

TEN TWENTY

S P R I N G





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Unleashing Innovation,
Elevating Experiences,





BUILDING FACTS

On the highest point of Midtown,
with talent and culture close at hand,
innovative office design awaits.

You'll find your new workplace oasis in
Atlanta's fastest growing neighborhood
and in the midst of the city's vibrant arts
and technology community.



360°

Views



25

Stories

OFFICE

540k

Square Feet of
Class A Office

32k+

Square Foot
Floor Plates

AMENITIES

16k

Square feet of Private
Office Terraces

20k

Square Feet of Tenant
Exclusive Amenities

PARKING &
VISIBILITY

1.85/1000

Parking Ratio

450k

Car Views Daily

RETAIL

27k

Square Feet of Historic
Philip T. Shutze designed
Retail and Gardens

8k

Square Feet
Ground Floor Retail

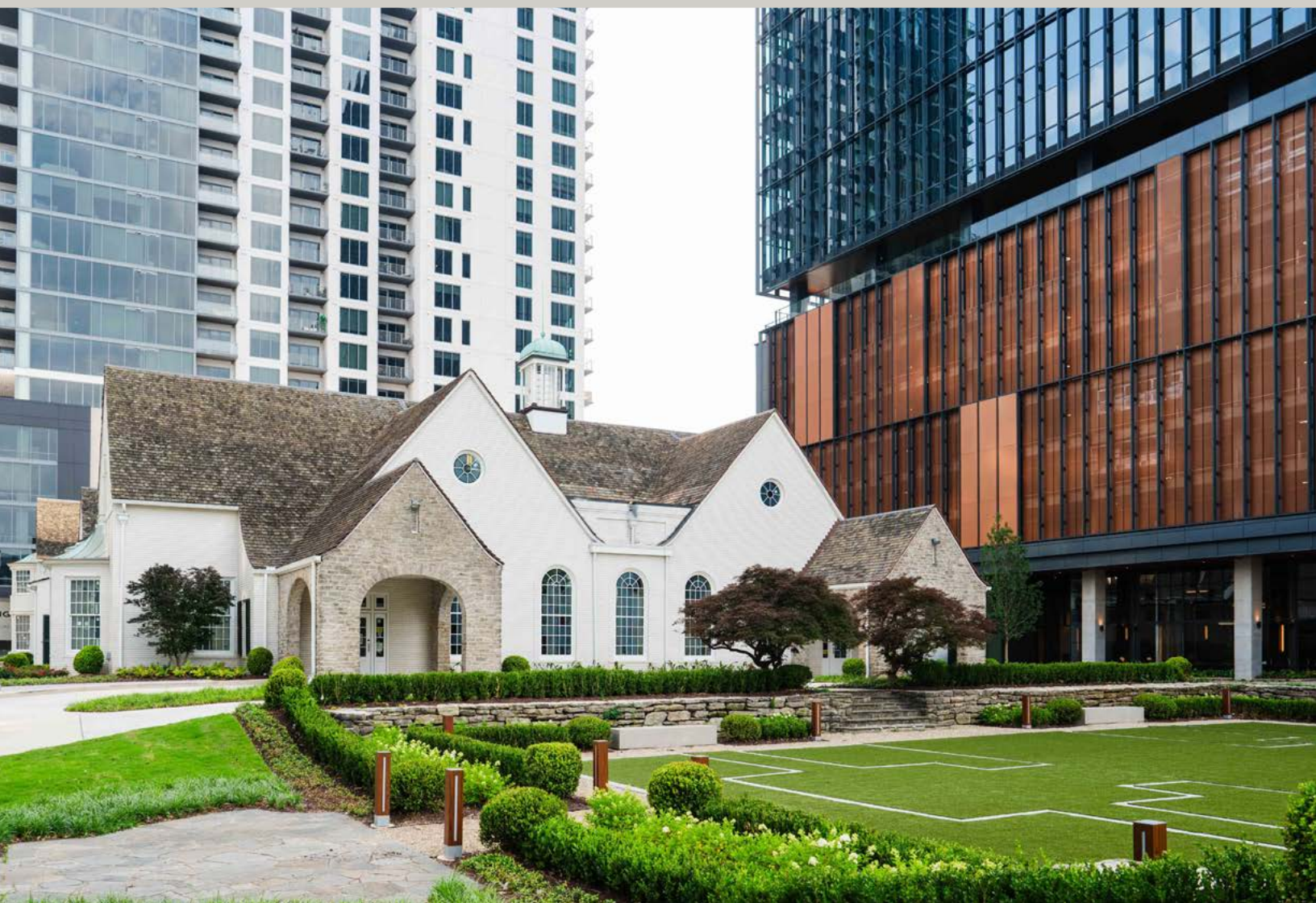
West Elevation

A symphony of Innovation and Elegance:
Redefining Modern Excellence. This is
Midtown's Masterpiece



ON-SITE RETAIL

A workplace oasis by day and a vibrant gathering place by night. Spring Quarter offers over fifty thousand square feet of restaurant and retail concepts creating a rich hub of energy and excitement. Experience Midtown amenities in a whole new light.



On-Site Retail

Leased

Negotiating LOI

Available



SOZOU
Restaurant and Omakase
From Chef **Fuyuhiko Ito**

Floor 1.5

PEPPER
BOXING

3,929 SF



Habaneros
3,929 SF with 574 SF Patio
Louisiana-based
Mexican Restaurant

PATAAKA

2,640 SF

Sora
AT SPRING QUARTER

Pizzeria

2,640 SF

Patio - 827 SF

10
20

OFFICE
LOBBY

Patio - 1,750 SF

2,280 SF

5,000 SF
with Patio

10

THE PATTERSON

24,000 SF



Retail/Restaurant Destination

The Patterson re-imagined into a day-to-night food and beverage destination curated with true-to-Atlanta concepts.





