



TOWER SQUARE

THE EPI-CENTER OF SOUTH MIDTOWN

Explosive Growth and
Energy Surrounds this
1.8 Million SF of Retail +
Office in Midtown



**BLOOMING,
GROWING,
EVOLVING.
JOIN THE
MASSES IN
SOUTH MIDTOWN.**

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SOUTH MIDTOWN, ATLANTA

Tower Square, Atlanta's largest office tower, is right at home in South Midtown.

Tower Square is well-located in a dense retail, office and education corridor in Midtown, the largest business district and fastest growing area in Atlanta. The building is surrounded by dozens of multi-family units within 3-miles, with more under development to serve Midtown's growing population.

South Midtown has seen a giant leap in development over the last 24 months with 2.4MM SF of new office, 321 apartment units, and 282 hotel rooms built or currently under construction.

HOME TO A YOUNG, AFFLUENT, AND EDUCATED WORKFORCE

68%

of Midtown Residents hold a Bachelors degree or higher

75%

of Midtown's population is made of Millennials and GenX'ers

25,000 +

Students attend Midtown universities, providing access to top talent



TOWER SQUARE

Grow and Connect

Located at 675 West Peachtree Street in Atlanta's most connected neighborhood, Tower Square offers a density of features no other Atlanta office space can deliver.

1.3 MILLION SQUARE FEET

45 Stories — Tower Square is Atlanta's largest office tower

MARTA CONNECTION

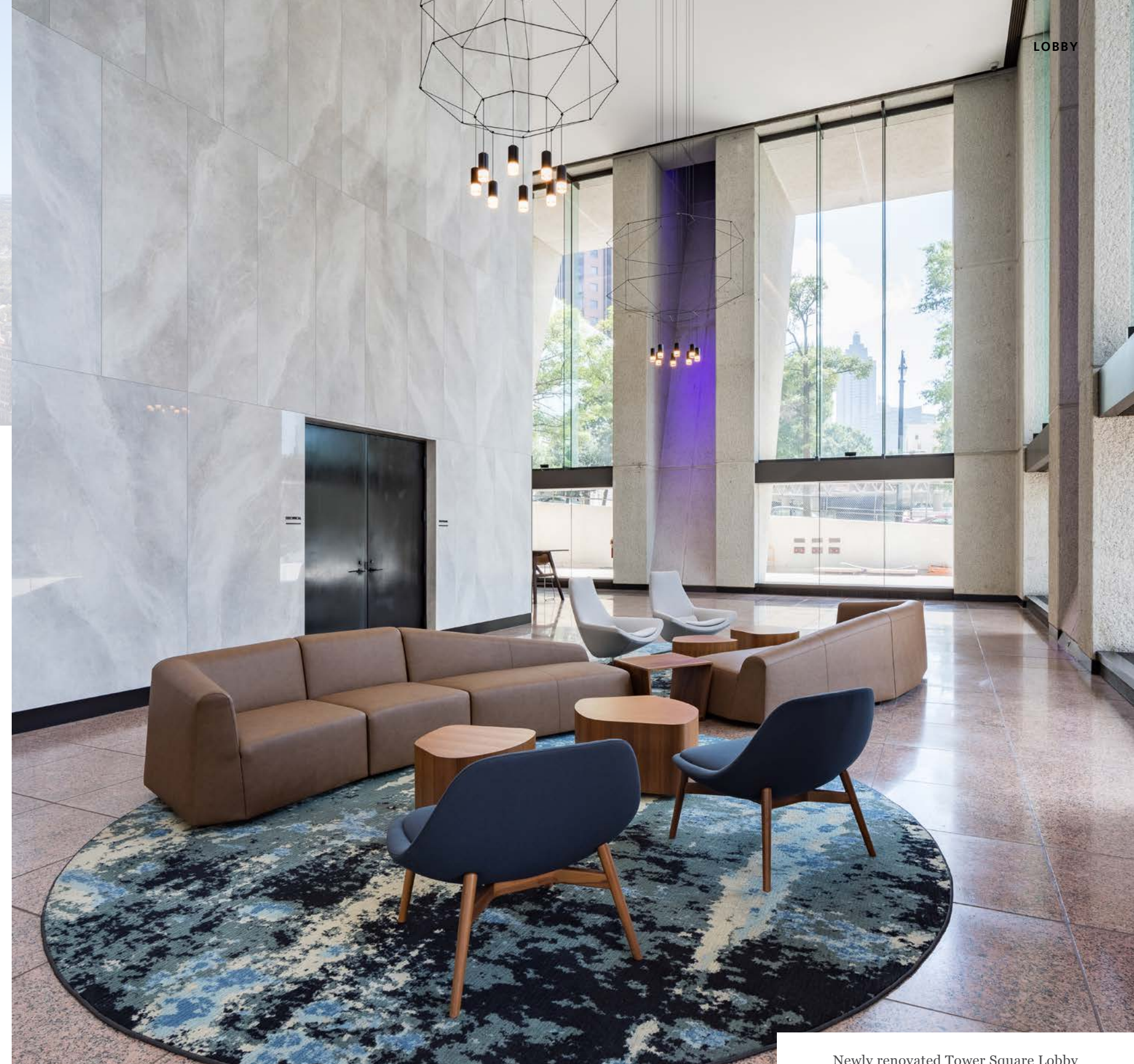
Midtown's only in-building connection to Marta

