



101 MARIETTA STREET

ATLANTA | DOWNTOWN

Be Part of 101 Marietta



DILWEG

CBRE

101 Marietta

STREET

Reap the Rewards...

...of a Location in a

GEORGIA OPPORTUNITY ZONE.
EVERY JOB CREATED QUALIFIES
FOR A TAXCREDIT OF UP TO
\$3,500/YEAR, FOR FIVE YEARS.



101 Marietta has been established as one of the premier and iconic office addresses in the Southeast. Standing at over 670,000 SF, this landmark is a fixture of the Atlanta skyline that has been transformed into a dynamic modern workspace where tenants can break out of the office and connect with colleagues and the community to uncover new inspiration. The newly renovated and rebranded trophy tower's location connects you to tech incubators, entertainment and sports venues, gorgeous parks and more. This is where innovation of Midtown meets the authenticity of downtown.

Dynamic Demos Drive

Radical Revisioning & Invigoration | Talent, Amenities, Transit & Entertainment

Downtown represents the heart of the metro area, a submarket that is building momentum and compounding investment to expand into a more comprehensive and vibrant office market. An established and stable submarket, several major catalyst projects are propelling the reinvigation of the City's core. Driving this renewed attention and investment is the remarkable 25% population growth in surrounding historic neighborhoods (42% of whom are Millennials and 57% earned at least a bachelor's degree). This growth is supporting an unprecedented expansion of housing options in some of Atlanta's most dynamic neighborhoods, including West Midtown, Old Fourth Ward, Inman Park, Virginia Highlands, and East Atlanta each bordering Downtown. This makes Downtown an extremely attractive and proximate option for companies seeking to be near the highly-skilled labor force.