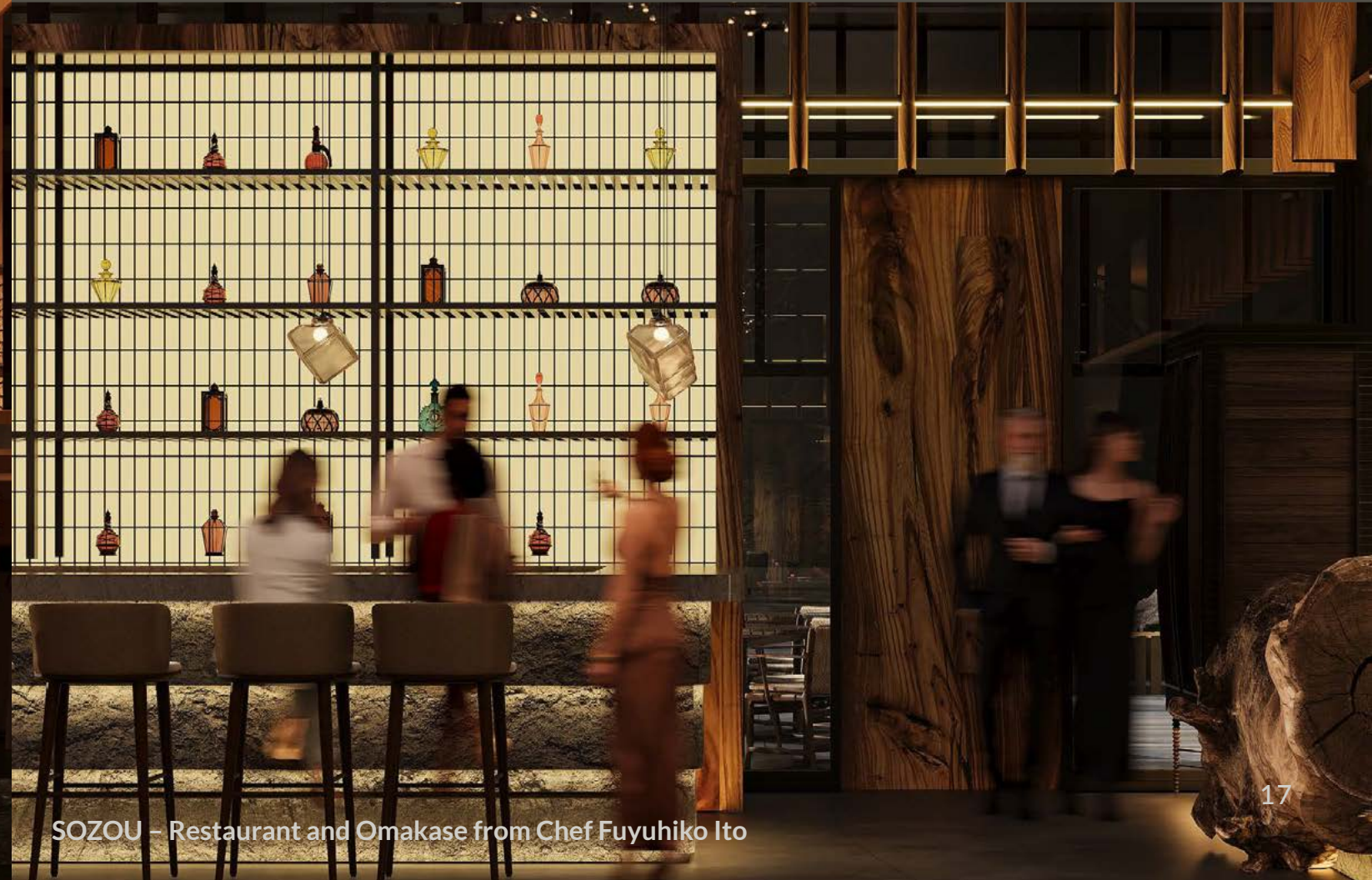
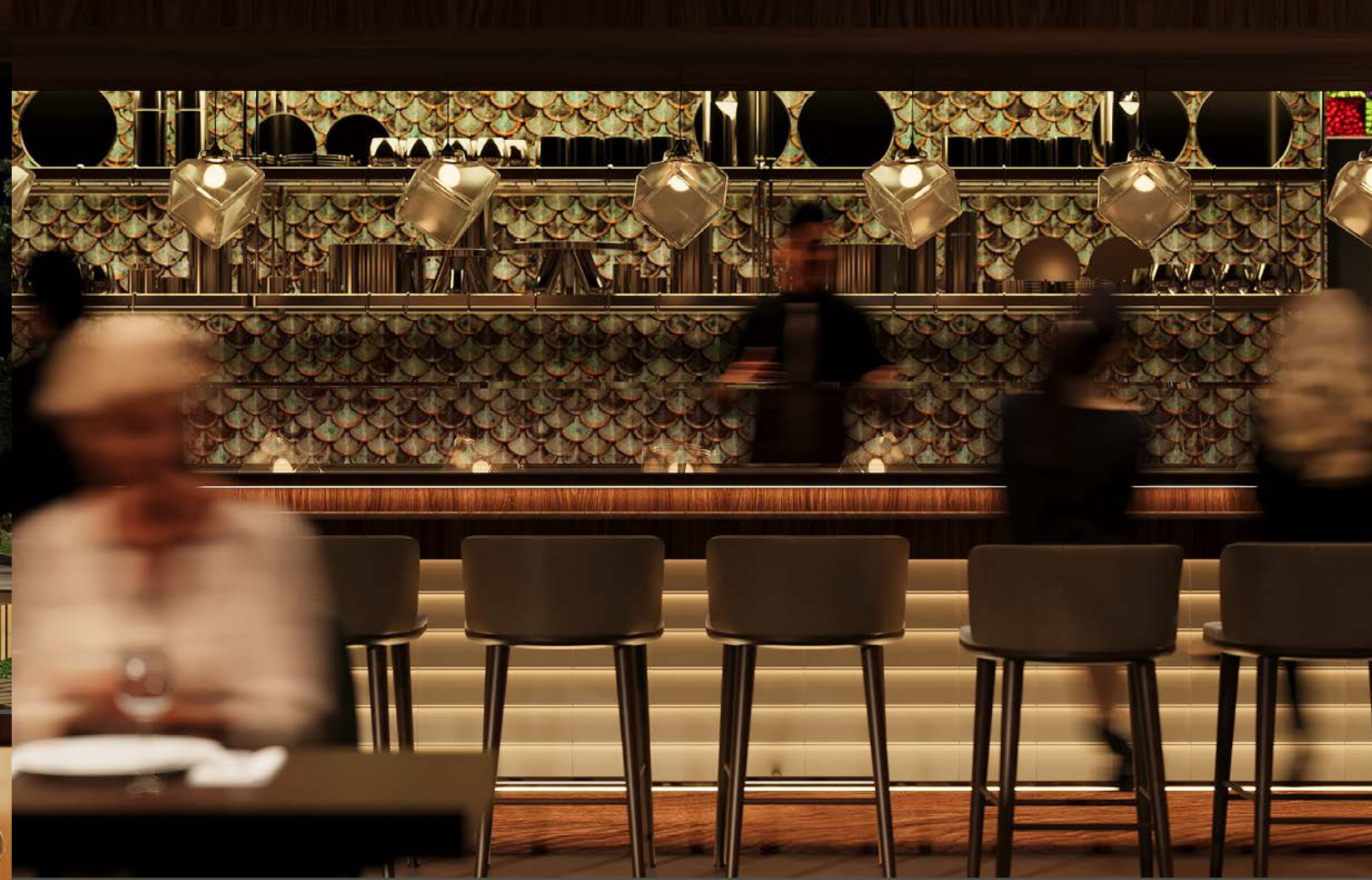
Winebar/Brasserie



