

BLTLiveWorkPlay | **NEWMARK**



THE KING & QUEEN

**Premier Availabilities Ranging
from 1,475 – 154,787 SF**

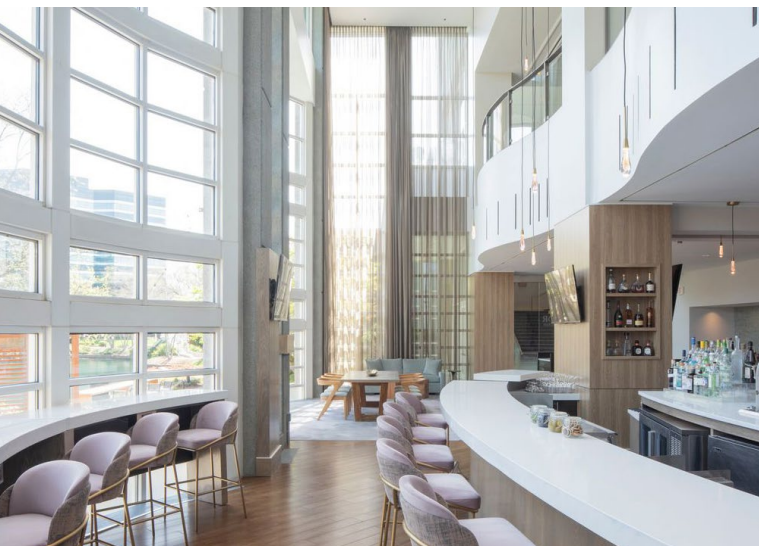
5 & 6 CONCOURSE PKWY, ATLANTA, GA 30328

CONCOURSE-ATL



A Community All Its Own

The King & Queen embody the future of the workplace, providing everything from childcare services and convenient dining to vibrant outdoor spaces and a world-class fitness center—all located in the heart of the city's sought-after Perimeter market.





VIEW PROPERTY TOUR

RISING MAJESTICALLY IN THE ATLANTA SKYLINE, THE ICONIC “KING & QUEEN” BUILDINGS ARE CELEBRATED LANDMARKS.

Featuring a variety of spacious layouts, adaptable spaces, multi-floor configurations, sleek white-box and contemporary spec suites. Recent upgrades have transformed these towers into state-of-the-art workplaces that accommodate tenant and employee needs, creating a productive and energetic atmosphere that goes far beyond the traditional office setting.



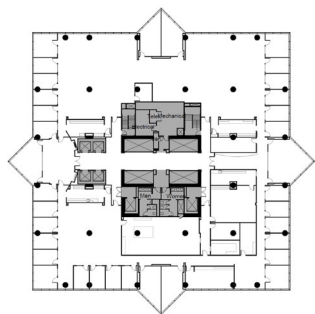
Select King & Queen Availability



Flexible space options available ranging from small suites for startups to large multi-floor contiguous availability for corporate headquarters.