INNOVATION HUB

Adjacent to Tech Square, the innovation hub of the Southeast and adjacent to new Norfolk Southern and Anthem HQ's

MIXED USE

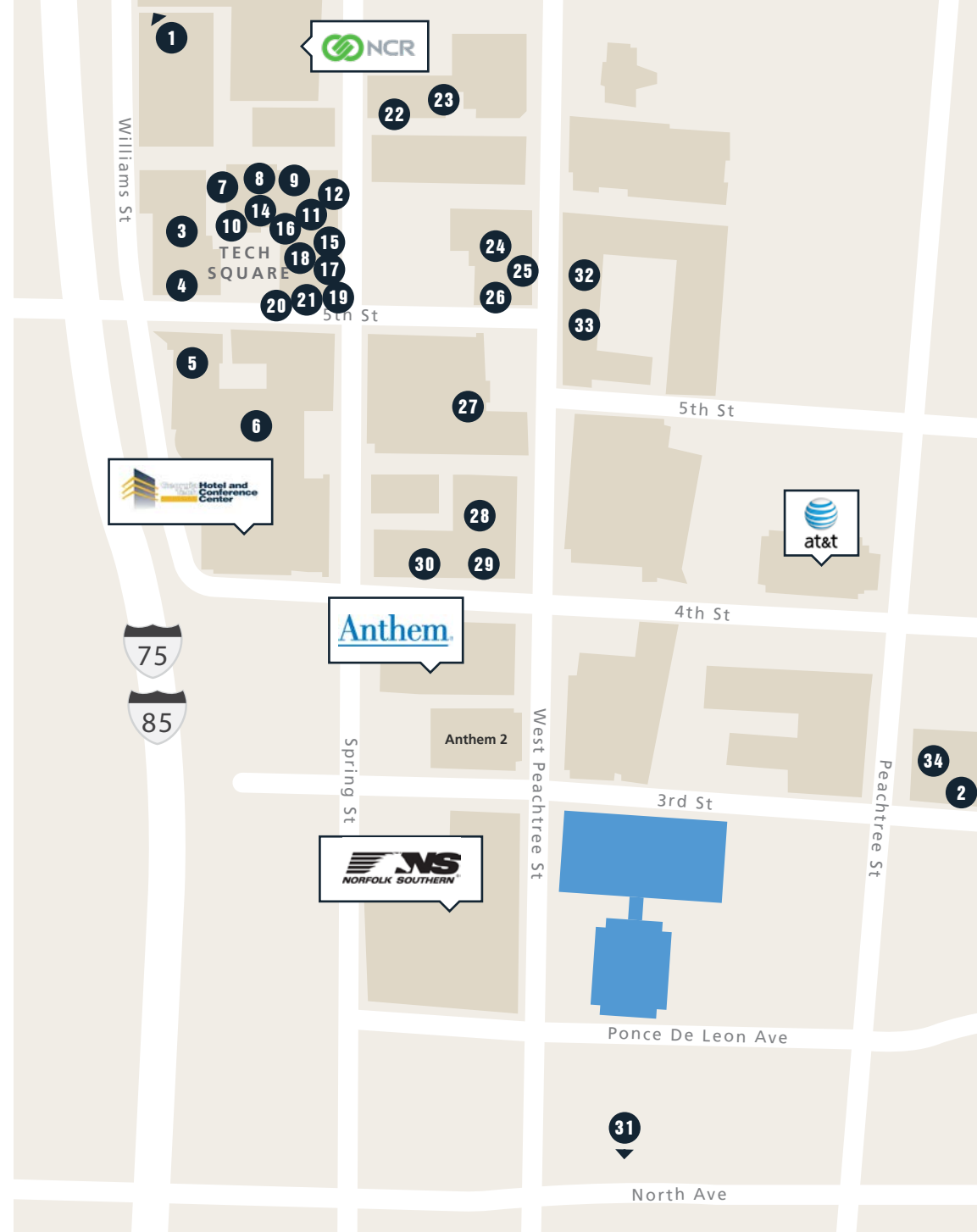
1.8 million square feet mixed-used project with 1.3 million square feet of office, 129,000 square feet of data center, 76,000 square feet of loft office, and 87,000 square feet of retail