Retail Paseo



Retail Paseo & H.M Patterson Home & Gardens

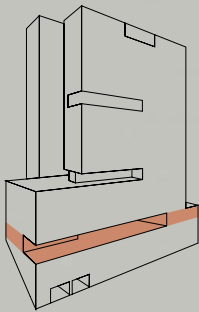


ON-SITE AMENITIES

First Floor

Throughout the property, you will find the best in class amenities as well as a pedestrian-friendly ground floor. The grounds also feature a lush, historic outdoor garden.

A rush of energy and attention to detail envelops the Spring Quarter campus.



Valet & VIP Parking



Bike storage



Fitness Center &
Yoga Studio



H.M Patterson Home
& Gardens

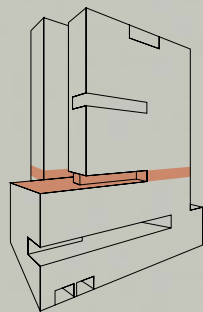




Eighth Floor

On the eighth floor, tenants can unwind on the terrace and immerse themselves in the panoramic skyline views. The indoor/outdoor bar invites you to savor craft cocktails under the open sky or within the chic confines, creating an ambiance of relaxed sophistication.

Nestled adjacent is the co-working lounge, a hub of creativity and collaboration, offering a dynamic space for work and networking.



