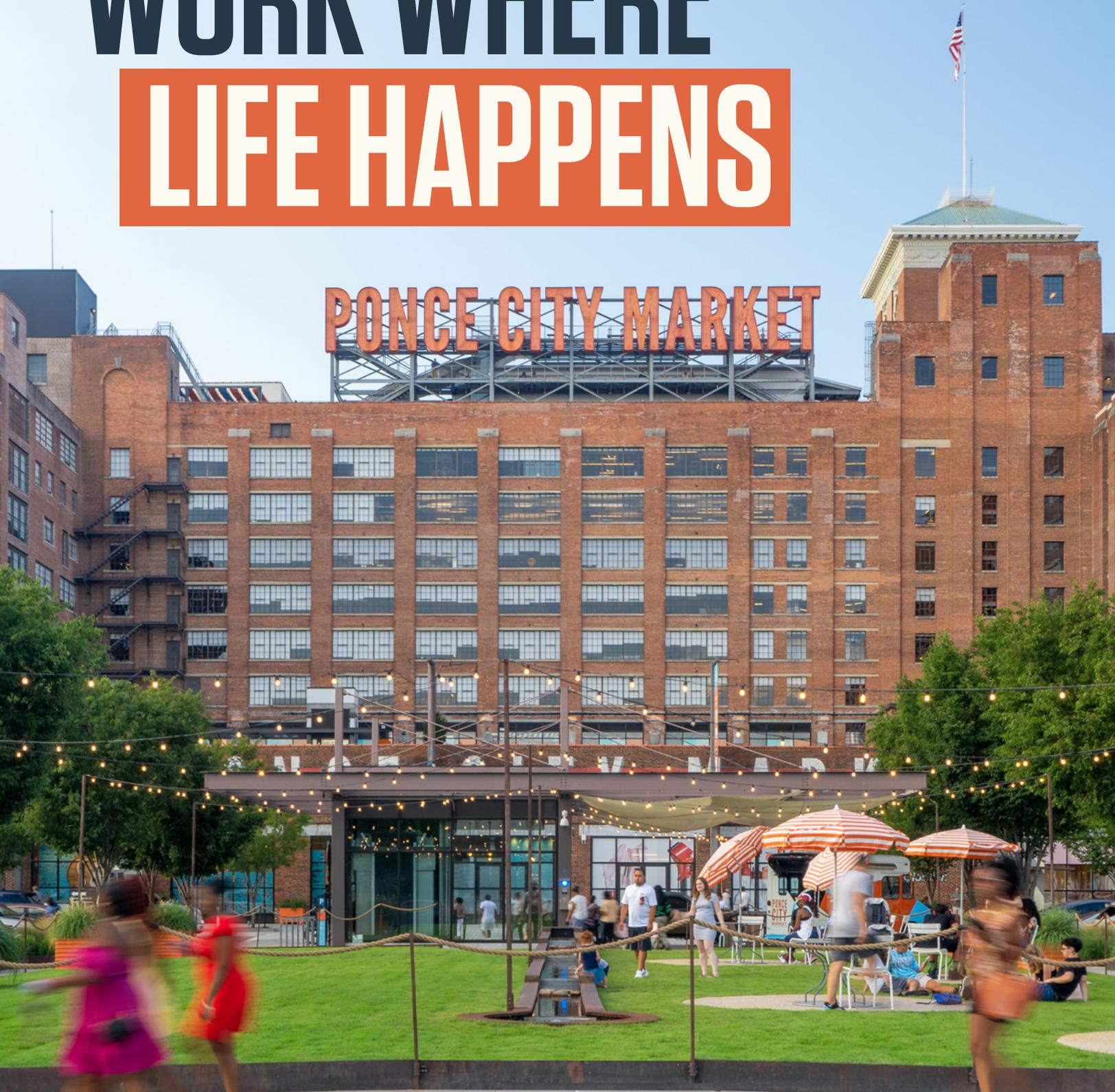


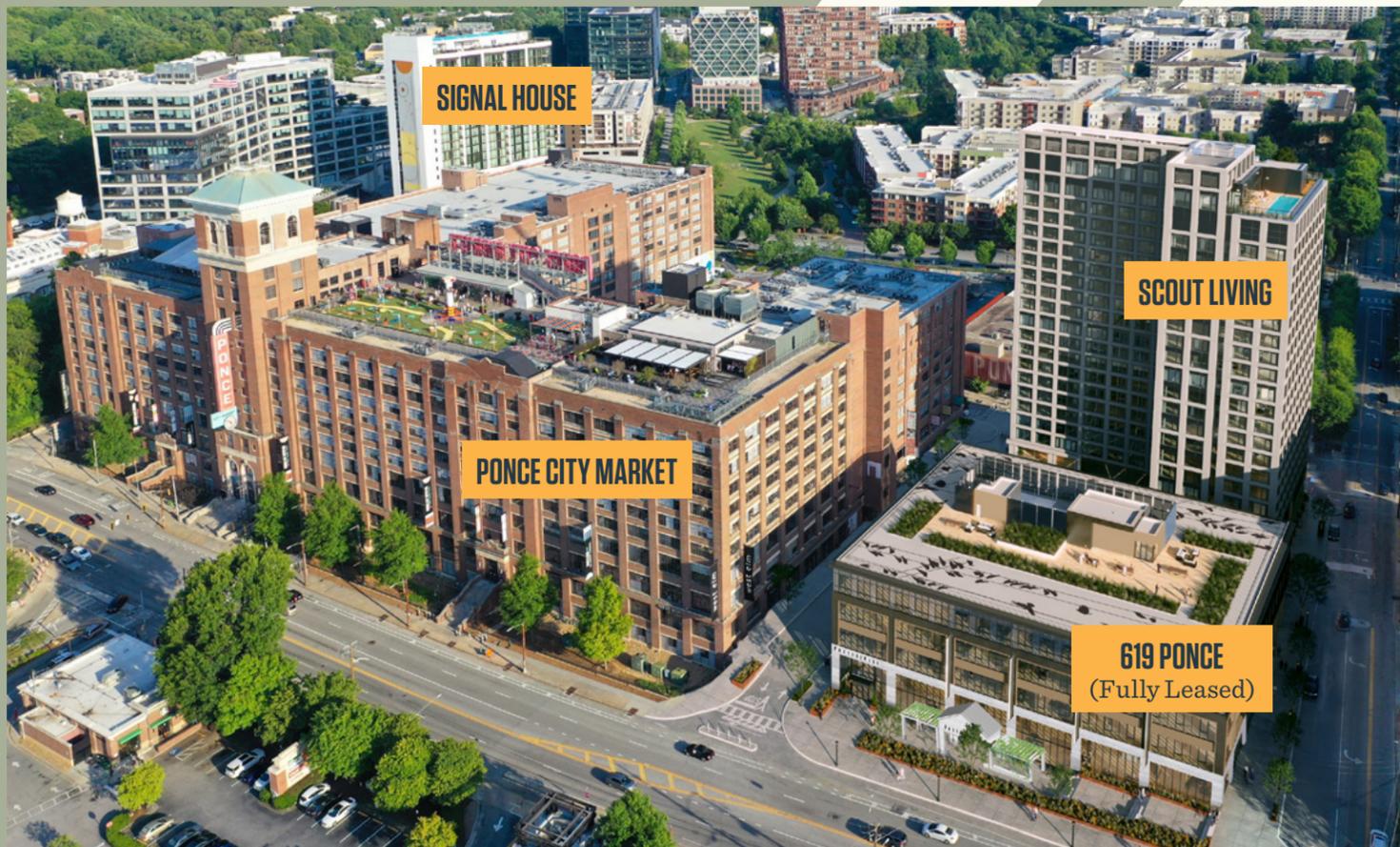
WORK WHERE LIFE HAPPENS



OFFICE *at* PONCE CITY MARKET

WELCOME TO PONCE CITY MARKET

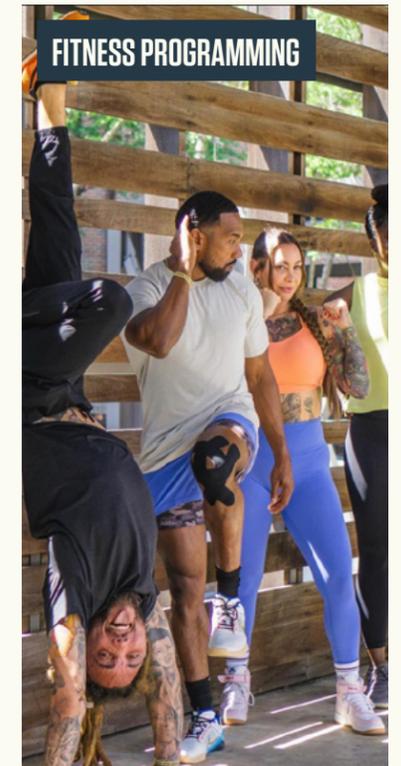
Evolved, updated, and reimagined
for the new era of office.



ACROSS THE CAMPUS

745K SF Class A Office 350K SF Curated Retail

827
Residential Units



All in an award-winning, historic
environment designed to inspire.

THE POWER OF PLACE

The value of physical space is created by the experiences people have in it. At Jamestown, our goal is to create places that add value to people's lives on a daily basis.



Innovation and Technology

Through strategic investments in new technologies and a robust internal innovation program, we are committed to creating a frictionless experience at our properties.



Innovative Placemaking

Site activation, tenant curation, and thoughtful public spaces are a hallmark of Jamestown.



Inclusive Environments

Accessible and welcoming environments are designed to engage the people who use our properties.

