


Ponce Annex

Professionally managed by Lulafit, Ponce Annex is the newly delivered 4th floor shared conference and tenant amenity space.



Bringing employees together is easy at Ponce City Market with countless meeting and event spaces



View More
than 15 different
meeting and event
spaces at the
property



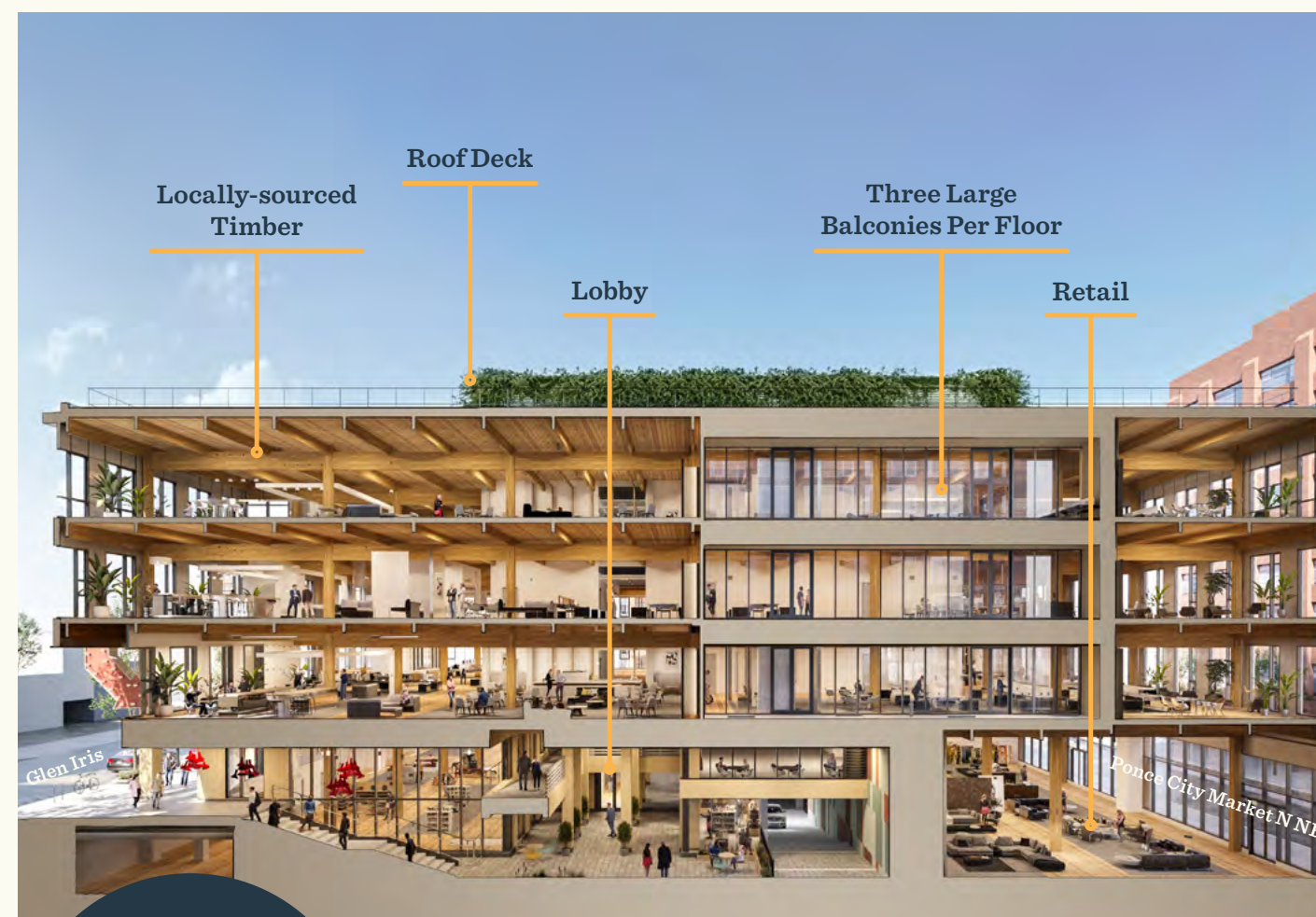
Click/Scan to View

RESHAPING THE LANDSCAPE OF OFFICE

Discover a new level of inspiration in Atlanta's first locally-sourced timber office building.