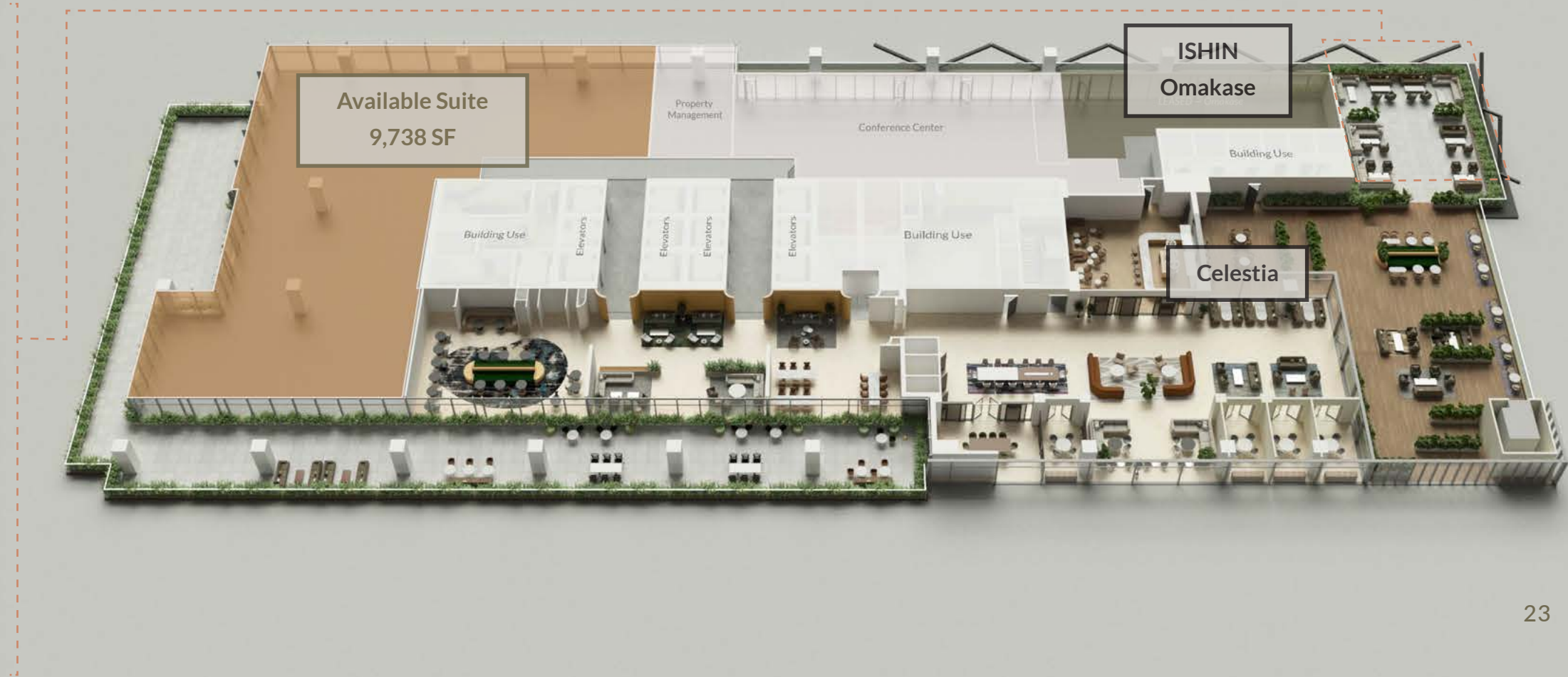
Co-working Lounge



Indoor/Outdoor Bar



North Terrace with Skyline Views



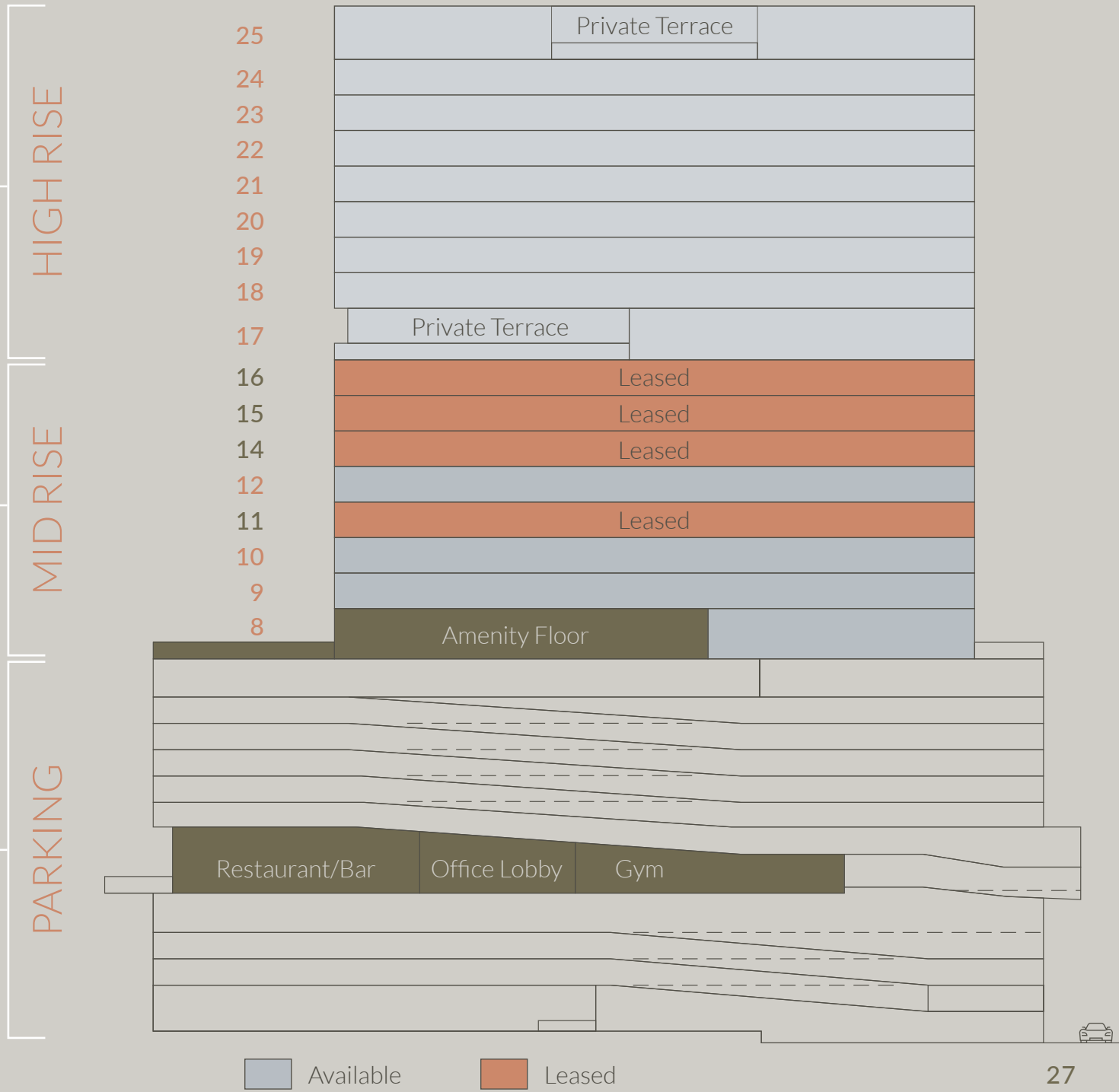


STACKING PLAN



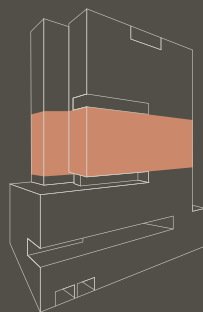
Each floor is a testament to modernity and sophistication. From the ground floor to the pinnacle, Ten Twenty stands as a beacon of innovation and productivity, offering a harmonious fusion of urban energy and corporate elegance.

