

101

W. PONCE



MAKE DECATUR YOUR EVERY DAY

THE
RMR
GROUP

CBRE

◀ MIDTOWN

BUCKHEAD

EMORY VILLAGE



101

CLAIREMONT AVE

PONCE DE LEON AVE



DECATUR SQUARE



CHURCH STREET

marta

FULL FLOORS AVAILABLE IN A PRIME DECATUR LOCALE

101 West Ponce is a six-story, 109K RSF workplace located adjacent to Downtown Decatur's Historic Square.



Corner Entrance Relocation and Placemaking Additions

ON-SITE ENHANCEMENTS AND BUILDING FEATURES

Under the active direction of The RMR Group, 101 West Ponce has recently undergone thoughtful renovations including:

- Façade enhancements
- Open air plaza activation
- A holistic signage and art wall program

BUILDING FEATURES:

- 109K RSF full building opportunity
- 18K RSF typical floor plate
- 6 contiguous floors
- 3:1000 parking ratio



Connected Plaza Activation with Sofia's Café and Roaring Social



Extensive Lobby Reimagining

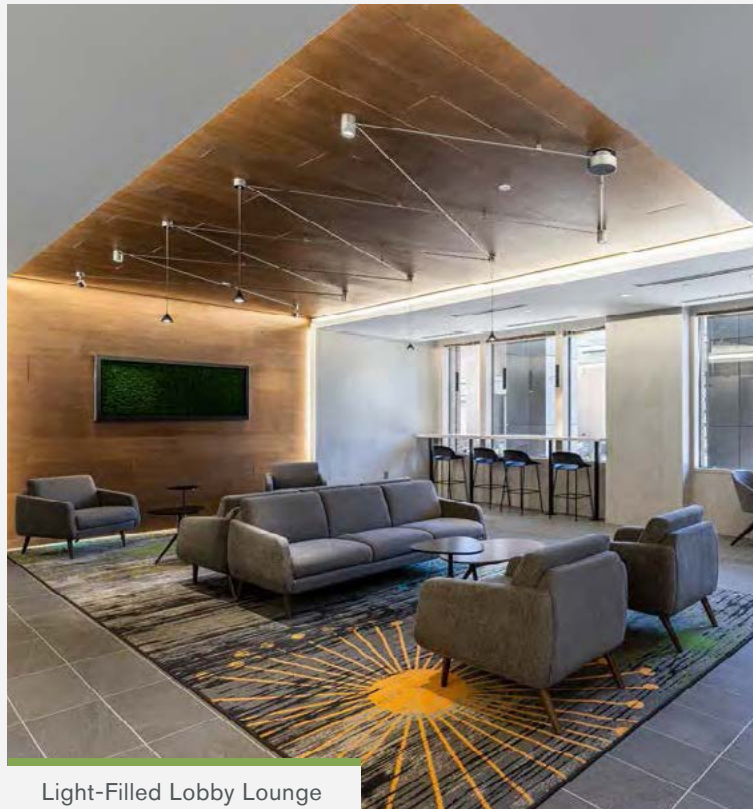


Common Area Upgrades

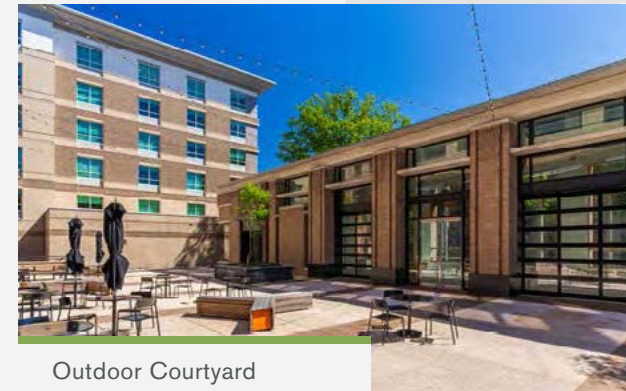
COMPLETELY REIMAGINED FOR MASTERFULLY DESIGNED FIRST IMPRESSIONS

Best suited for mission-driven companies seeking presence and purpose along the Square, 101 West Ponce boasts impactful on-site amenity additions including:

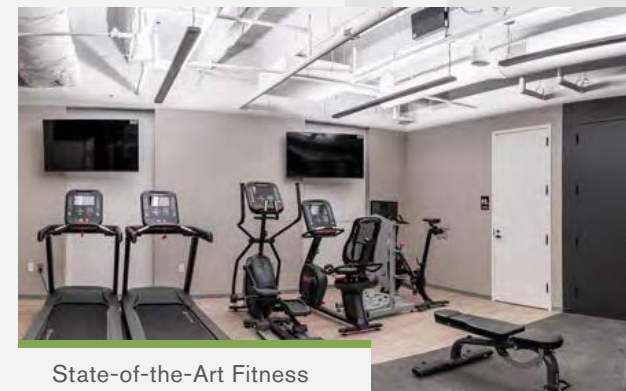
- Dedicated, covered parking with direct building access
- Welcoming lobby lounge
- Equipped fitness center
- Communal conference facility



