

An architectural rendering of a modern, multi-story glass skyscraper. The building features a prominent grid of dark window frames and a series of diagonal structural elements. The entire image is overlaid with a semi-transparent red filter. In the foreground, there are silhouettes of trees and a few small figures of people walking on a sidewalk. In the background, a tall, cylindrical industrial chimney is visible against a light sky.

Hines

**The Future Works Here**

T3 West Midtown

T3 WEST  
MIDTOWN



ATLANTIC  
YARDS



T3 WEST  
MIDTOWN

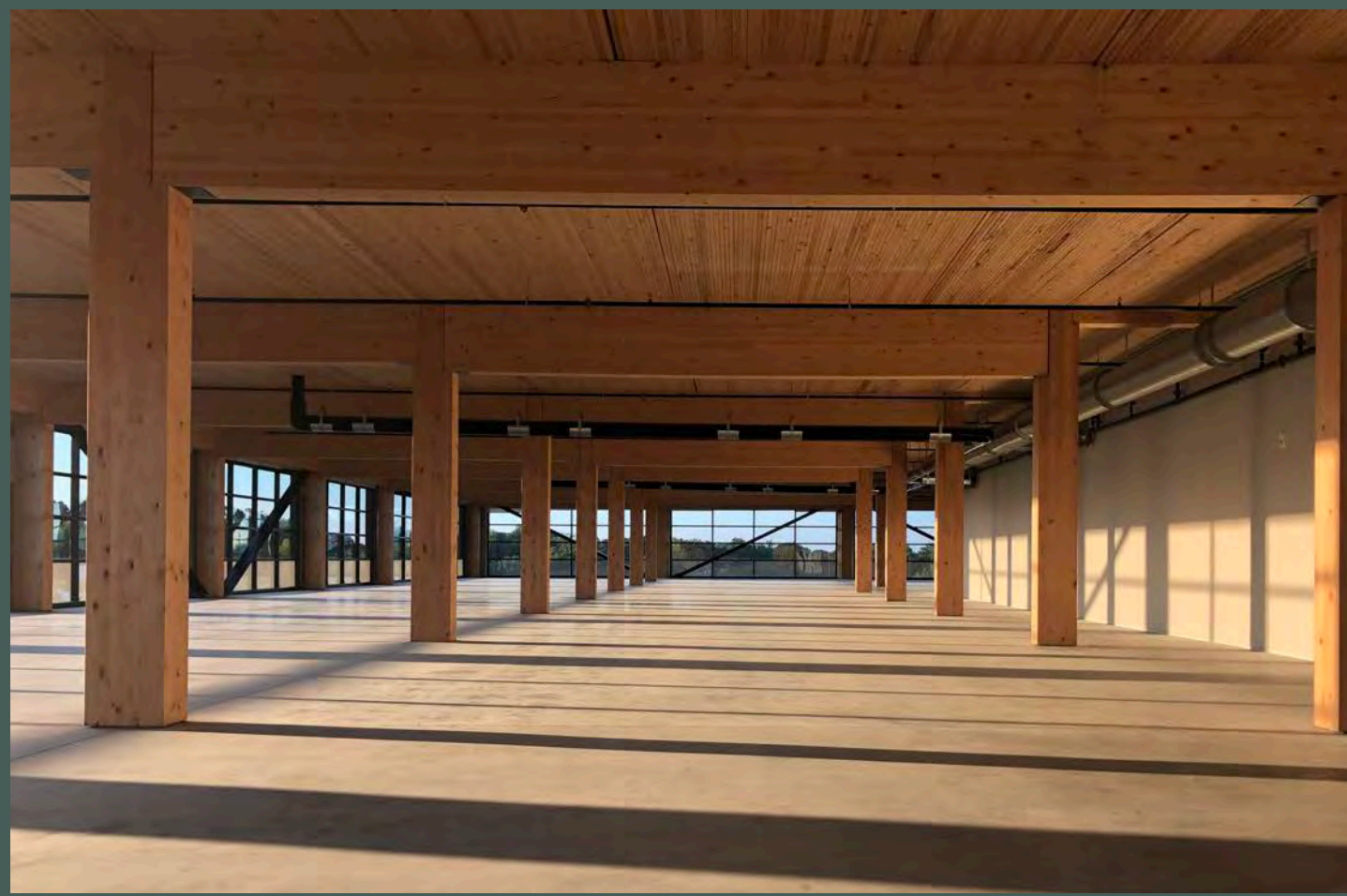


T3 WEST MIDTOWN

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T3 WEST MIDTOWN



T3 WEST MIDTOWN LOBBY



T3 WEST MIDTOWN SOCIAL WORKSPACE



T3 WEST MIDTOWN SOCIAL WORKSPACE





13 WEST MIDTOWN SOCIAL WORKSPACE



T3 WEST MIDTOWN SOCIAL WORKSPACE

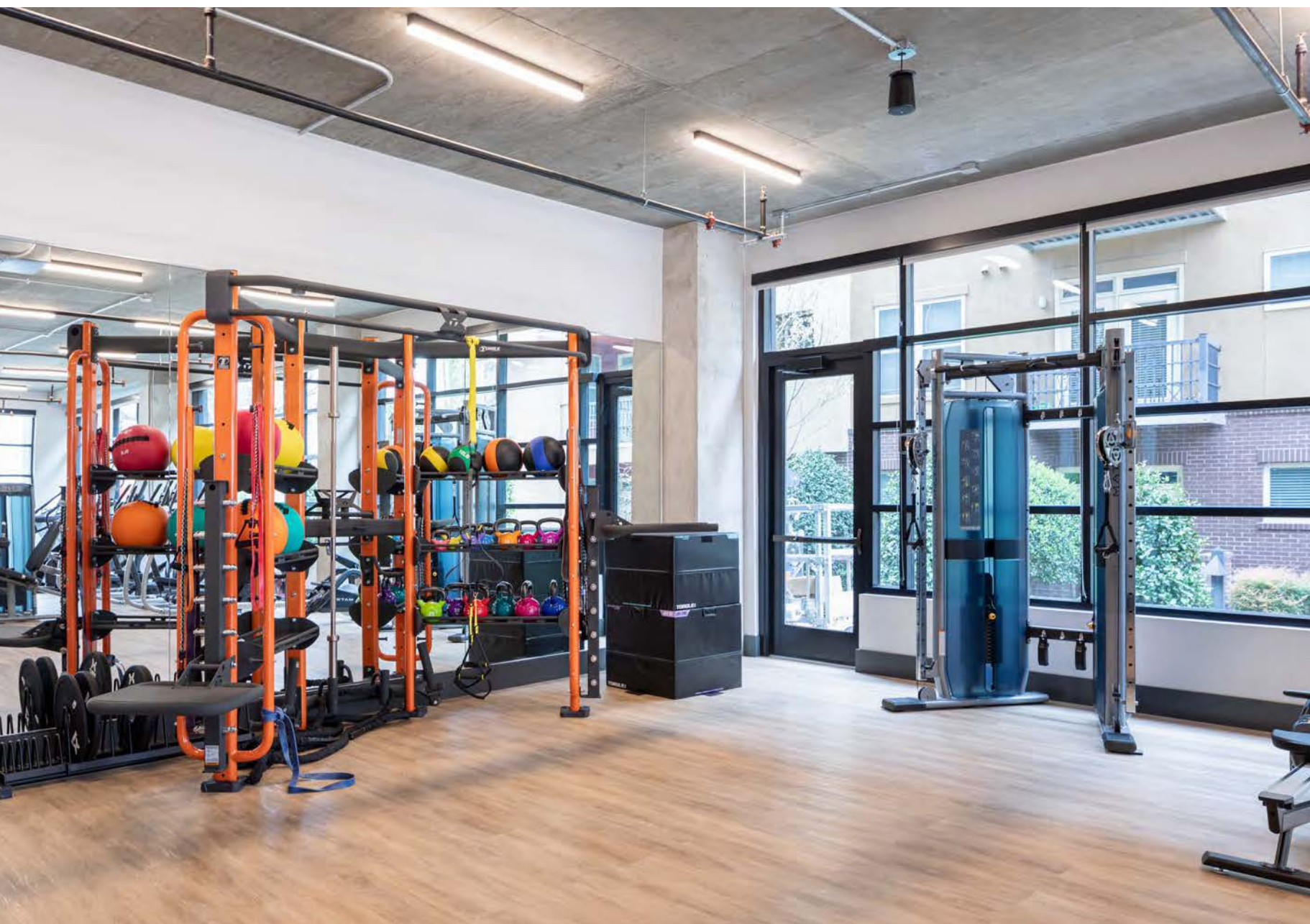
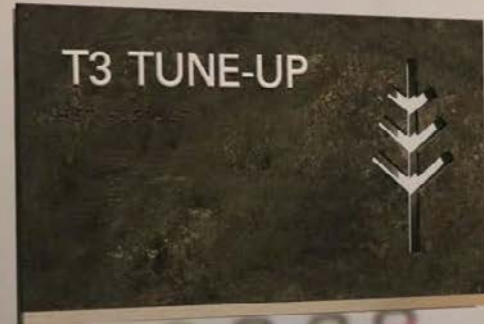