A TALE OF PROGRESS

Momentum shifts, putting Tower Square in the middle of dynamic growth and innovation.

South Midtown boasts the highest density of startups, corporate innovation centers and headquarters, and academic researchers in the Southeast.



- | | | | |
|---------------------------------|---------------------------------------|---------------------------------------|--|
| 1. Boeing | 10. Siemens | 19. TAG | 28. thyssenkrupp Elevator |
| 2. Honeywell | 11. Southern Company | 20. GA Dept of Economic Development | 29. Keysight Technologies |
| 3. Georgia Electronics | 12. UCB | 21. Institute for People & Technology | 30. WeWork |
| 4. DiMoS Lab | 13. Anthem Innovation Studio | 22. GA Pacific | 31. Anthem Technology Center |
| 5. Enterprise Innovation Center | 14. VentureLab | 23. TechSquare Labs | 32. Dover |
| 6. Global Learning Center | 15. The Home Depot Tech Center | 24. SimTigrate | 33. Chick-fil-A Tech Innovation Center |
| 7. AT&T Foundry | 16. GTRI | 25. Flashpoint | 34. SPACES |
| 8. Emerson | 17. Delta Air Lines Innovation Center | 26. Center for Deliberate Innovation | |
| 9. Panasonic | 18. ATDC | 27. Scheller College of Business | |



INNOVATION

More than 25 multi-national corporations have established innovation centers to tap into Georgia Tech's dynamic initiatives.

RESEARCH

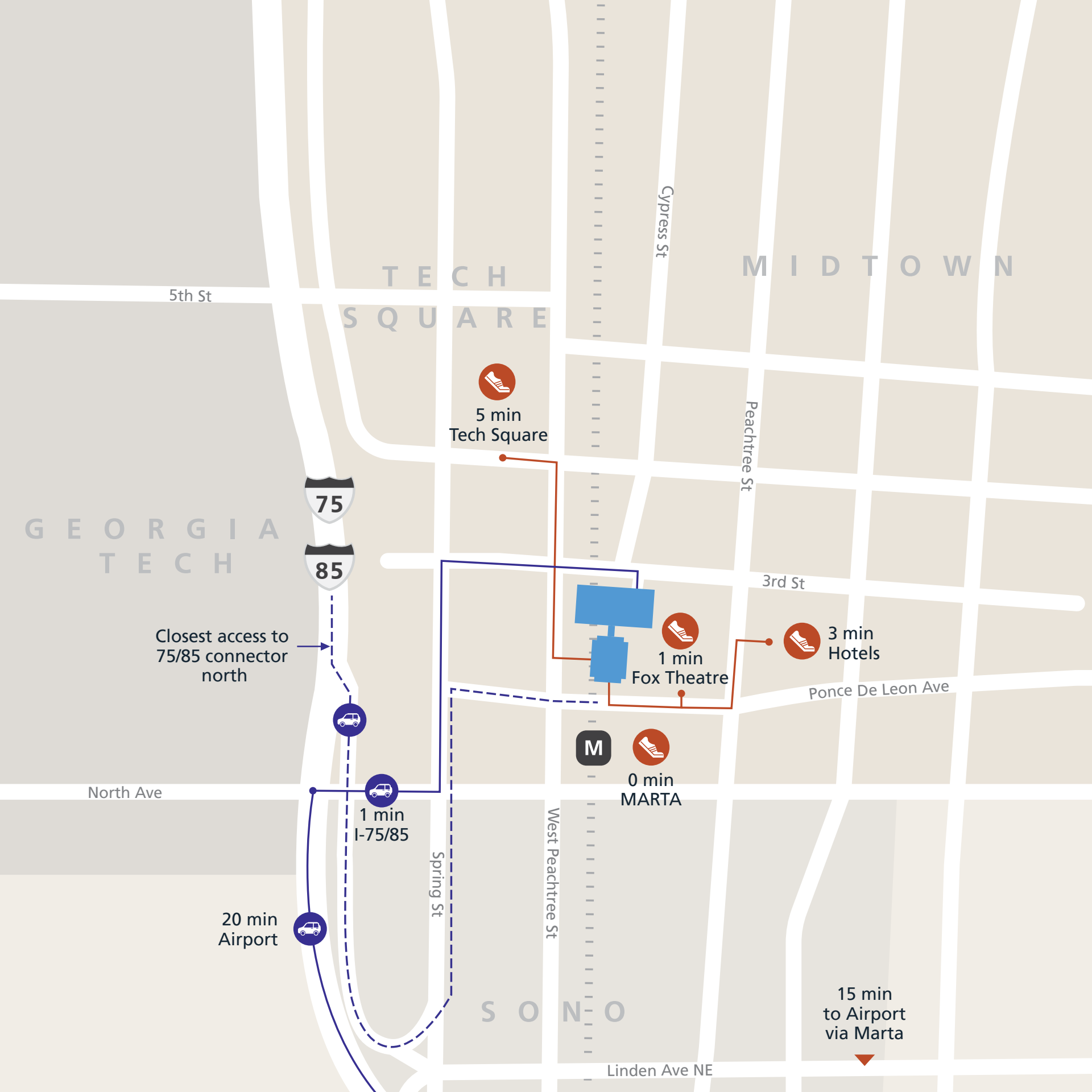
Georgia Tech's 8-block Tech Square has created a sustainable research and innovation district adjacent to Tower Square.