ICONIC CROWN OF THE KING OFFERING

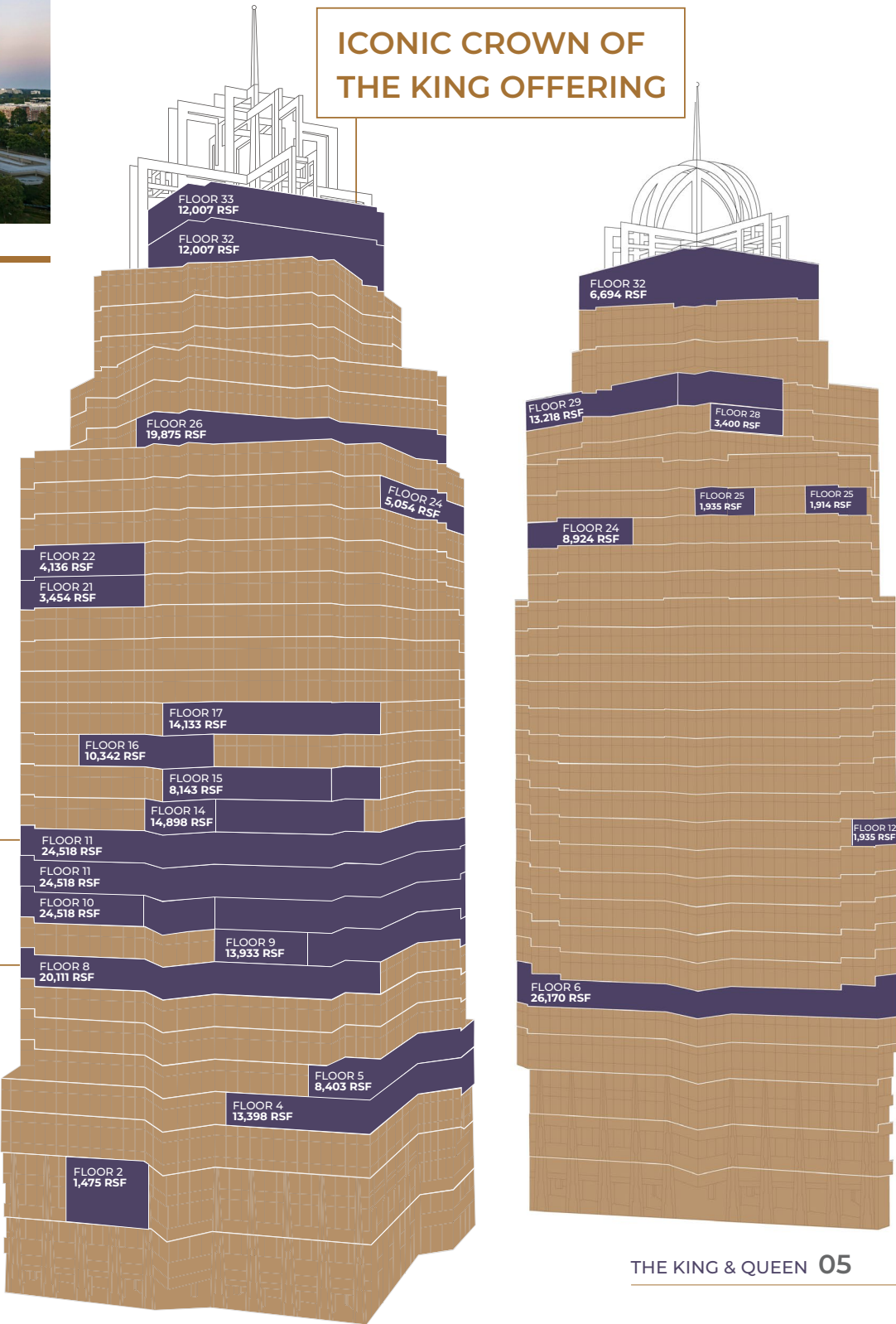
Typical Floorplate
25,000 RSF



154,787 RSF
Large Block Availability

8TH FLOOR
+/- 8,000 RSF state-of-the-art conferencing facility designed to accommodate over 100 attendees

THE BUILDINGS' AVAILABILITIES



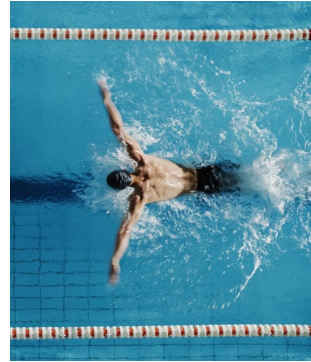
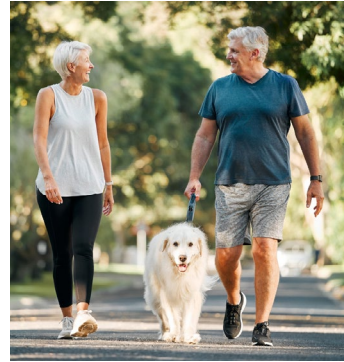
Best-in-Class Amenities