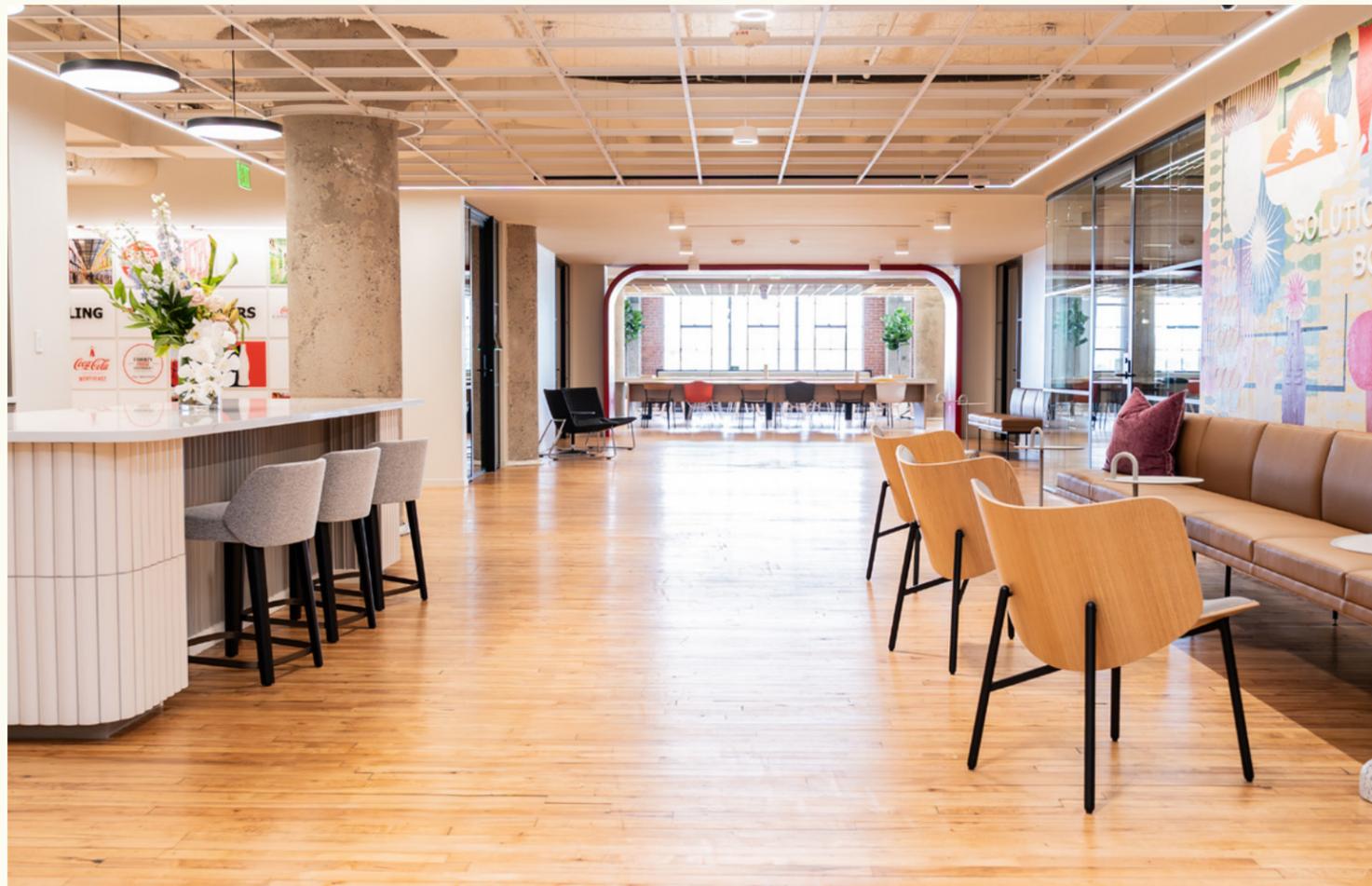


Food and Beverage

We work with local purveyors to create interesting food and beverage concepts and diverse offerings.

FROM STORIED PAST TO FUTURE FORWARD

What do you get when you combine historic appeal with modern style and features? One of the most creative, talent-friendly properties in the Southeast.



~2.5/1,000 SF
Parking Ratio

LEED Gold
Building Design & Construction

Secured Access
to Office Floors

Excellent Connectivity
with Redundant Power and Dark Fiber



660,000 SF
of Class A Office

Office Highlights

- Up to 83,000 SF on a Single Floor
- Divisible to Accommodate Any Size User
- Dedicated Bike Storage and Showers on Each Floor
- Enhanced Security and Visitor Features with Bluetooth, Touchless Access Control