POPULATION GROWTH

2nd in the nation for projected population growth.

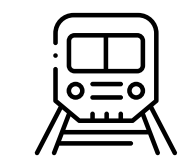


This view of Tower square from West Peachtree looking Northeast showcases our new plaza and planned in-building retail and dining hub.



TOWER SQUARE IS

Uniquely accessible from anywhere in the city — in the heart of Atlanta, connected to everything.



TRANSIT
Tower Square provides in-building access to the North Avenue MARTA



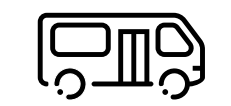
DRIVABLE
1 minute from 75/85, 12 minutes from Hartsfield



WALKABLE
Tower Square is just a two-minute walk from Georgia Tech



BIKEABLE
Planned dedicated bike lanes coming to West Peachtree.



SMART CORRIDOR
The planned North Avenue Smart Corridor, slated to launch in the coming years, will offer Atlanta's first driverless bus routes.



DOCKLESS SCOOTERS
Pop out for lunch on one of the many convenient dockless scooter options available throughout Midtown



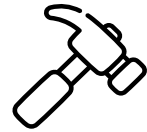
STEPS FROM ANYWHERE

Tower Square is walking distance of anywhere you want to go.

- | | | | |
|--------------------------------|-----------------------------------|--------------------------------|------------------------------------|
| 1. Willy's Mexicana Grill | 21. Great Clips | 41. Evolation Yoga | 61. BenchMark Physical Therapy |
| 2. Starbucks | 22. Chuck's Famous | 42. Vibe Ride | 62. Eyeworks of Atlanta |
| 3. Publik Draft House | 23. Nrgize | 43. J. Christophers | 63. Walgreens |
| 4. Buffalo Bayou | 24. Umma's House | 44. Pho King Midtown | 64. Siva's Hookah Lounge |
| 5. The Georgian Terrace | 25. LA Fitness | 45. Pita Pit | 65. Gizzelle James Couturiere |
| 6. Edgar's Proof and Provision | 26. PNC Bank | 46. Hudson Grille | 66. Babs Midtown |
| 7. Ronnie's Restaurant | 27. Barnes & Nobles | 47. Eco Denizen | 67. Barefood Massage Health Spa |
| 8. House of Yen | 28. Ray's New York Pizza | 48. Blick Art Materials | 68. BLAST Midtown |
| 9. Mallery Furs | 29. Tiff's Treats Cookie Delivery | 49. CorePower Yoga | 69. Rreal Tacos |
| 10. Atlanta Dental Center | 30. MidCity Dentistry | 50. MyEyeDr. | 70. Shep's Midtown Ace |
| 11. Negril Village Atlanta | 31. Starbucks | 51. Vinny's N.Y. Pizza & Grill | 71. BP |
| 12. Goodfellas Pizza & Wings | 32. Emory Hospital | 52. Fresh to Order | 72. Bon Ton Atlanta |
| 13. Dunkin' | 33. Atwoods Pizza Cafe | 53. Five Guys | 73. Papi's Cuban & Caribbean Grill |
| 14. BP | 34. Halo Lounge | 54. BB&T | 74. Mary Mac's Tea Room |
| 15. Quiznos | 35. Cypress Pint & Plate | 55. T-Mobile | 75. Poncey Dry Cleaners |
| 16. AT&T | 36. Publix | 56. Quicktrip | 76. Nancy's Chicago Pizza |
| 17. The Melting Pot | 37. Taco Bell | 57. CVS | 77. Krispy Kreme |
| 18. Bareburger | 38. Insomnia Cookies | 58. Einstein Bros. Bagels | |
| 19. Tin Drum Asian Kitchen | 39. Tropical Smoothie Cafe | 59. Big Peach Running Co. | |
| 20. Gyro Bros | 40. Palm Beach Tan | 60. Experimax Midtown Atlanta | |