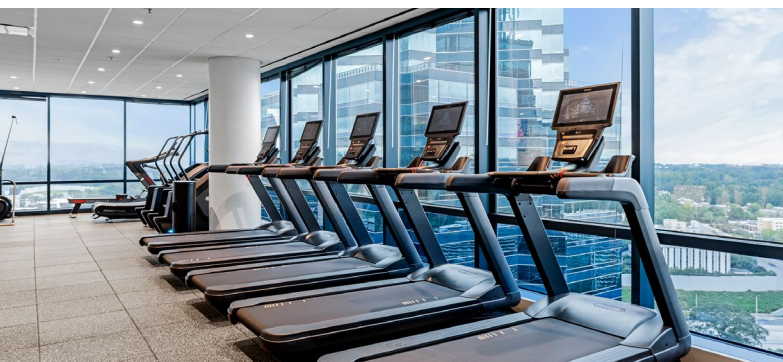
The King & Queen are Atlanta's top destination for a dynamic workforce seeking a distinctive office lifestyle.

Here, you'll find enhanced amenities, connectivity and a strong focus on wellness and sustainability.

COME FOR THE 9-TO-5 STAY FOR THE 5-TO-9

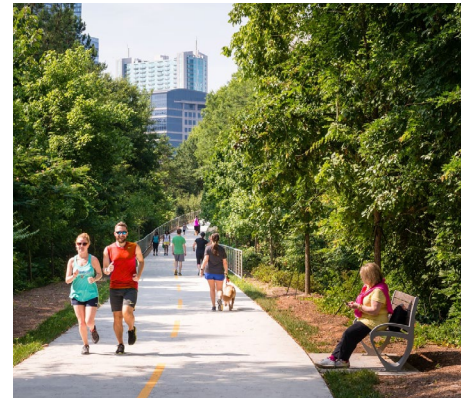
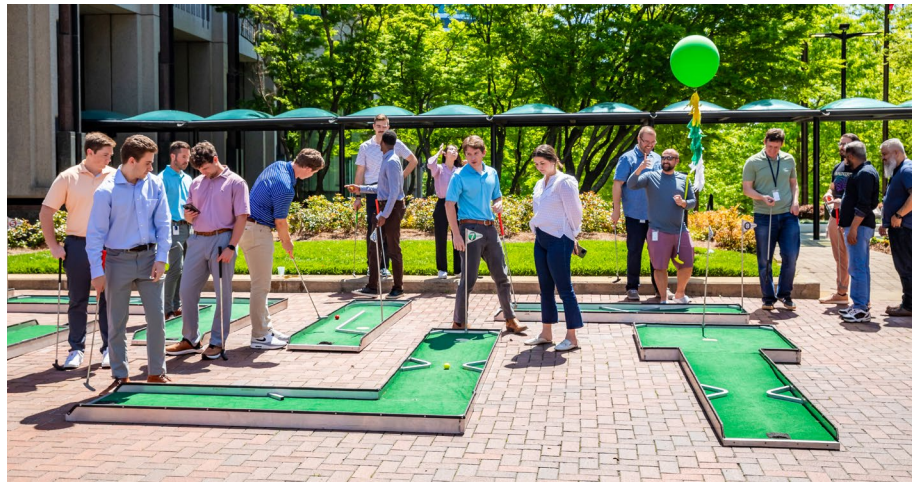
- 372-Room newly renovated Westin Hotel with 20,000 SF of flexible event space for meetings and events
- 80,000 SF Life Time state-of-the-art facility is set to open in 3Q 2025
- KinderCare Childcare
- Five on-site food services/restaurants (four fast casual and one white tablecloth farm-to-table)
- Two miles of on-campus walking trails
- Multiple conference facilities
- Private shuttle to MARTA and neighborhood amenities
- Immediate access to Path 400
- Brand new 6,000 SF fitness facility
- Concierge services
- Four complimentary bicycles available for tenants' use for access to nearby restaurants, shops, parks and walking trails
- Pickup/Dropoff dry cleaning services