Light-Filled Lobby Lounge



Outdoor Courtyard



State-of-the-Art Fitness



Direct Access to MARTA

SEAMLESS COMMUTES IN AND OUT OF DECATUR

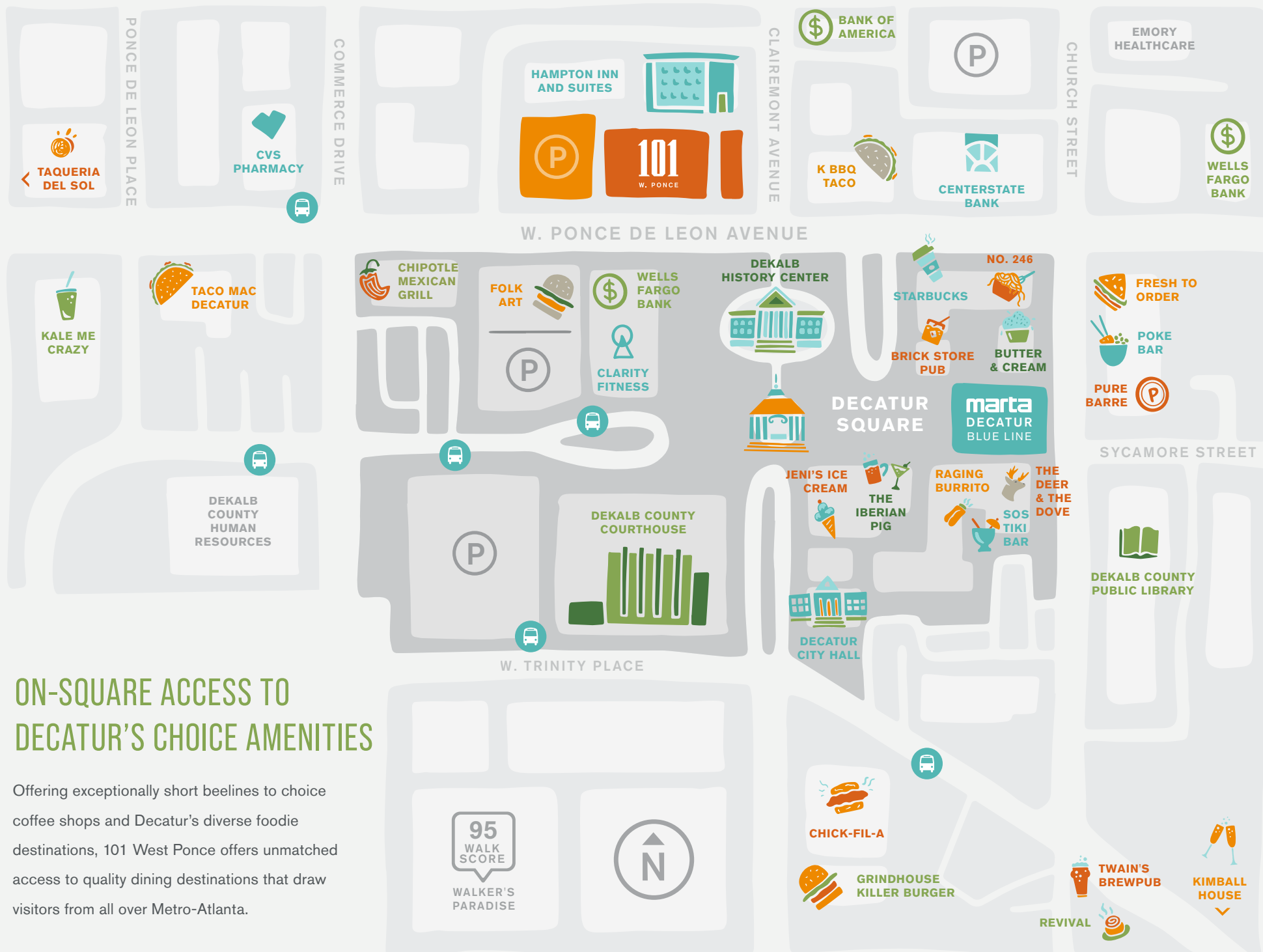
Here, mornings begin with seamless commutes via MARTA, bike or car. Equipped with dedicated on-site covered parking, two-lane bike paths for safe and enjoyable commutes and four-minute walks to MARTA — at 101 West Ponce it's easy come, easy go.



Two-Lane Bike Paths



Pedestrian-Friendly City Planning



ON-SQUARE ACCESS TO DECATUR'S CHOICE AMENITIES

Offering exceptionally short beelines to choice coffee shops and Decatur's diverse foodie destinations, 101 West Ponce offers unmatched access to quality dining destinations that draw visitors from all over Metro-Atlanta.



TAKE HOLD OF A RARE OPPORTUNITY IN THE HEART OF DECATUR

Soon to connect its people to the home grown energy that embodies Decatur's lively streetscape, 101 West Ponce is a workplace reflection of the neighborhood's authentic community.



From 101 West Ponce, it's just two minutes to —



CURATED BREWS
AT BRICKSTORE PUB



SHARABLE TAPAS
AT IBERIAN PIG



CHEF-DRIVEN ITALIAN
AT NO.246



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