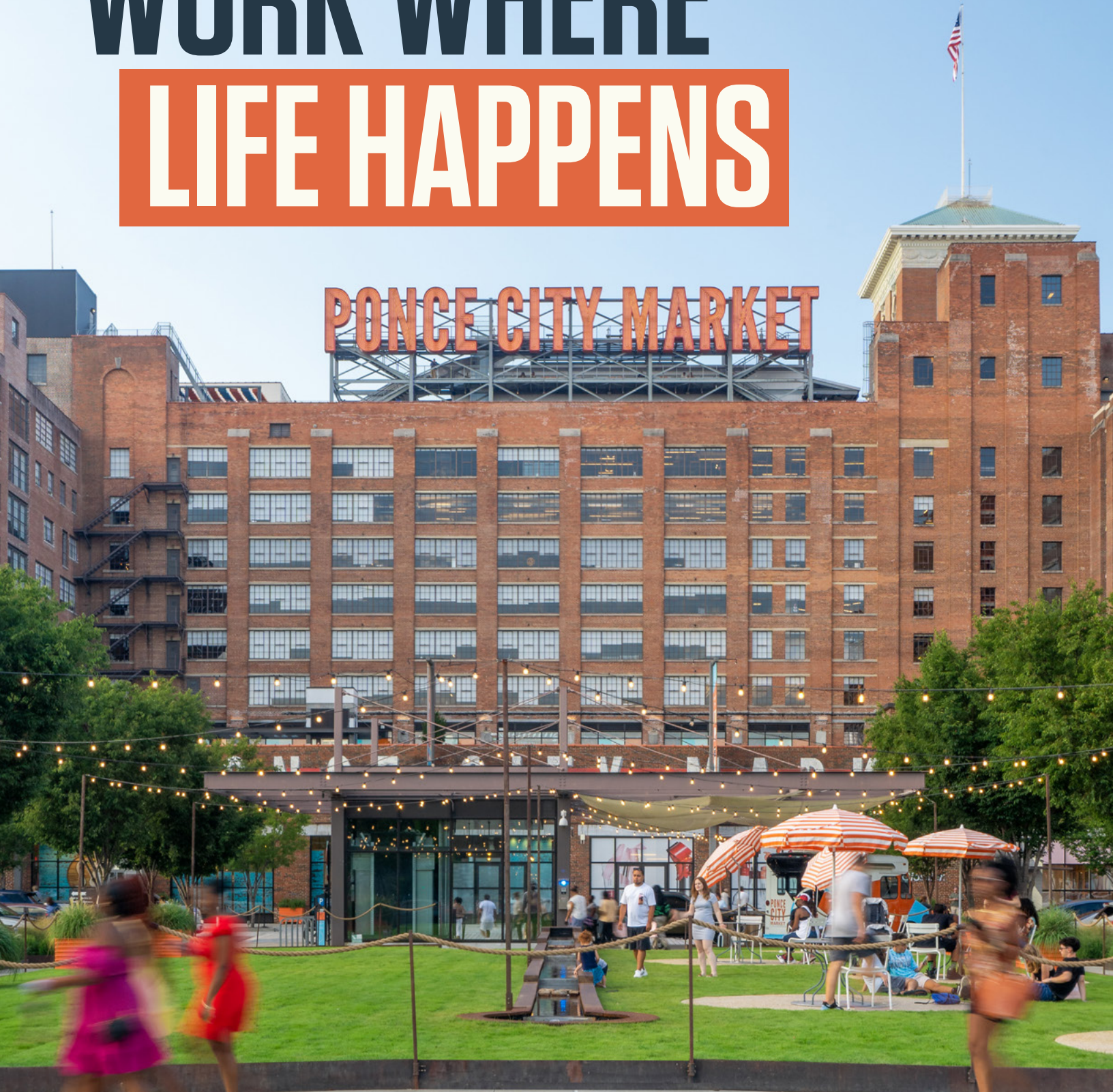


WORK WHERE LIFE HAPPENS



OFFICE *at* PONCE CITY MARKET

WELCOME TO PONCE CITY MARKET

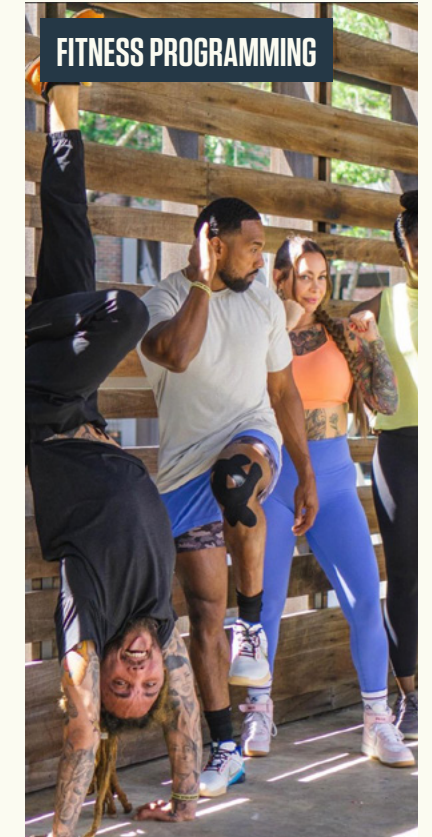
Evolved, updated, and reimagined
for the new era of office.