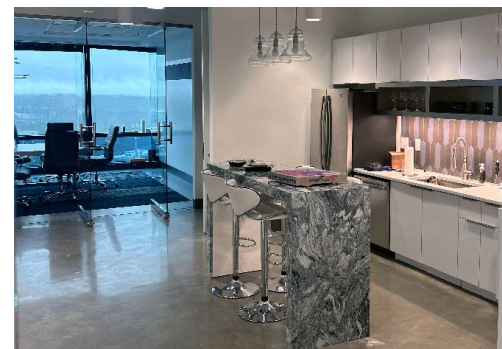
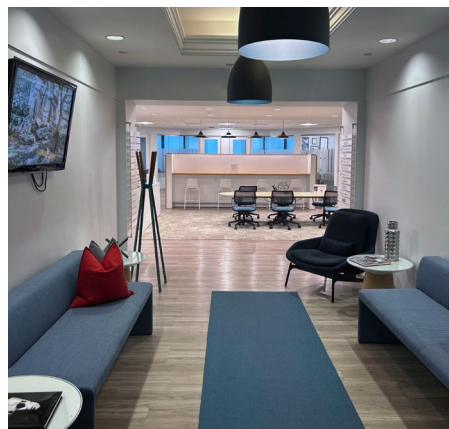
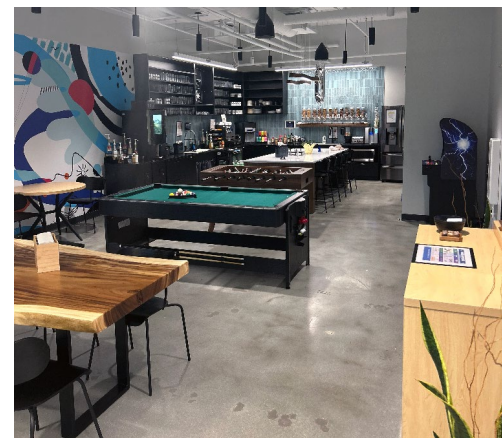
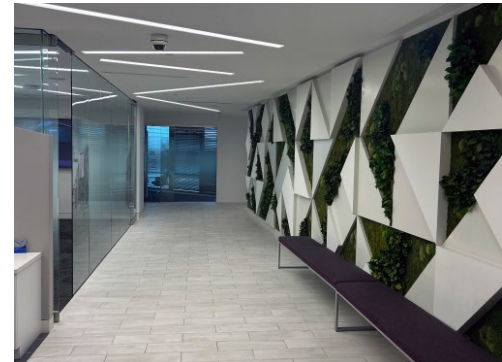
Campus Programs

- On-site day care with tenant discount
- Shuttle service to MARTA
- Exclusive food programs featuring cafés, restaurants, food trucks and DoorDash hubs
- Health and wellness offerings include pickleball, bike share, walking trail and more Wi-Fi enabled common areas throughout the campus
- Hospitality access and discounts at the Westin Hotel
- Private workspaces to focus and recharge
- Ridesharing pick up and drop off
- Robust personal fitness training including group and private classes available at Life Time Perimeter
- Seasonal art exhibits created and curated by local artists and art organizations
- Tenant appreciation events



Modern Tenant Spaces

Explore contemporary tenant spaces crafted for modern needs. These innovative environments offer adaptable layouts, luxurious amenities, state-of-the-art technology to enhance productivity and encourage collaboration.