540K
Total Square Feet of
Class A Office Space



FLOOR PLANS

Mid Rise (Floors 8-16)

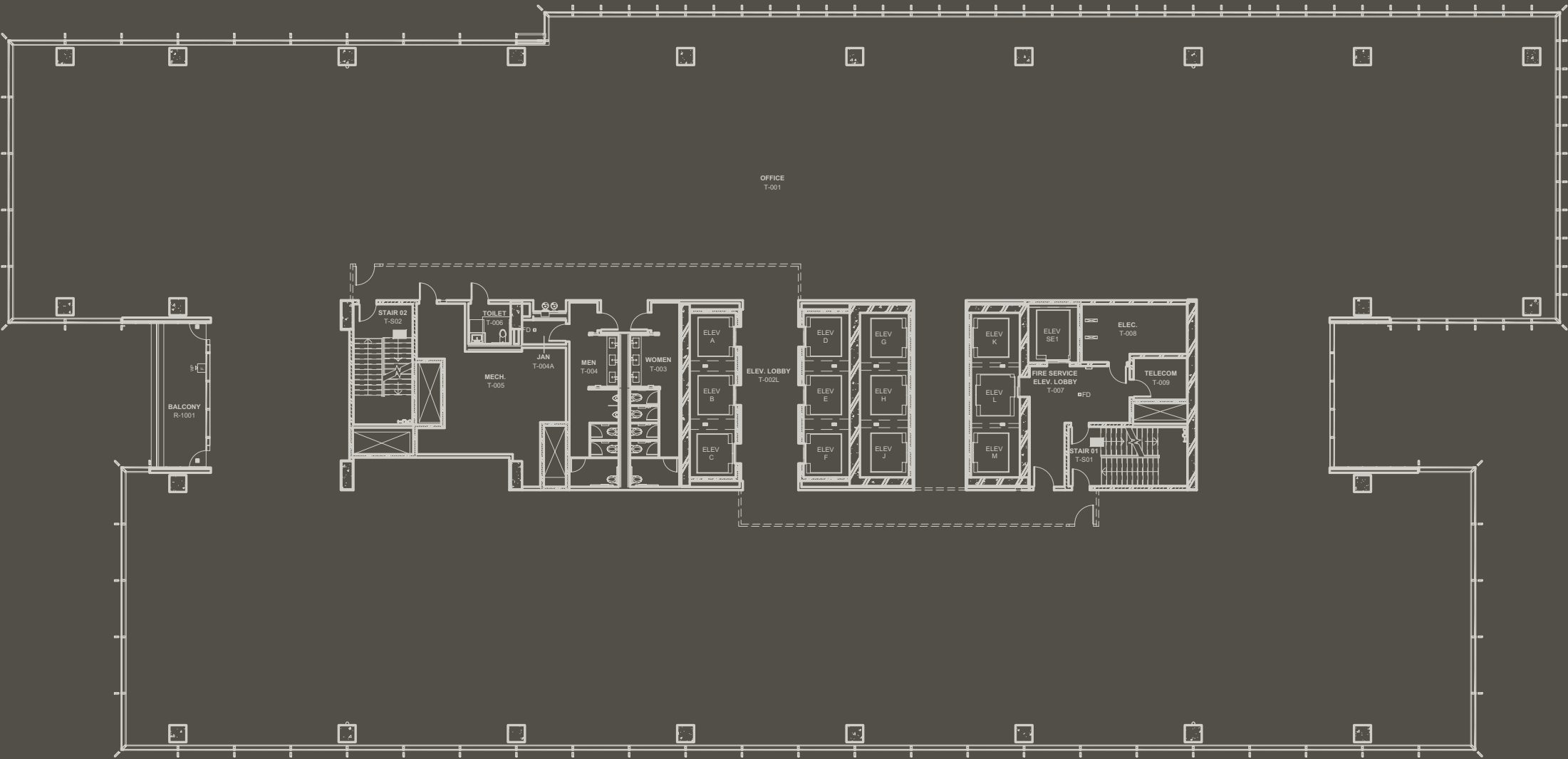


34K SF+
Floor Plates

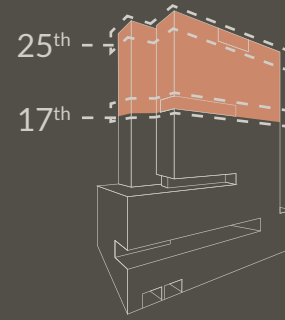
360°
Views with Floor to
Ceiling Windows

Each floor is a blank slate poised to be transformed into a dynamic workspace that encapsulates innovation and productivity.

With floor-to-ceiling windows and commanding, 360-degree panoramic views, you'll feel the anticipation of a horizon yet to be defined, where your ideas will unfold against a backdrop of the city's skyline and limitless inspiration.



High Rise (Floors 17-25)