LARGE BLOCKS

140,000 SF
Floors 4-6

110,000 SF
Floors 8-9

AVAILABILITIES

From 2,300 to 83,000 SF

View Floor Plans

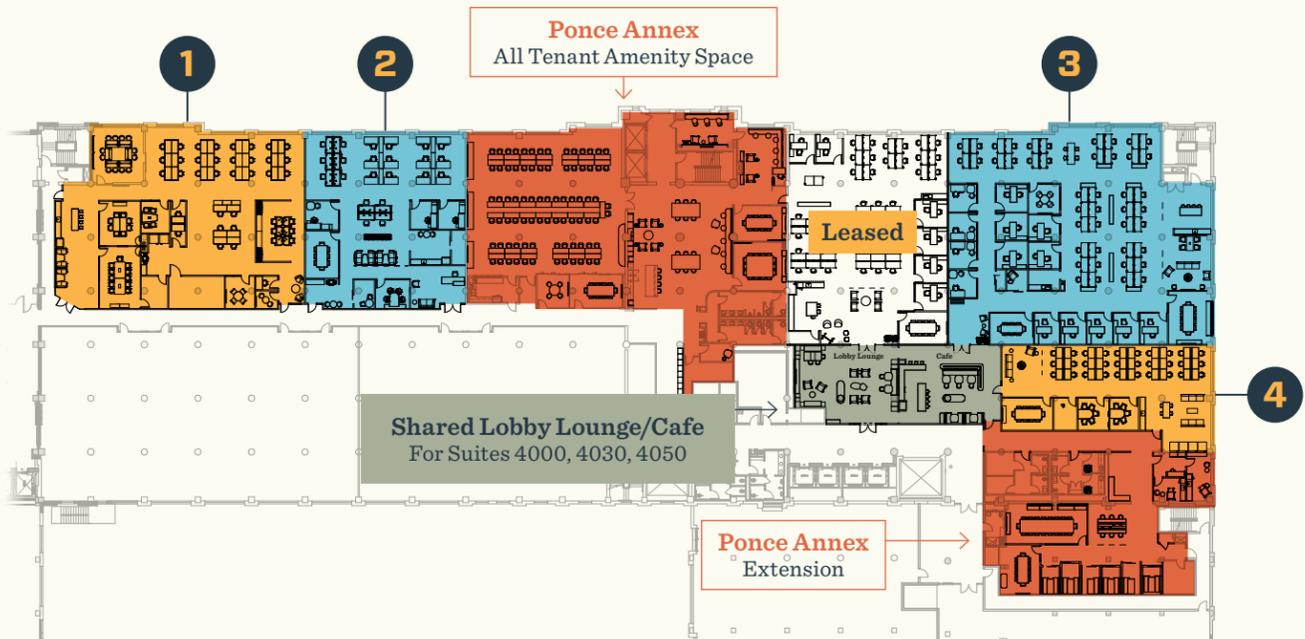


Click/Scan to View

| Ponce City Market | Size |
|-------------------|------------|
| Suite 9800 | 2,296 SF |
| Suite 9600 | 18,048 SF |
| Suite 8200 | 43,297 SF |
| Suite 8000 | 53,563 SF |
| Suite 6500 | 16,188 SF |
| Suite 6300 | 18,203 SF |
| Suite 5000 | 83,240 SF |
| Spec Suite 4800 | 4,790 RSF |
| Spec Suite 4700 | 7,216 RSF |
| Spec Suite 4050 | 3,712 RSF |
| Spec Suite 4030 | 10,482 RSF |

Introducing Spec Suites at Ponce City Market

Our 4th floor spec suites maximize your space needs beyond your premises with close proximity to Ponce Annex – our tenant amenity space.



| Spec Suites | Size | Notes |
|---------------------|------------|--|
| 1 Suite 4700 | 7,216 RSF | Adjacent to Ponce Annex |
| 2 Suite 4800 | 4,790 RSF | Adjacent to Ponce Annex |
| 3 Suite 4030 | 10,482 RSF | Beltline views, private break/meeting space, adjacent to Ponce Annex |
| 4 Suite 4050 | 3,712 RSF | Beltline views, private break/meeting space, adjacent to Ponce Annex |