Sustainability Initiatives

- LED lighting throughout, including the parking garage and parkway, tenant spaces and common areas
- Single-stream recycling
- Charging stations for electric vehicles in the parking garage
- Recent elevator modernization
- Hands-free toilets, sinks, paper towel and soap dispensers
- Water appliances are “water-savers”
- Air filters upgraded to MERV rating of 13
- Sensors on irrigation system prevent watering when it is raining
- Energy Star Certified



Infrastructure and Technology

- Wi-Fi available in the lower-level common areas, lobbies and restaurants
- Electric: Serviced by two sub stations, designed with N-1 redundancy
- Generator for life safety
- Condenser Water available for tenant supplemental cooling requirements
- Fiber Optics — Multiple providers:



AT&T

cogent

COMCAST

CROWN CASTLE

DIRECTV

dishtv

LUMEN

verizon

zayo

KING BUILDING (CC6)

CARRIER NAME	CABLE TYPE	SERVICES AVAILABLE
AT&T	Fiber / Copper	Voice / Data / Internet
Cogent	Fiber	Data / Internet
Comcast	Coax	Voice / Data / Internet / TV
DishTV	Coax	TV
Lumen	Fiber	Voice / Data / Internet
Verizon	Fiber / Copper	Voice / Data / Internet
Zayo	Fiber	Data / Internet

QUEEN BUILDING (CC5)

CARRIER NAME	CABLE TYPE	SERVICES AVAILABLE
AT&T	Fiber / Copper	Voice / Data / Internet
Cogent	Fiber	Data / Internet
Comcast	Coax	Voice / Data / Internet / TV
Crown Castle	Fiber	Data / Internet
DirectTV	Coax	TV
DishTV	Coax	TV
Lumen	Fiber	Voice / Data / Internet
Verizon	Fiber / Copper	Voice / Data / Internet
Zayo	Fiber	Data / Internet