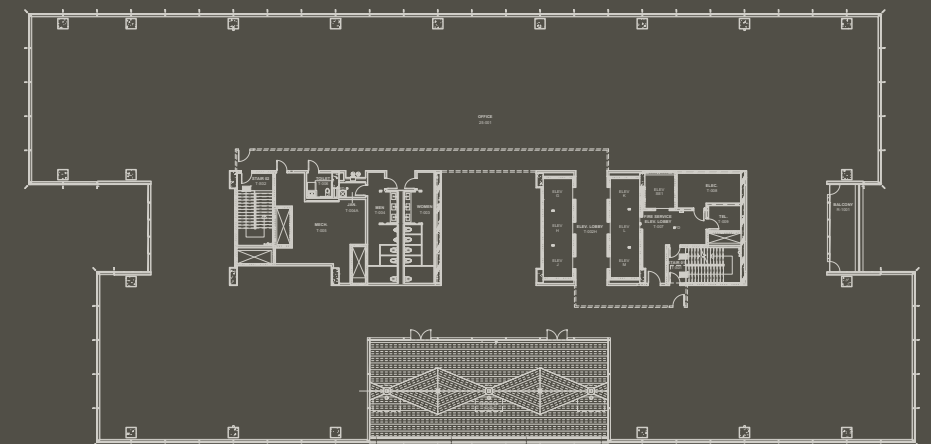
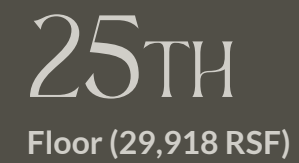
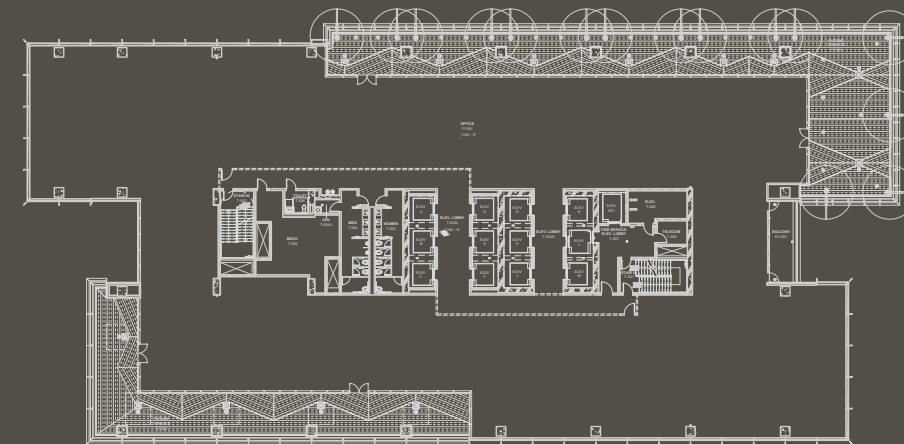
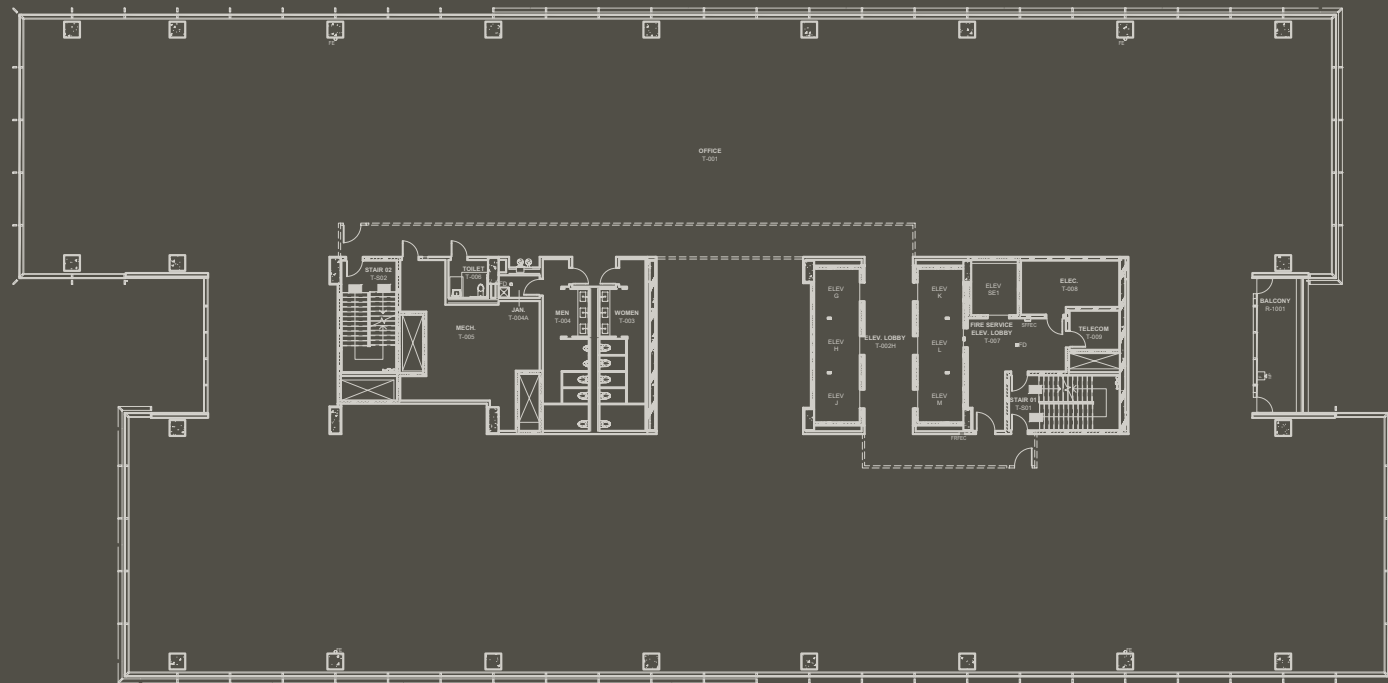