A BOLD BUILDING

With a defining view on Atlanta Business.



1.3 MILLION SQUARE FEET

1.3 million square feet of Class A office space available now.



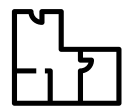
UPDATED PLAZA

Our newly renovated front plaza provides 28,000 square feet of private greenspace in Midtown.



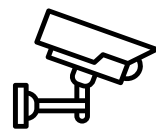
RENOVATED LOBBY

A recently completed major renovation of our lobby provides collaborative workspace.



FLEXIBLE

Our efficient, column-free floor plates offer flexibility for growing companies.



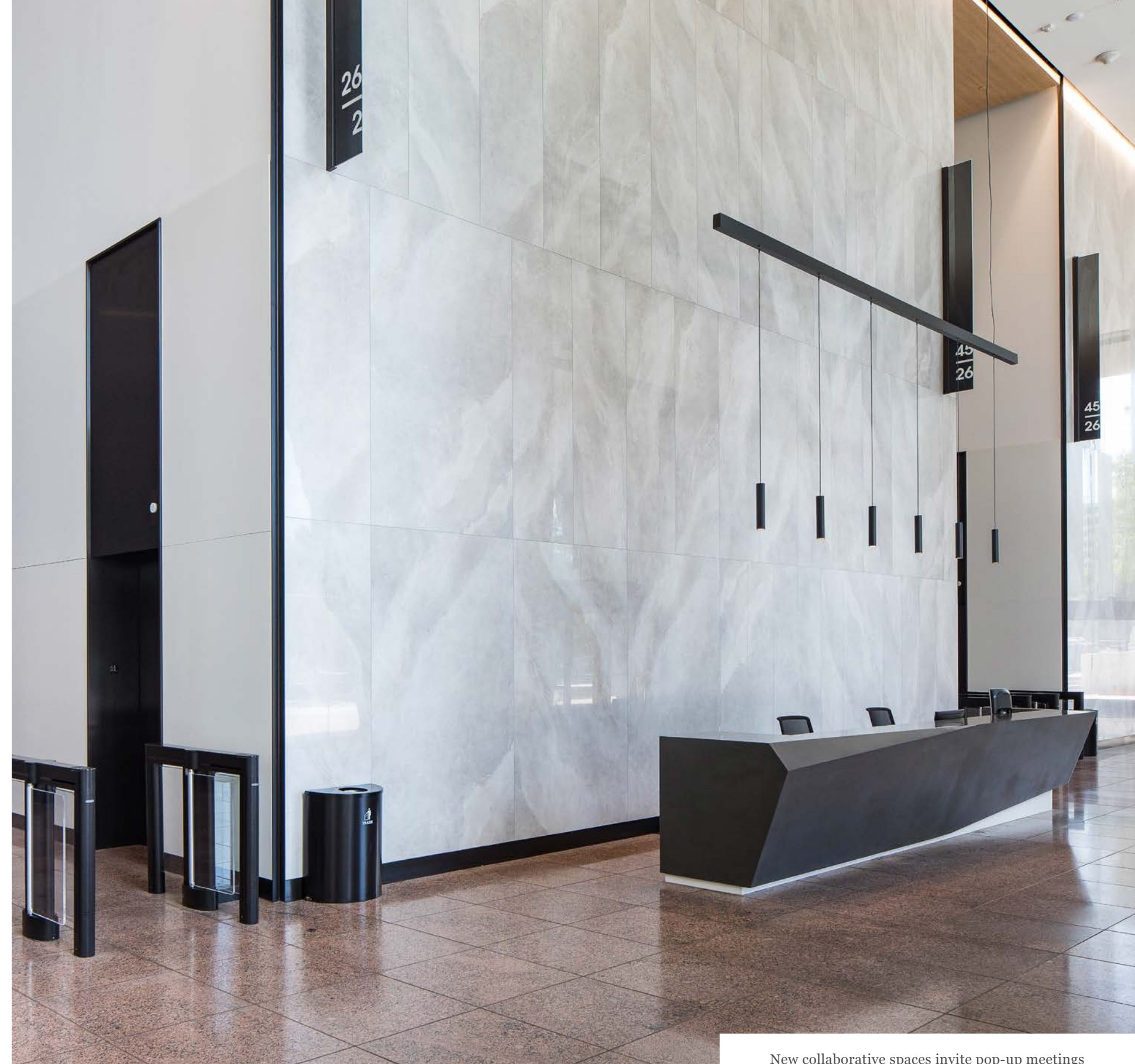
TOP LEVEL SECURITY

New optical turnstiles and 24-hour manned security provide additional security.