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

AVAILABILITIES

Ponce City Market	Size
Floor 9	20,344 SF
Floor 8	53,563 SF
Floor 6	79,427 SF
Floor 5	84,120 SF
Floor 4	38,126 SF

View Floor Plans



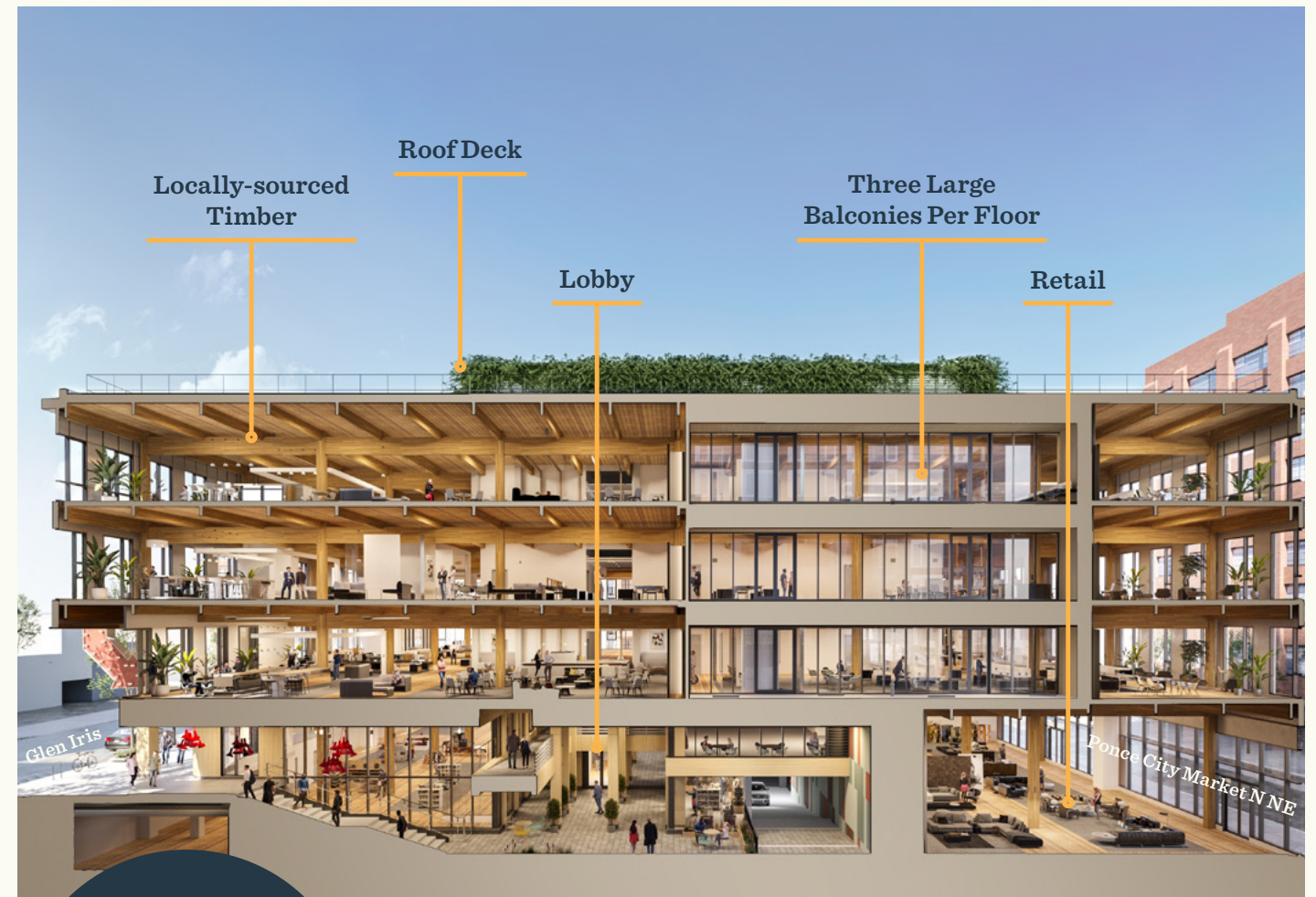
Click/Scan to View

RESHAPING THE LANDSCAPE OF OFFICE

Discover a new level of inspiration in Atlanta's first locally-sourced timber office building.