32K SF+
Floor Plates

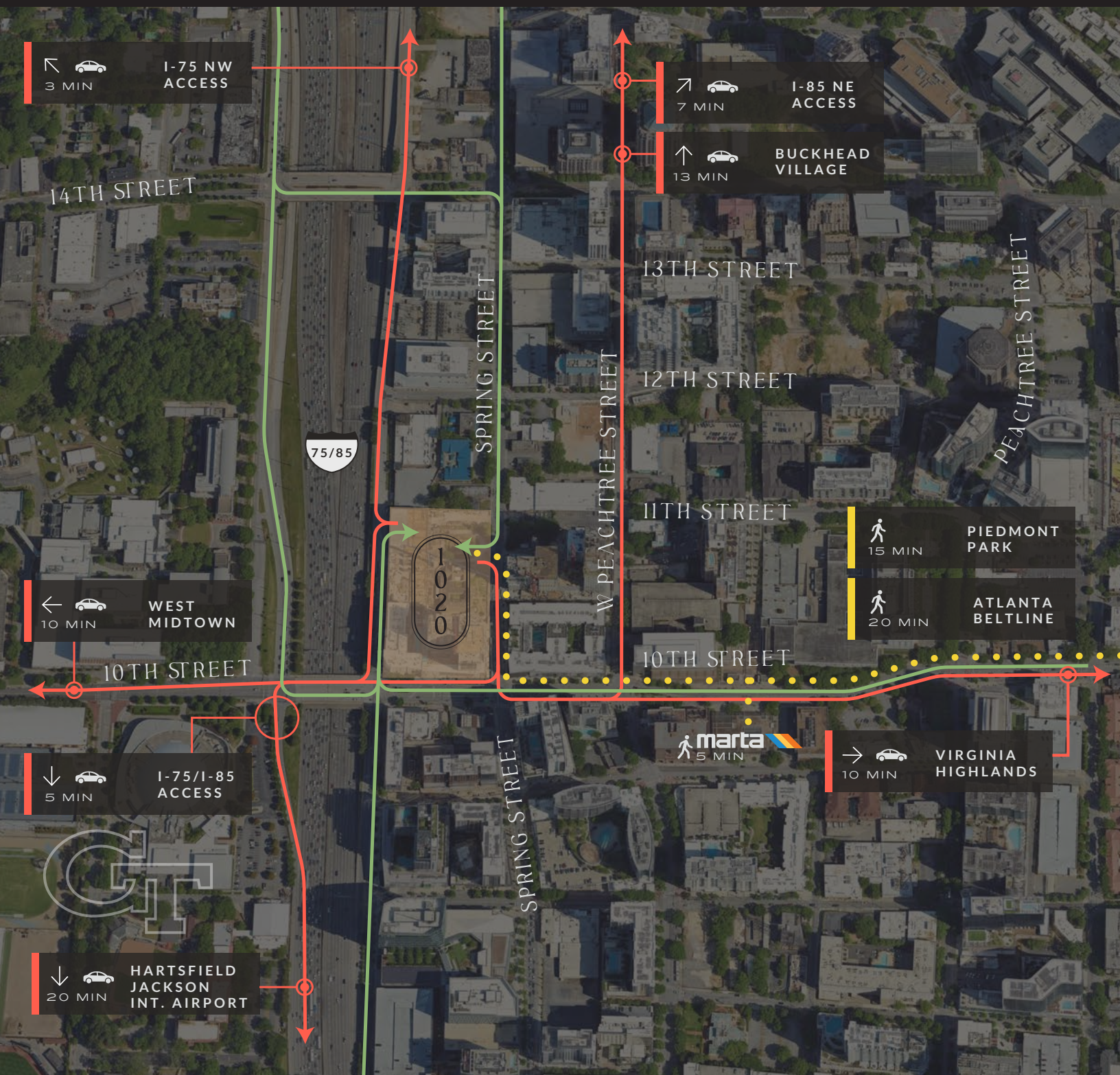
OPEN AIR

Private Office Terrace
on Every Floor

*(Expansive Terraces on
17th and 25th floors)*



NEIGHBORHOOD/ MIDTOWN



DRIVE TIMES

1. West Midtown	9 mins
2. Virginia Highlands	10 mins
3. Old 4th Ward	11 mins
4. Buckhead	13 mins
5. Morningside	13 mins
6. Brookhaven	14 mins
7. Chamblee	15 mins
8. Decatur	16 mins
9. Grove Park	17 mins
10. West End	19 mins