CONNECTED PARKING

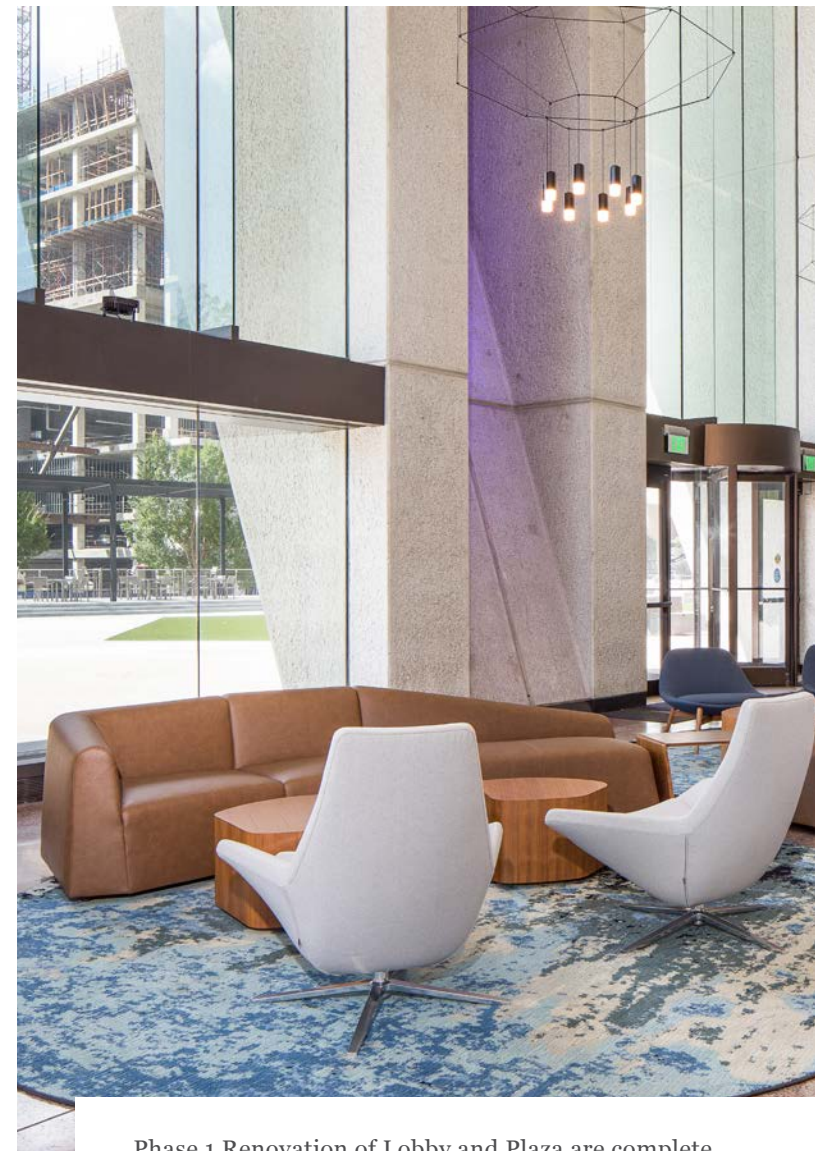
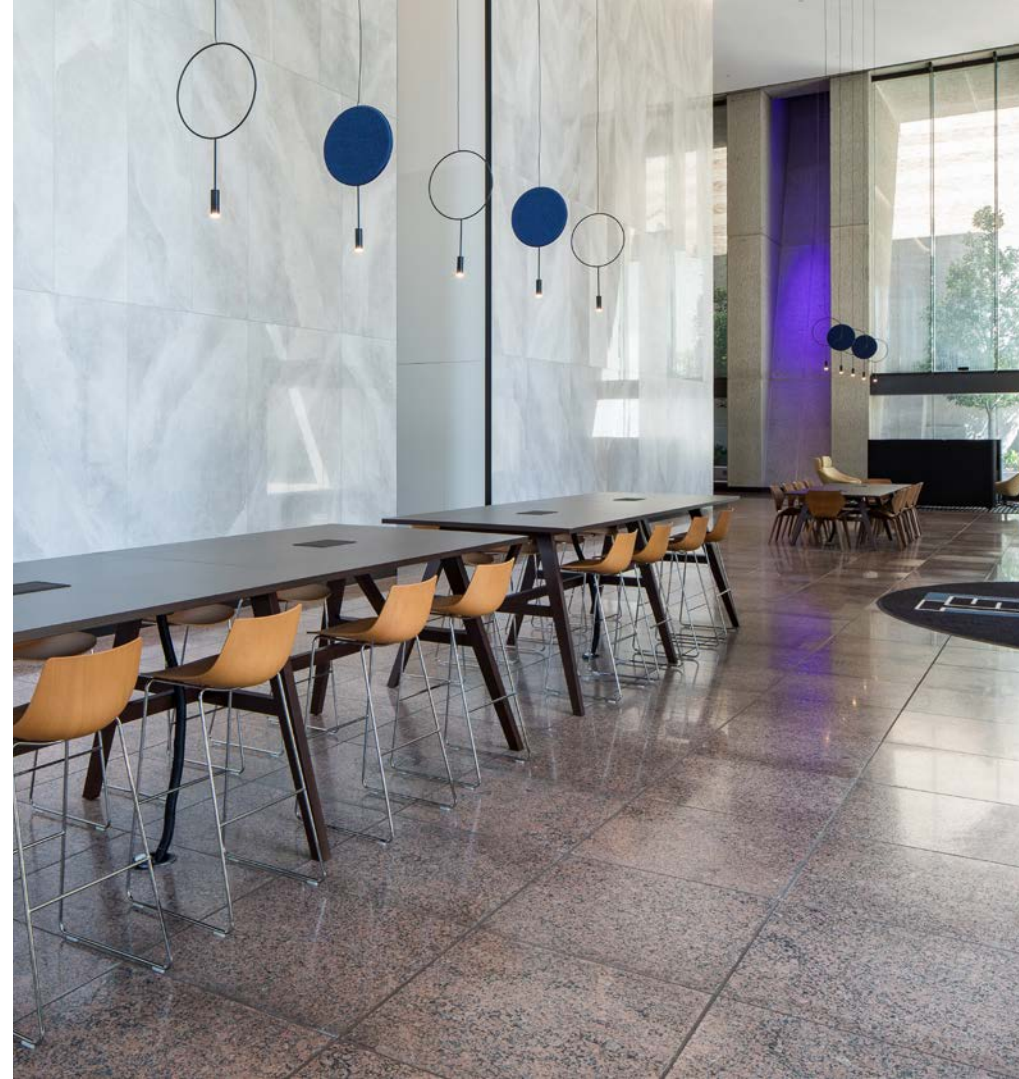
Convenient deck parking is available via a skybridge connection from the Annex building to the main tower.



New collaborative spaces invite pop-up meetings throughout the renovated tower lobby.



This view of Tower Square from West Peachtree looking Southeast highlights our proximity to MARTA's North Avenue station. Our convenient in-building connection provides additional comfort and convenience to alternate commuters and visitors needing quick train access to and from Hartsfield-Jackson International Airport.



Phase 1 Renovation of Lobby and Plaza are complete.

SITE PLAN

The Tower Square project is made up of Atlanta's largest office tower as well as an adjacent annex building with retail and office. Underground connections to the North Avenue MARTA Station run under a green plaza and a parking deck rounds out the site.



Top of building signage available.

TOWER BUILDING

1.3 MILLION

square feet of office in the tower

ANNEX BUILDING

76,000

square feet of loft-office with 25' ceilings in the annex

87,000

square feet of retail in the annex

129,000

square feet raised floor data center

PARKING

1.1/1000

parking ratio

TOTAL

1.8 MILLION

total square feet of Tower Square





Tower Square offers flexible office floor plates with best-in-city views and easy access to all that Midtown has to offer.