VIEW PERIMETER TOUR



The Perimeter Ecosystem

4,700
Hotel Rooms

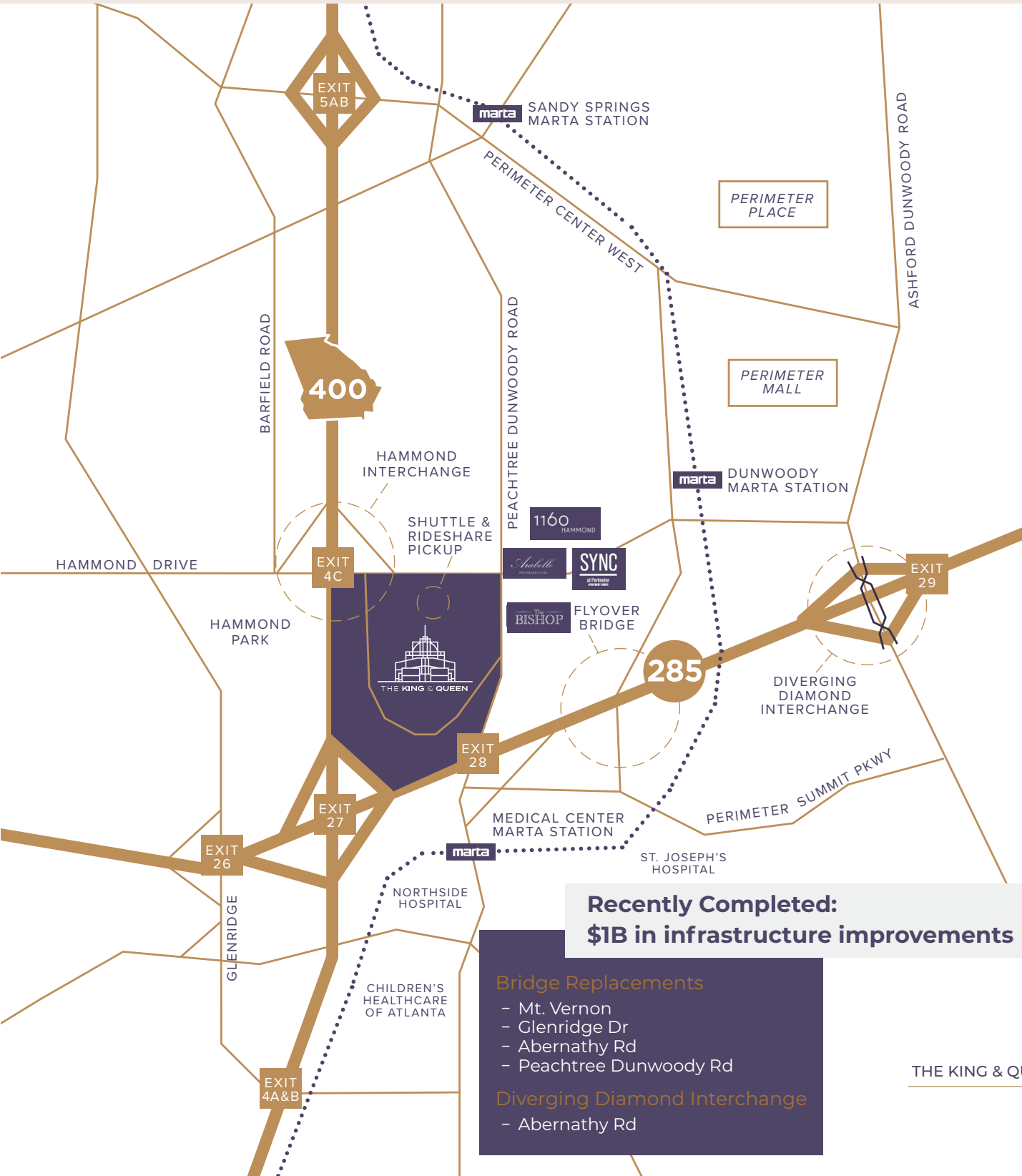
1.1M RSF
of Healthcare

138
Retailers

9,000+
Apartments

The King & Queen Advantage

Delivering an exceptional combination of lifestyle and location, The King & Queen offer immediate access to some of the region's most coveted housing, retail, dining and entertainment destinations including Perimeter Mall, Park Place and Perimeter Town Center.



Recently Completed:
\$1B in infrastructure improvements

Bridge Replacements

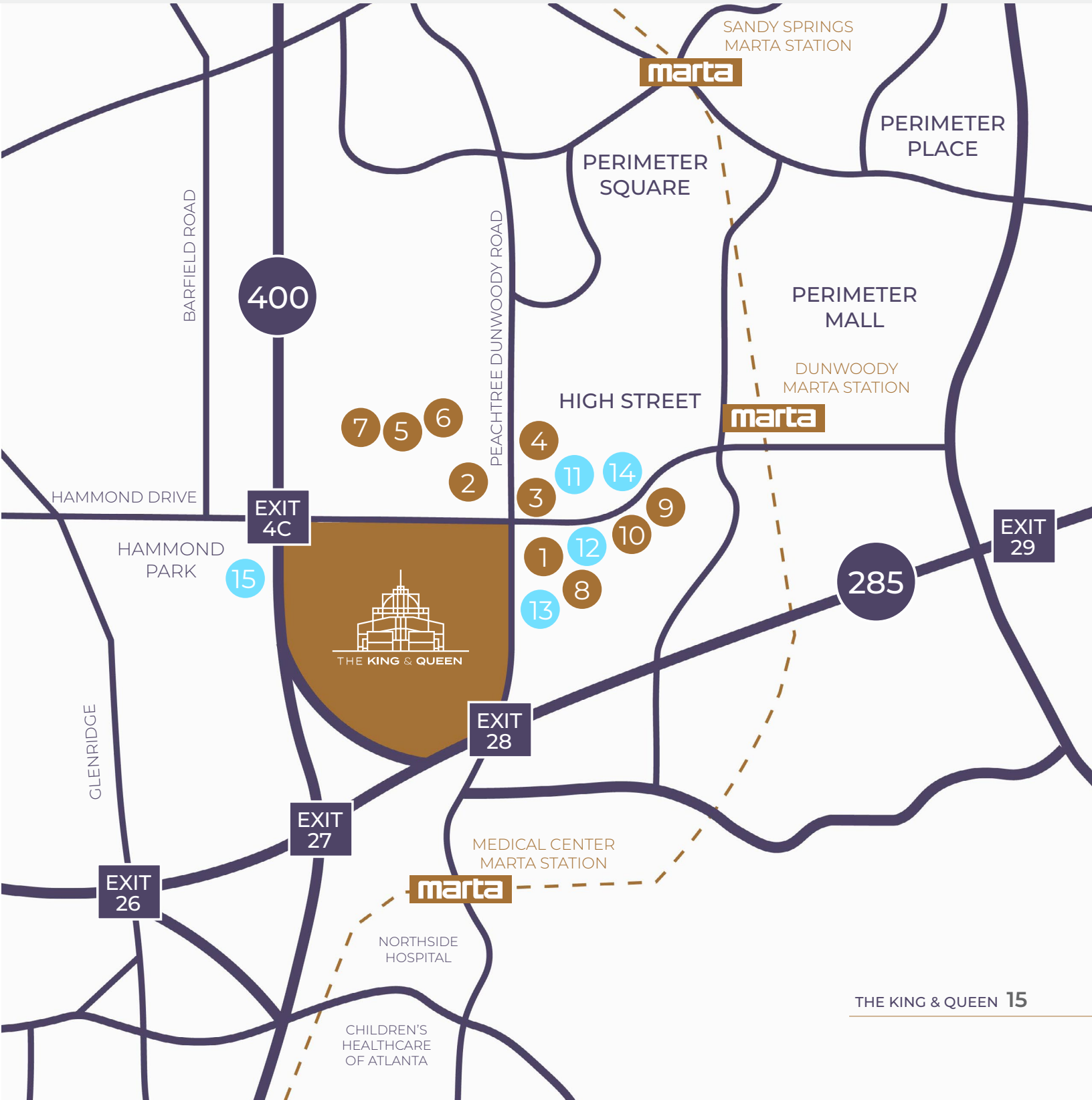
- Mt. Vernon
- Glenridge Dr
- Abernathy Rd
- Peachtree Dunwoody Rd