19B+

Annual Economic Impact

NO. 1

Most Walkable
Neighborhood

24K+

New Jobs Announced
since 2015

86K+

Daytime Employees

46%

Of Atlanta's Tech Jobs

23%

Of Atlanta's
Finance Jobs

26.5K+

Residents With a
Median Age of 35

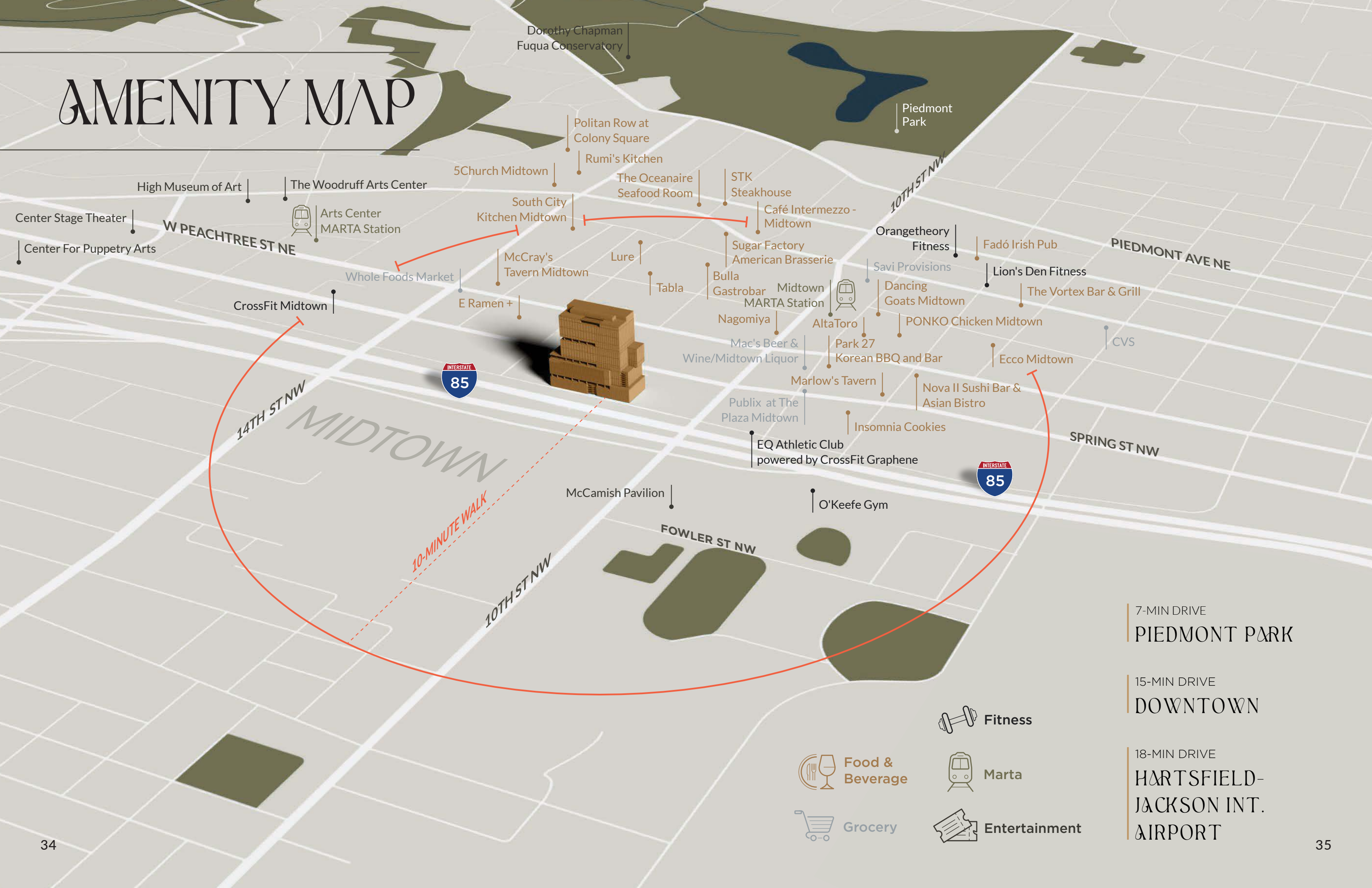
275K+

Undergraduate and
Graduate Students
from 66 Colleges and
Universities in Atlanta

37.5K+

Undergraduate and
Graduate Students in
Midtown

AMENITY MAP



7-MIN DRIVE
PIEDMONT PARK

15-MIN DRIVE
DOWNTOWN

18-MIN DRIVE
HARTSFIELD-
JACKSON INT.
AIRPORT

 Fitness

 Food & Beverage

 Marta

 Grocery

 Entertainment

DEVELOPMENT TEAM



75M

Square Feet Developed

27+

Projects Currently in Development

15B+

Development Cost at Time of Construction

15M

Square Feet of Office Space

1.8M+

Square Feet of Retail Space

22

Hotels

EQUITY PARTNERS



Perform Properties

ARCHITECTS

HKS

KPF

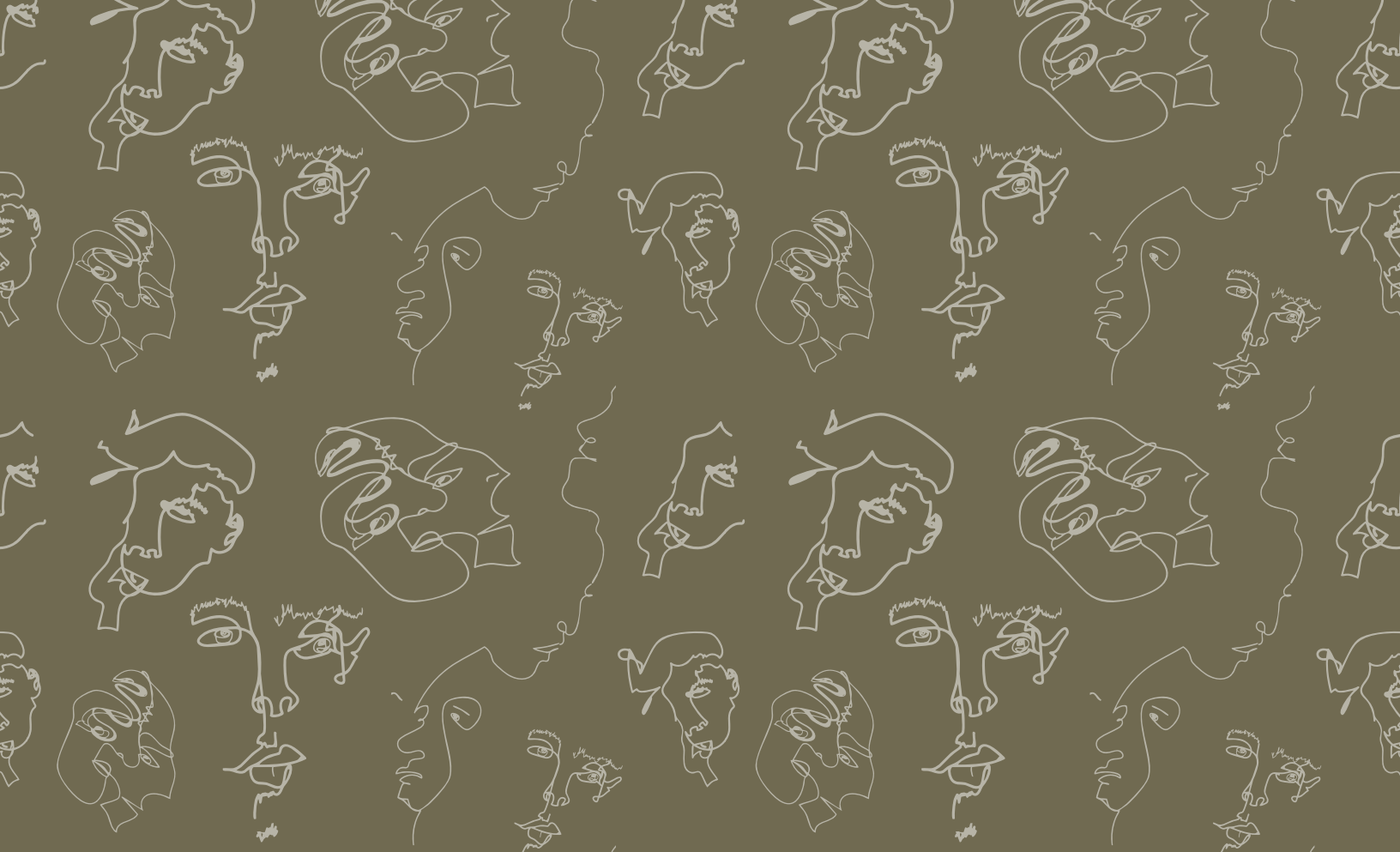
Michael Hsu
Office Of Architecture



The future of innovative office design atop the highest point in midtown, where talent and culture are steps away.

Discover your new workplace oasis in the heart of Atlanta's fastest growing neighborhood and hub of technology, art, access & community.





TEN TWENTY

S P R I N G

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PORTMAN

Perform
Properties

Blackstone


STREAM®