ENTER THE NEXT ERA

- 85,000 SF
- Multiple Outdoor Spaces on Every Level
- Floor-to-ceiling Windows
- Natural Wood Columns and Ceilings
- Zero Net Carbon
- Targeting LEED Gold Certification



LOCALIZED MASS TIMBER SUPPLY FROM FOREST TO FRAME

Benefits of Mass Timber

- Timber grown locally in Georgia and Alabama
- Mass timber buildings can have a total carbon footprint one-third smaller than similarly sized steel and concrete buildings
- R-value 400X HIGHER than Steel (10x Higher than Concrete)
- Mass timber is 30-40% lighter than concrete enabling smaller foundations and less fuel consumed during transport



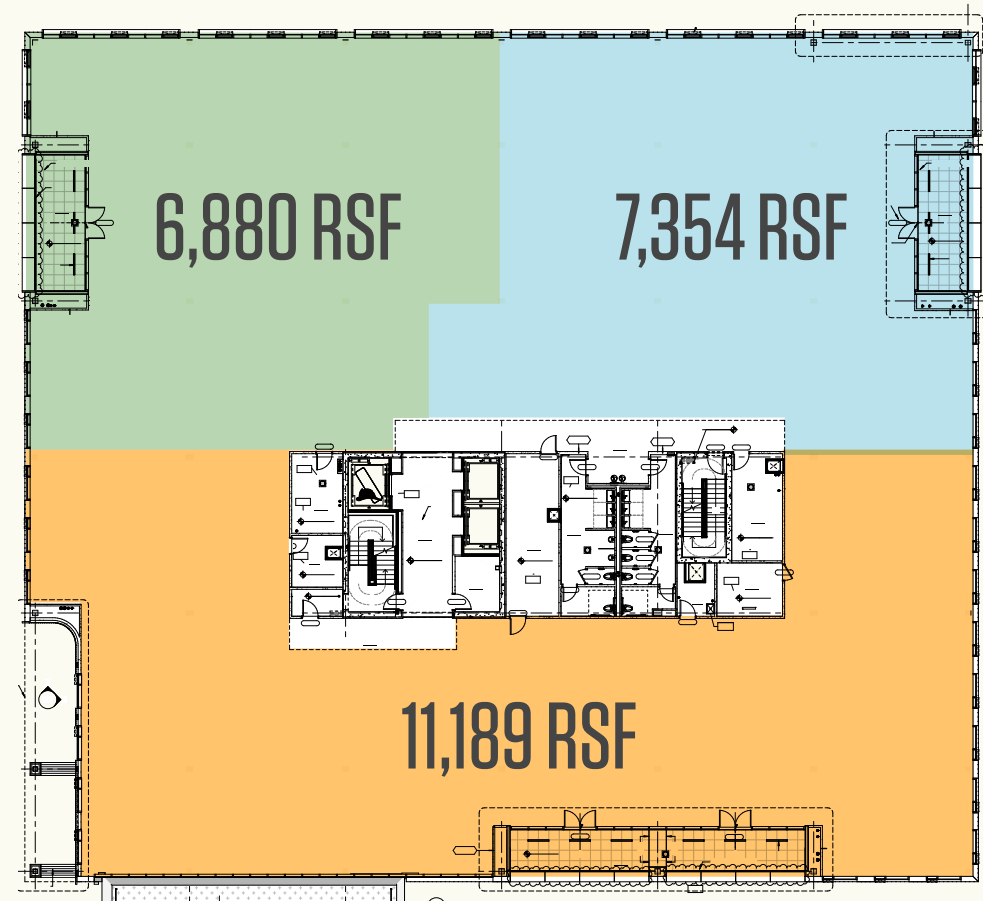
FLOOR 2

Available Now

- 30,727 SF
- Three (3) 545 SF balconies per floor
- Lower level, PCM-connected parking with direct-to-space elevator/stair access
- A new West Passage connection provides a fast-access direct connection to Glen Iris Drive
- Building specific rideshare drop-off spots on Glen Iris Drive
- Bike parking/showers



Full Floor Opportunity
30,727 RSF



Suites from
6K-11K RSF

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.