T3 WEST MIDTOWN SOCIAL WORKSPACE

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T3 WEST MIDTOWN FITNESS



**T3 WEST MIDTOWN FITNESS**



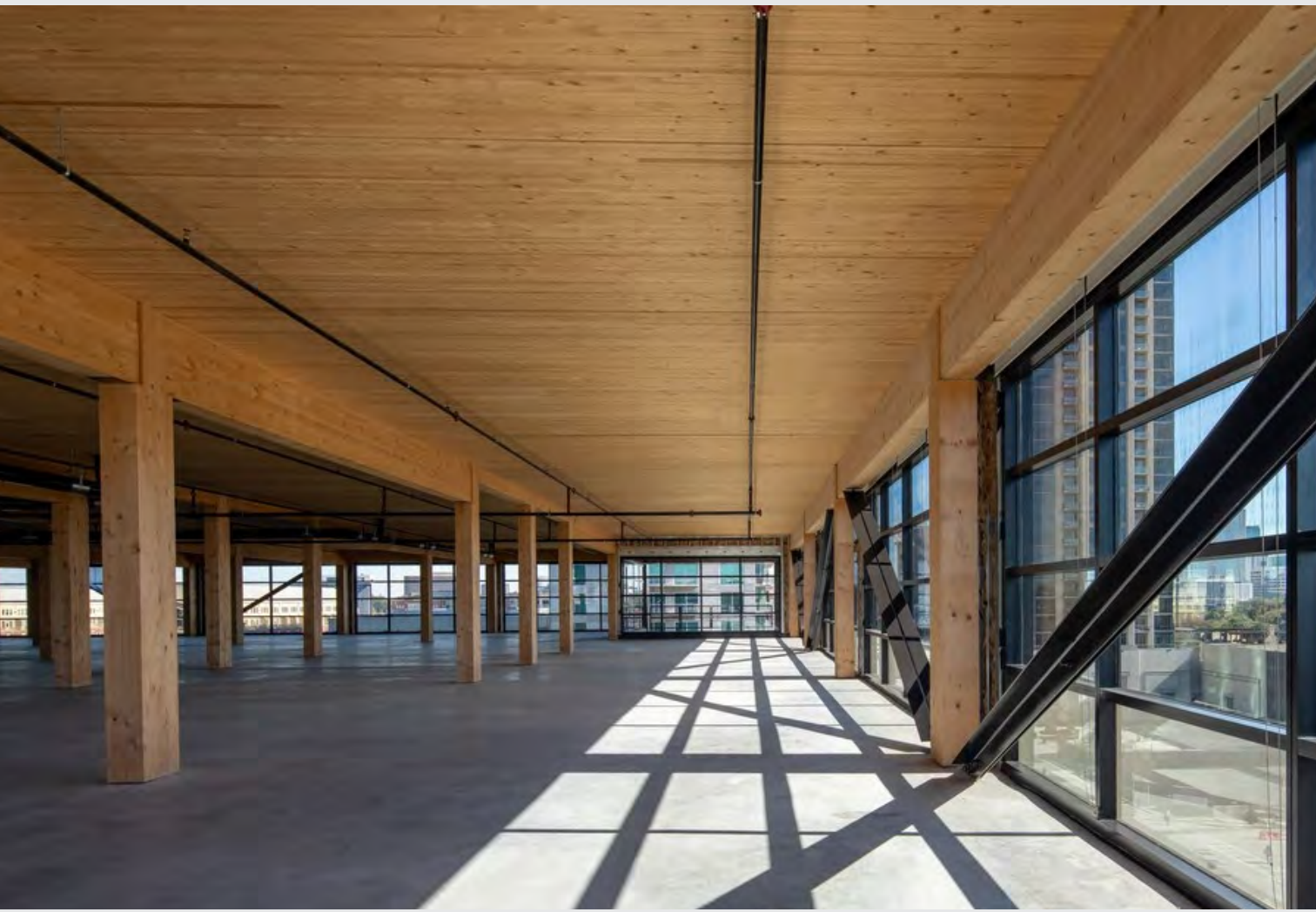


T3 WEST MIDTOWN

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T3 WEST MIDTOWN





# T3 WEST MIDTOWN ROOFTOP TERRACE

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## T3 WEST MIDTOWN ROOFTOP TERRACE

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## T3 WEST MIDTOWN ROOFTOP TERRACE