SPEC SUITE HIGHLIGHTS

4

Spec Suites Remaining Ranging from 3,712–10,482 RSF

15

Shared Meeting Rooms with Complimentary Access

Q1 2026

Delivery

FIRST EVER PGM SPEC SUITES WITH BELTLINE VIEWS

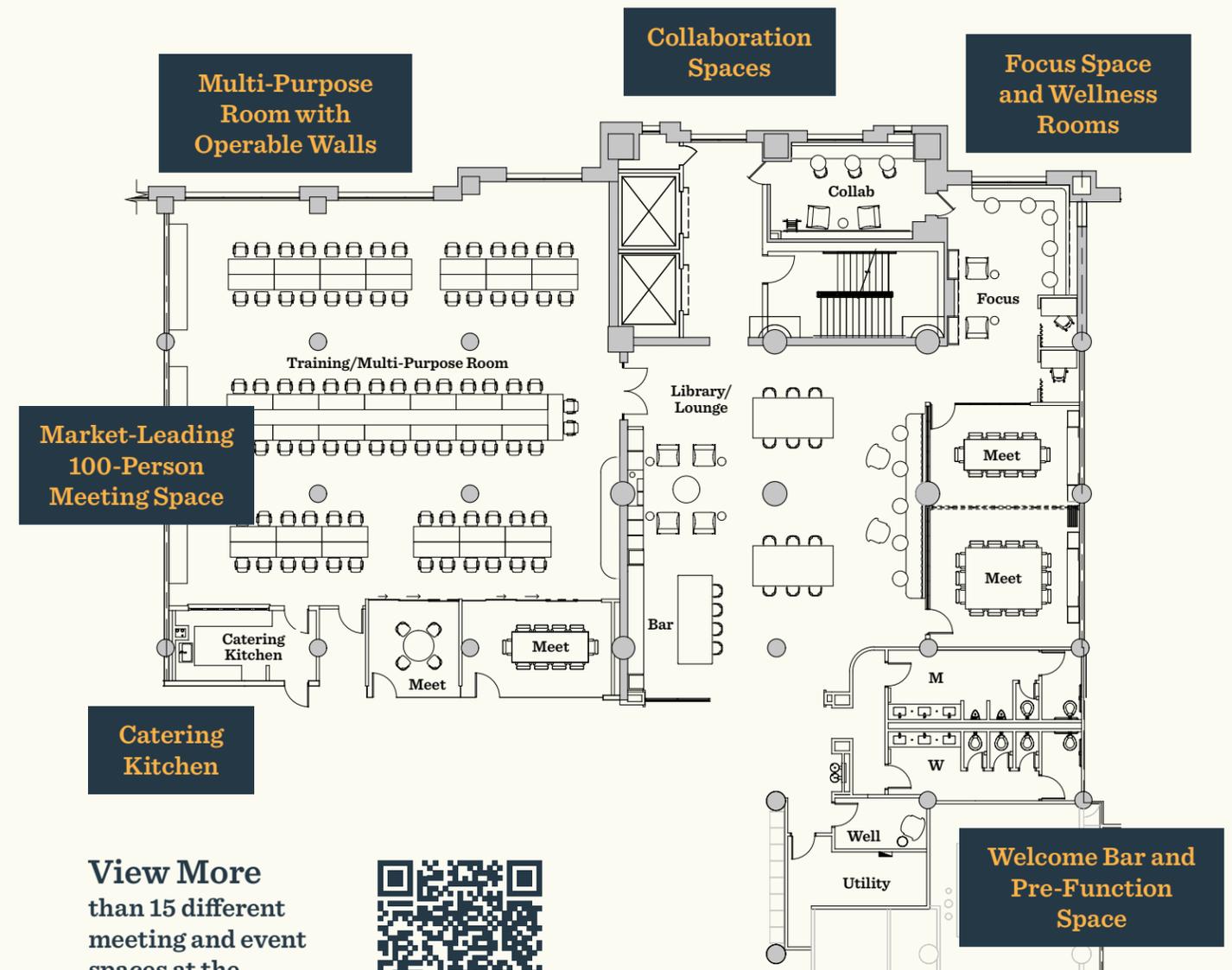


Ponce Annex

Professionally managed by Playbook, Ponce Annex is the newly delivered 4th floor shared conference and tenant amenity space.



Bringing employees together is easy at Ponce City Market with countless meeting and event spaces



View More than 15 different meeting and event spaces at the property



Click/Scan to View

GET INSPIRED WITH US

Ponce City Market offers a host of amenities, features, and services designed to make your workday one-of-a-kind.