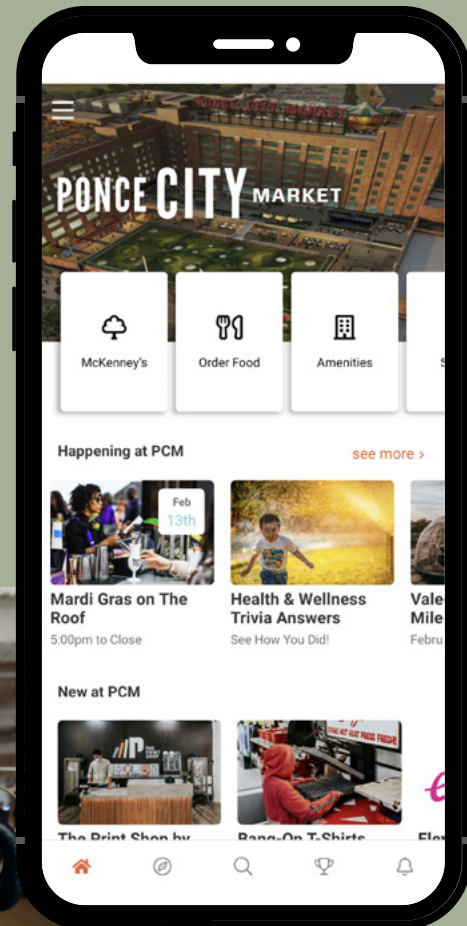
- Directly on Top of the BeltLine
- Variety of Outdoor Spaces
- Vibrant Community Events



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





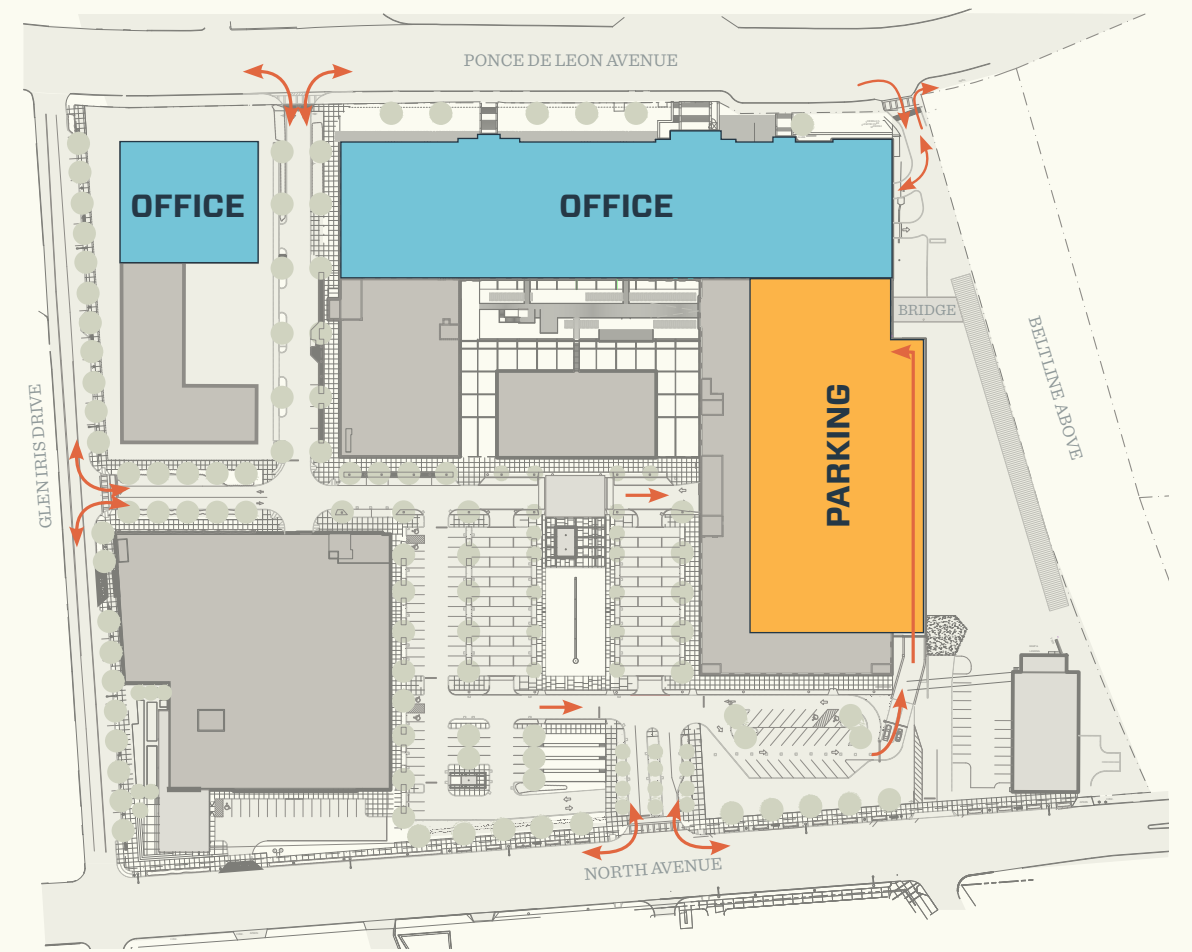
ACCESS

DRIVE TIMES FROM I-75/I-85

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

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