\$12B
OF COMPLETED/PLANNED
INVESTMENT SINCE 2017

18k MF Units
DELIVERED SINCE 2010

25%
GROWTH IN POPULATION
SINCE 2010



LOCAL AT A GLANCE



813
SHOPS &
RESTAURANTS

9
MARTA
STATIONS

4
FORTUNE 500
COMPANY HQ

7.4
MILES OF
BIKE LANES

15 mm
ATTRACTION
VISITORS

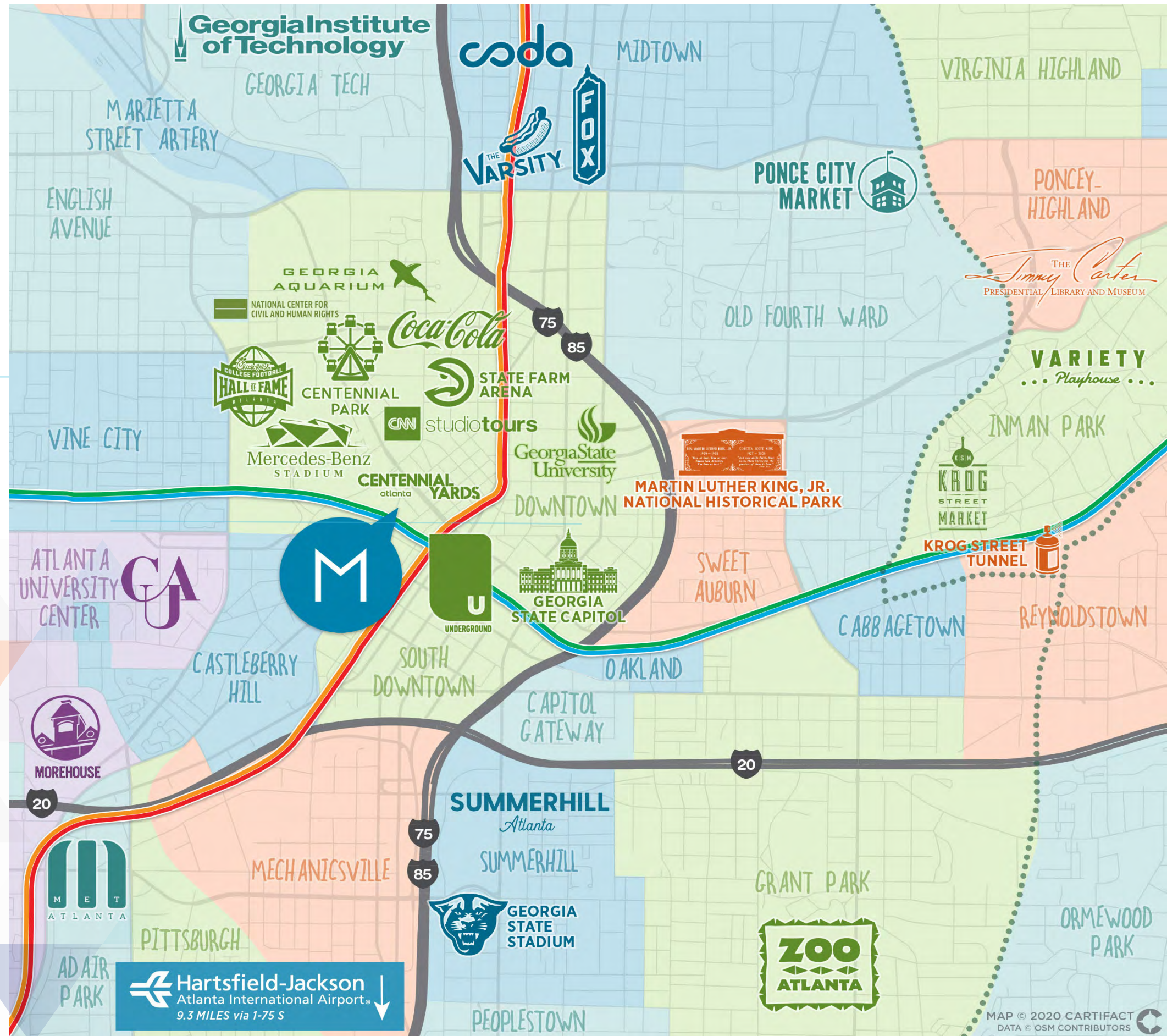
2.7
MILES RUNS THE
ATL STREETCAR

101 Marietta is a highly-visible trophy tower located at the front door of Downtown Atlanta's thriving urban core.

91
WALK SCORE®

82
TRANSIT SCORE®

82
BIKE SCORE™



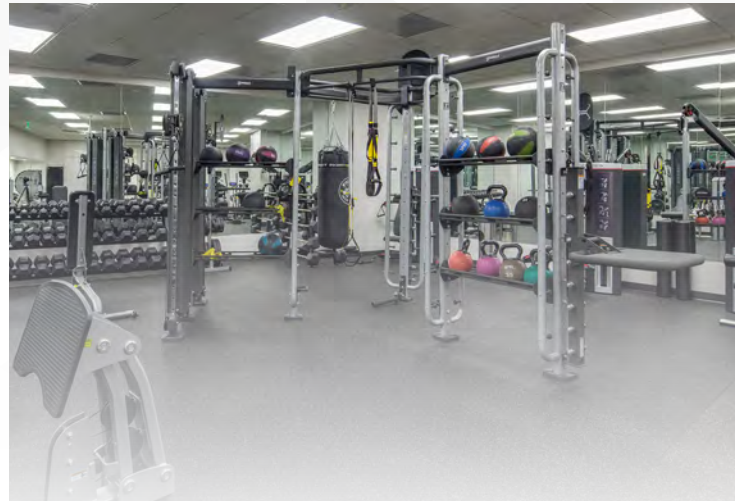


Glimpse of Our Ecosystem



On-Site AMENITIES

- Fitness Center
- Thrive Restaurant
- Revelator Coffee
- Conference Center & Event Space
- The HUB Tenant Lounge
- Multiple meeting and collaboration areas
- Sundry Shop
- Dry Cleaning



State-of-the-Art Fitness Center



Large, Collaborative Training Room



Stunning Modern Lobby Renovation with Customizable Media Wall



The Hub
State-of-the-art Conference
Facility and Tenant Lounge





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