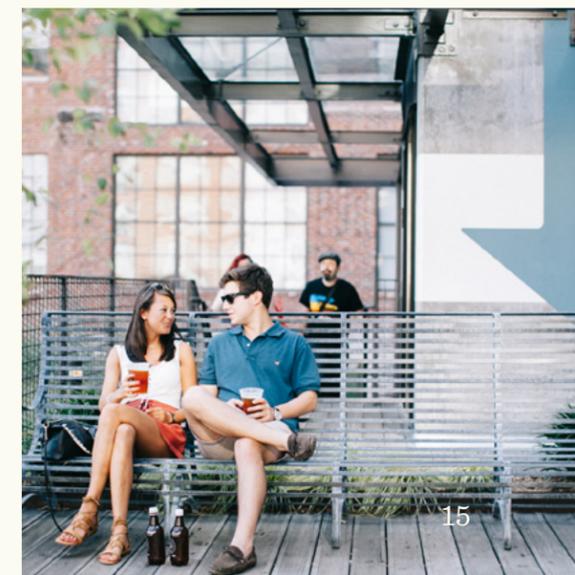


THE GREAT OUTDOORS



Fresh air and fresh ideas, right where and when you want them.

- Directly on Top of the Beltline
- Variety of Outdoor Spaces
- Vibrant Community Events



EVERY DAY CONVENIENCE

We put our tenants first.

- Secure Bike Parking and Bike Valet
- Shower and Locker Facilities
- On-site Management and Security
- Campus Tenant App
- Onsite Dry Cleaning



DRINK, DINE, & UNWIND

Atlanta's most iconic
retail destination just
steps from your office.