ENTER THE NEXT ERA

- 85,000 SF
- Multiple Outdoor Spaces on Every Level
- Floor-to-Ceiling Windows
- Natural Wood Columns and Ceilings
- Zero Net Carbon
- Targeting LEED Gold Certification



LOCALIZED MASS TIMBER SUPPLY FROM FOREST TO FRAME

Benefits of Mass Timber

- Timber grown locally in Georgia and Alabama
- Mass timber buildings can have a total carbon footprint one-third smaller than similarly sized steel and concrete buildings
- R-value 400X HIGHER than Steel (10x Higher than Concrete)
- Mass timber is 30-40% lighter than concrete enabling smaller foundations and less fuel consumed during transport



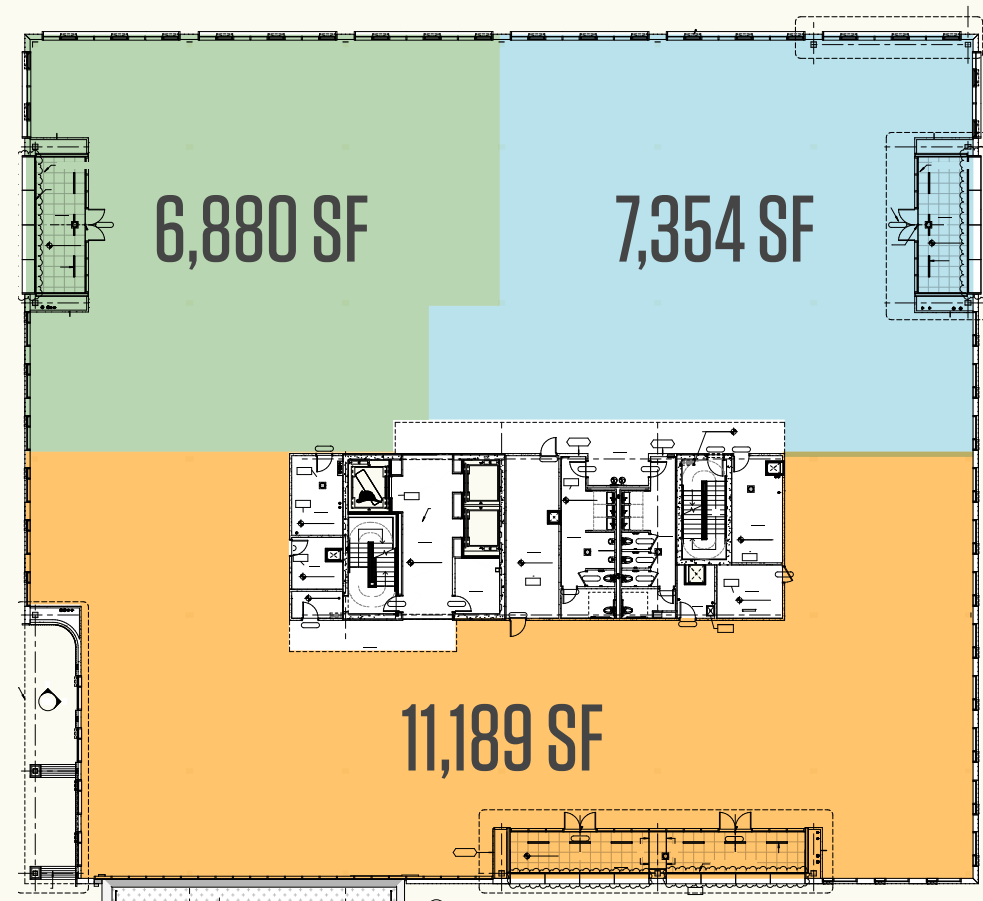
619 PONCE – FLOOR 2

Available Now

- 30,727 SF
- Three (3) 545 SF balconies per floor
- Lower level, PCM-connected parking with direct-to-space elevator/stair access
- A new West Passage connection provides a fast-access direct connection to Glen Iris Drive
- Building specific rideshare drop-off spots on Glen Iris Drive
- Bike parking/showers



Full Floor Opportunity
30,727 SF



Suites from
6K-11K SF

GET INSPIRED WITH US

Ponce City Market offers a host of amenities, features, and services designed to make your workday one-of-a-kind.