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T3 WEST MIDTOWN

LEVEL ONE



**Available**  
+ 2,636 USF  
+ 3,143 RSF

**Conference Center**

**Fitness Center**

**Living Room**

**Leased - Haworth**  
+ 6,709 USF  
+ 3,143 RSF

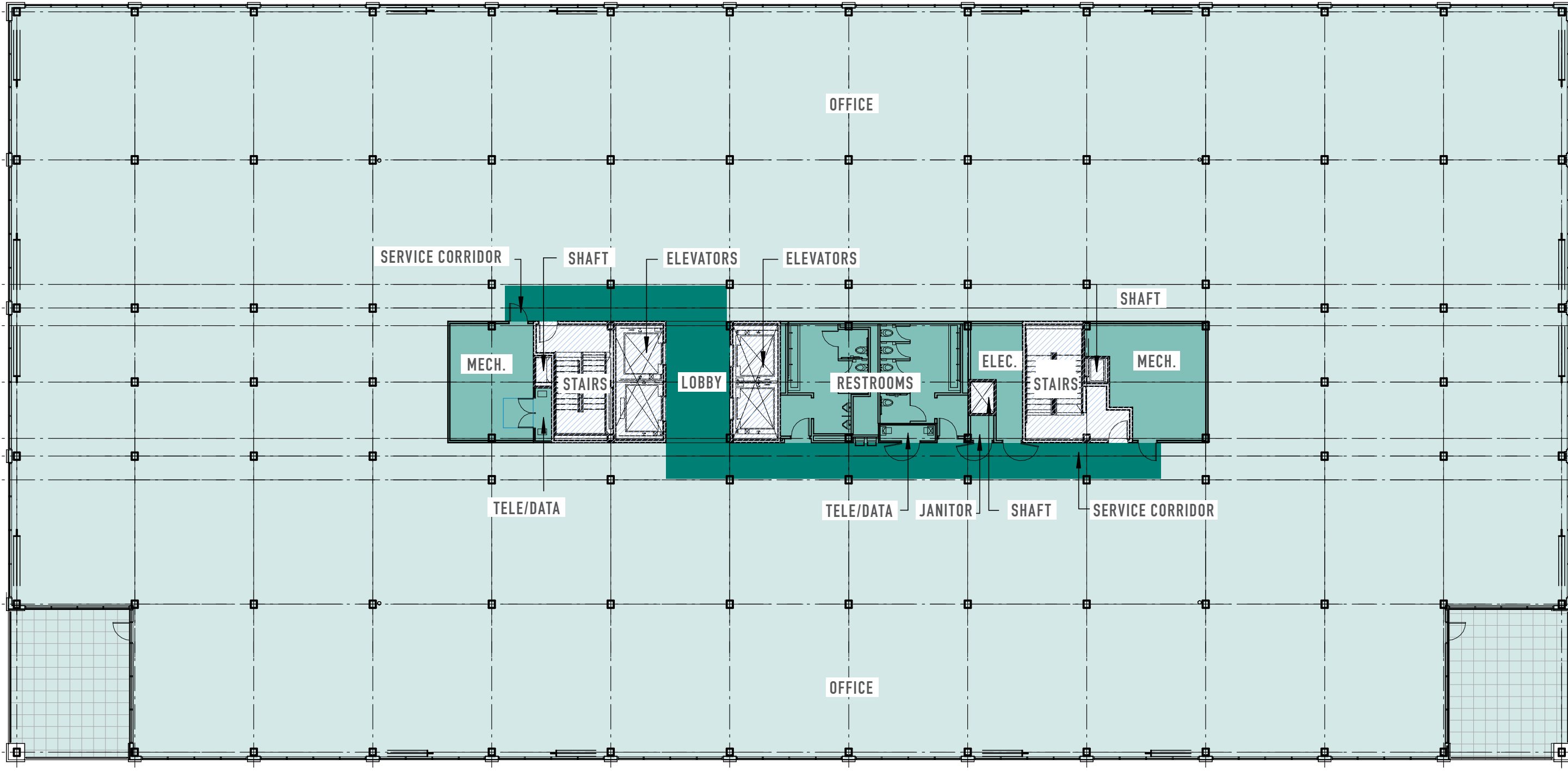
**Lobby**

**Leased - Hines**  
+ 5,606 USF  
+ 6,686 RSF

**Lobby**

T3 WEST MIDTOWN

TYPICAL FLOOR PLATE



## T3 WEST MIDTOWN METRICS

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### Details

#### Address

383 17th Street NW  
Atlanta, Georgia 30363

#### Team

Joint venture between  
Hines and Invesco

#### Architect

Hartshorne Plunkard  
Architecture (HPA)

DLR Group

### Statistics

#### 230,000 RSF

heavy timber frame construction

7 floors

Typical floor plate: 35,500 RSF

**Parking Deck:** 442 spaces\*

**Parking Rate:** \$130 unreserved /  
\$200 reserved

**Bike Storage:** secure bike storage  
room with 48 stalls and lockers, a  
repair / work station, and a dedicated  
entry from the street

**Public transit:** shuttle runs from  
Atlantic Station to the Arts Center  
MARTA 20 hours per day

**Wired Certified Platinum:** designed  
to offer best-in-class technology  
experience



\*62 directly under building. Additional  
parking available in the Atlantic Station  
parking deck

### Amenities

- 1st floor social workspaces with Wi-Fi, meeting areas, and collaboration spaces
- Rooftop terrace with seating areas and Wi-Fi
- Private on-floor outdoor balconies
- State-of-the art fitness center with showers and locker facilities
- Shared conference space with Wi-Fi and hi-tech AV system

### Leasing

**Rental Rate:** \$36.50-\$38.00/RSF  
net base rental

**OPEX:** \$14.10/RSF - includes tax  
abatement

**TI:** \$60-\$75/RSF  
(depending upon lease term)

#### Load Factor:

16.25% Single Tenant  
19.25% Multi Tenant



created by  
Hines