- One-of-a-kind Retail
- Specialty Wellness Purveyors
- Award-winning Food Hall



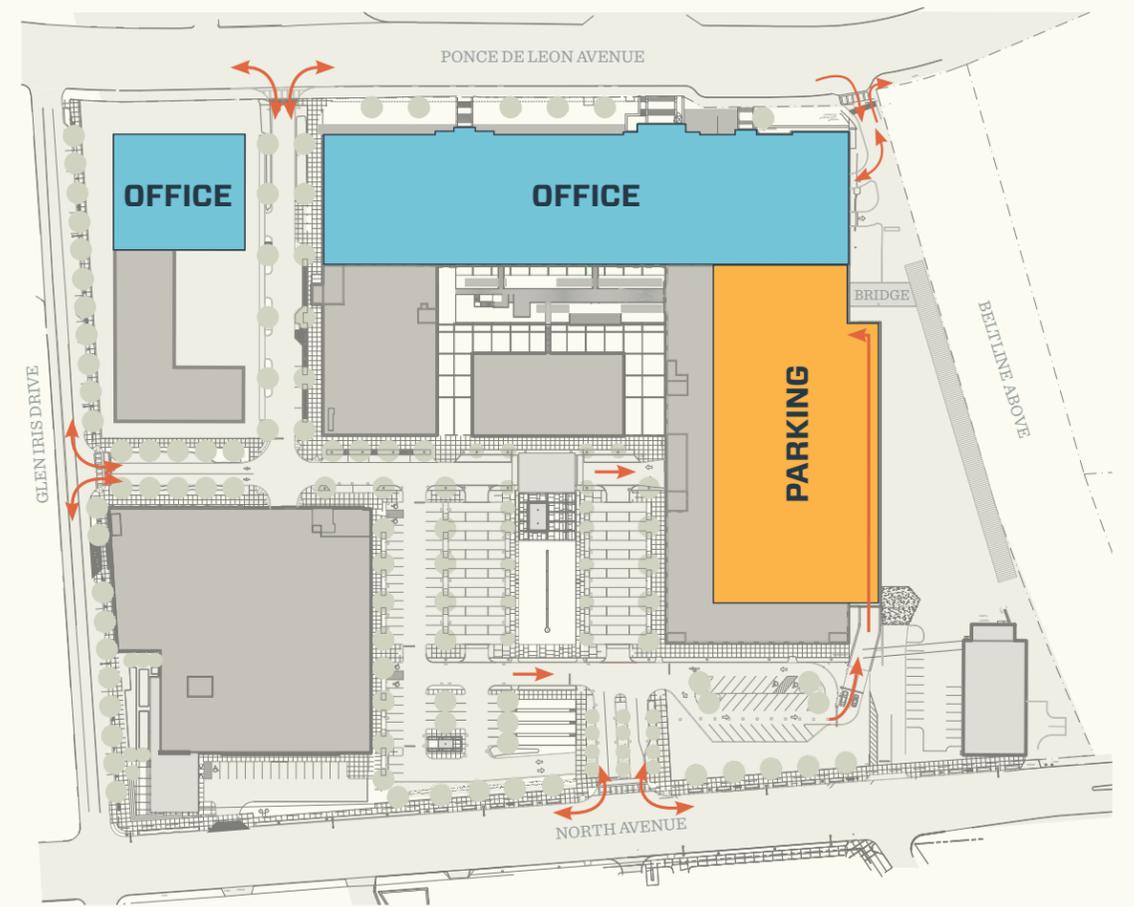
ACCESS

DRIVE TIMES FROM I-75/I-85

| Route | Distance | AM Drive Time | PM Drive Time |
|--|----------|---------------|---------------|
| 1 North Avenue <i>Left on North Ave, Straight to Ponce City Market</i> | 1.4 mi | 5 min, 24 sec | 5 min, 44 sec |
| 2 Edgewood <i>Exit Edgewood Ave, Left on Glen Iris Dr, Stop at North Ave</i> | 1.9 mi | 6 min, 32 sec | 7 min, 16 sec |
| 3 Freedom Parkway <i>Exit Freedom Parkway, Straight to North Ave</i> | 2.3 mi | 6 min, 25 sec | 5 min, 36 sec |

TRANSPORTATION

VEHICULAR INGRESS/EGRESS



- **~2.5/1,000 SF Parking Ratio** overall with dedicated office only parking, and Reserved and Visitor Parking
- **Park on the same floor as your office space** – we provide dedicated office tenant parking on suite level with controlled access
- PCM offers a **shuttle to North Ave Marta** every 15 minutes
- **Flexible parking technology** built for hybrid work utilization

SCOUT LIVING

A New Model for Hospitality

Scout Living is your home away from home—and your headquarters. Integrated into Ponce City Market, with direct connections to the Atlanta BeltLine, Scout Living is flexible hospitality living created for movers, shakers, globetrotters and wanderers.



YOUR STAY, YOUR WAY

- Fully-furnished micro-apartments for one day or one year
- 2nd Floor meeting, event and lounge space
- In-building retail, dining and grab & go convenience
- Rooftop (meetings and events, catering kitchen)



Corporate booking packages tailored to Ponce City Market office tenant needs

ABOUT JAMESTOWN

Jamestown is a global, design-focused real estate investment and management company with a 41-year track record and a mission to transform spaces into innovation hubs and community centers. In addition to excelling at the traditional functions of a real estate management company, such as acquisitions, capital markets, and asset management, Jamestown possesses internal expertise to bring added value to all aspects of the real estate business.

Current and previous projects include Chelsea Market in New York City, Industry City in Brooklyn, Ghirardelli Square in San Francisco, the Innovation and Design Building in Boston, and Ponce City Market in Atlanta, our North American Headquarters.

\$11.6B
Assets Under Management

\$40B
of Executed Transactions

PONCE CITY MARKET (HEADQUARTERS)



ONE TIMES SQUARE



INDUSTRY CITY



CHELSEA MARKET



GHIRARDELLI SQUARE





OFFICE *at* PONCE CITY MARKET

For office leasing information, please contact:

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