Atrium
Ponce City Market
ATLANTA, GA

BELLINA
Alimentari

Minero's

Spiller Park
COFFEE

Hop's
CHICKEN

bisi
IRANIAN FOOD STALL - ATLANTA, GEORGIA

Pancake
SOCIAL

sweetgreen®

one medical

RUDY'S

corepower
YOGA

THE FORUM
ATHLETIC CLUB

THE SUZUKI SCHOOL
a preparatory preschool®

tend

THE GREAT OUTDOORS



Fresh air and fresh ideas, right where and when you want them.

- Directly on Top of the Beltline
- Variety of Outdoor Spaces
- Vibrant Community Events



EVERY DAY CONVENIENCE

We put our tenants first.

- Secure Bike Parking and Bike Valet
- Shower and Locker Facilities
- On-site Management and Security
- Campus Tenant App
- Onsite Dry Cleaning



DRINK, DINE, & UNWIND

Atlanta's most iconic
retail destination just
steps from your office.

- One-of-a-kind Retail
- Specialty Wellness Purveyors
- Award-winning Food Hall



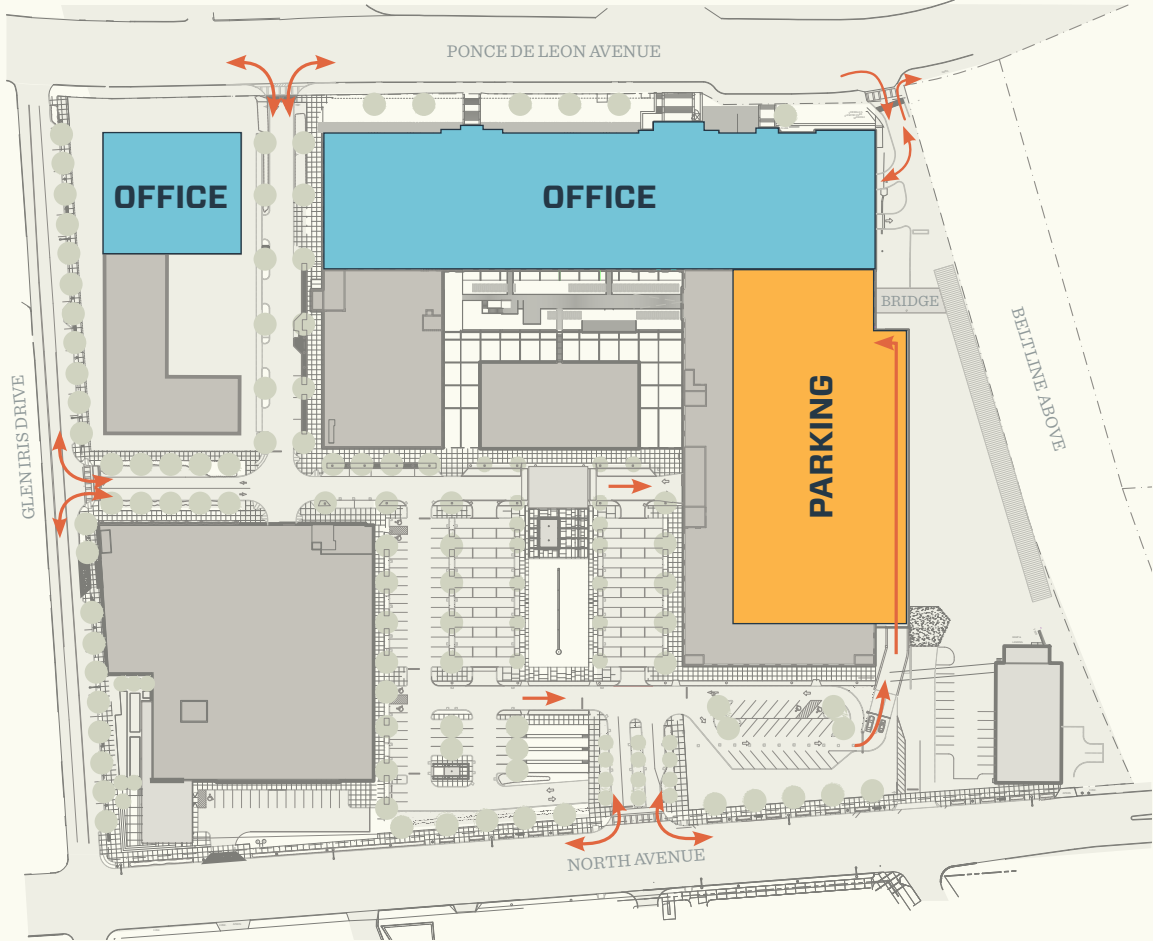


DRIVE TIMES FROM I-75/I-85

Route	Distance	AM Drive Time	PM Drive Time
<div>1</div> North Avenue <i>Left on North Avenue, Straight to Ponce City Market</i>	1.4 mi	5 min, 24 sec	5 min, 44 sec
<div>2</div> Edgewood <i>Exit Edgewood Avenue, Left on Glen Iris Drive, Stop at North Avenue</i>	1.9 mi	6 min, 32 sec	7 min, 16 sec
<div>3</div> Freedom Parkway <i>Exit Freedom Parkway, Straight to North Avenue</i>	2.3 mi	6 min, 25 sec	5 min, 36 sec

TRANSPORTATION

VEHICULAR INGRESS/EGRESS



- **~2.5/1,000 SF Parking Ratio** overall with dedicated office only parking, and Reserved and Visitor Parking
- **Park on the same floor as your office space** – we provide dedicated office tenant parking on suite level with controlled access
- PCM offers a **shuttle to North Ave Marta** every 15 minutes
- **Flexible parking technology** built for hybrid work utilization

SCOUT LIVING

A New Model for Hospitality