Diverging Diamond Interchange

- Abernathy Rd

Walkable Nearby Restaurants & Multifamily Communities

- | | | |
|-------------------------|---------------|-------------------|
| 1 STARBUCKS | 6 WILLY'S | 11 ARABELLE |
| 2 EINSTEIN BROS BAGELS | 7 PUBLIX | 12 SYNC PERIMETER |
| 3 JUST LOVE COFFEE CAFE | 8 NORI FISH | 13 THE BISHOP |
| 4 HOPDODDY BURGERS | 9 MIKATA | 14 1160 HAMMOND |
| 5 BUON FORNELLO | 10 HALAL GUYS | 15 THE EVA |



Walkable Apartment Living

The
BISHOP

Arabelle
PERIMETER

1160
HAMMOND

SYNC
at Perimeter
APARTMENT HOMES



Arabelle Perimeter



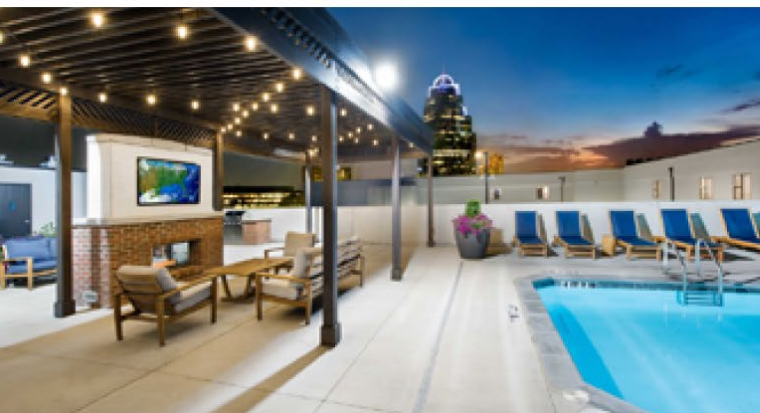
1160 Hammond



The Bishop



SYNC at Perimeter
Apartment Homes



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LIFE TIME FITNESS PERIMETER | WESTIN ATLANTA PERIMETER