Scout Living is your home away from home—and your headquarters. Integrated into Ponce City Market, with direct connections to the Atlanta BeltLine, Scout Living is flexible hospitality living created for movers, shakers, globetrotters and wanderers.



YOUR STAY, YOUR WAY

- Fully-furnished micro-apartments for one day or one year
- 2nd Floor meeting, event and lounge space
- In-building retail, dining and grab & go convenience
- Rooftop (meetings and events, catering kitchen)



Corporate booking packages tailored to Ponce City Market office tenant needs

ABOUT JAMESTOWN

Jamestown is a global, design-focused real estate investment and management company with a 41-year track record and a mission to transform spaces into innovation hubs and community centers. In addition to excelling at the traditional functions of a real estate management company, such as acquisitions, capital markets, and asset management, Jamestown possesses internal expertise to bring added value to all aspects of the real estate business.

Current and previous projects include Chelsea Market in New York City, Industry City in Brooklyn, Ghirardelli Square in San Francisco, the Innovation and Design Building in Boston, and Ponce City Market in Atlanta, our North American Headquarters.

\$11.6B
Assets Under Management

\$40B
of Executed Transactions

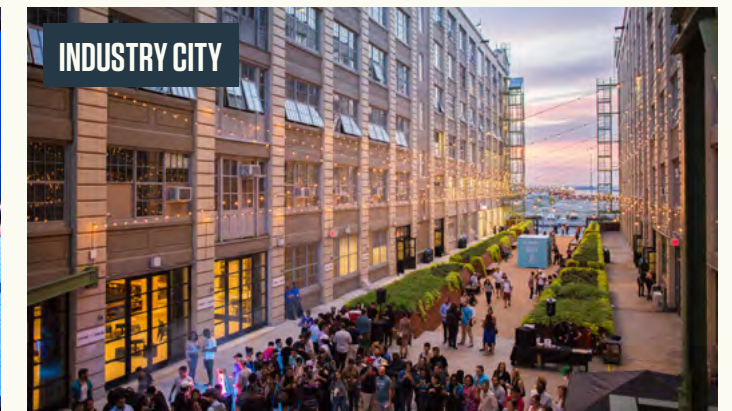
PONCE CITY MARKET (HEADQUARTERS)



ONE TIMES SQUARE



INDUSTRY CITY



CHELSEA MARKET



GHIRARDELLI SQUARE





OFFICE *at* PONCE CITY MARKET

For office leasing information, please contact:

Kyle Kenyon

770.630.6767

Kyle.Kenyon@cbre.com

Nicole Goldsmith

678.978.3933

Nicole.Goldsmith@cbre.com

PonceCityMarket.com



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