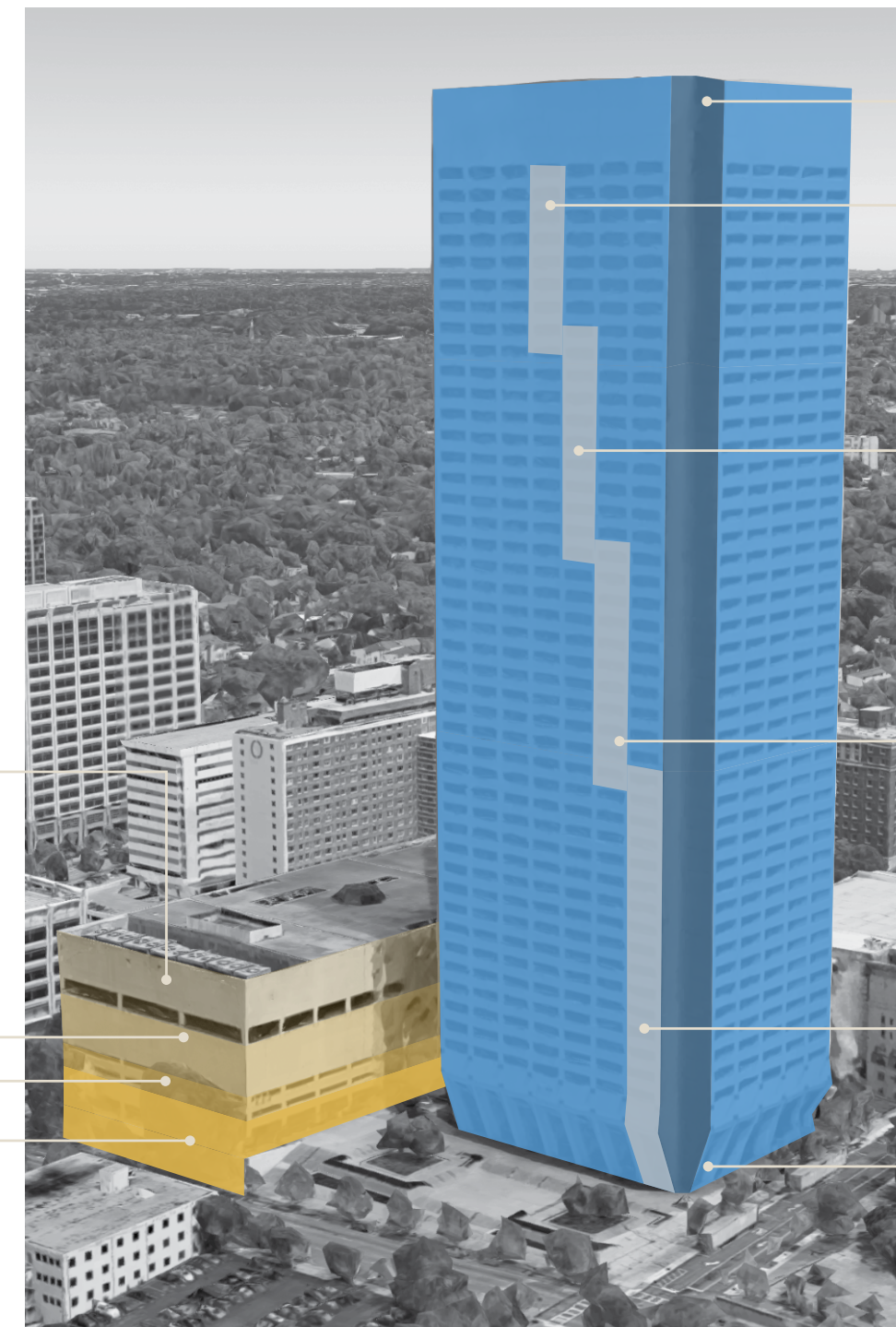
STACKING PLAN

FLOOR 7
Loft Office
Available Now

FLOORS 5-6
Data Center

FLOORS 3-4
Parking

FLOORS 1-2
Retail
Available 2020



ELEVATOR BANK
36-45

ELEVATOR BANK
26-36

FLOORS 1-45
1,392,843 Square Feet
Available Now

ELEVATOR BANK
16-26

ELEVATOR BANK
1-16

A NEW LOOK

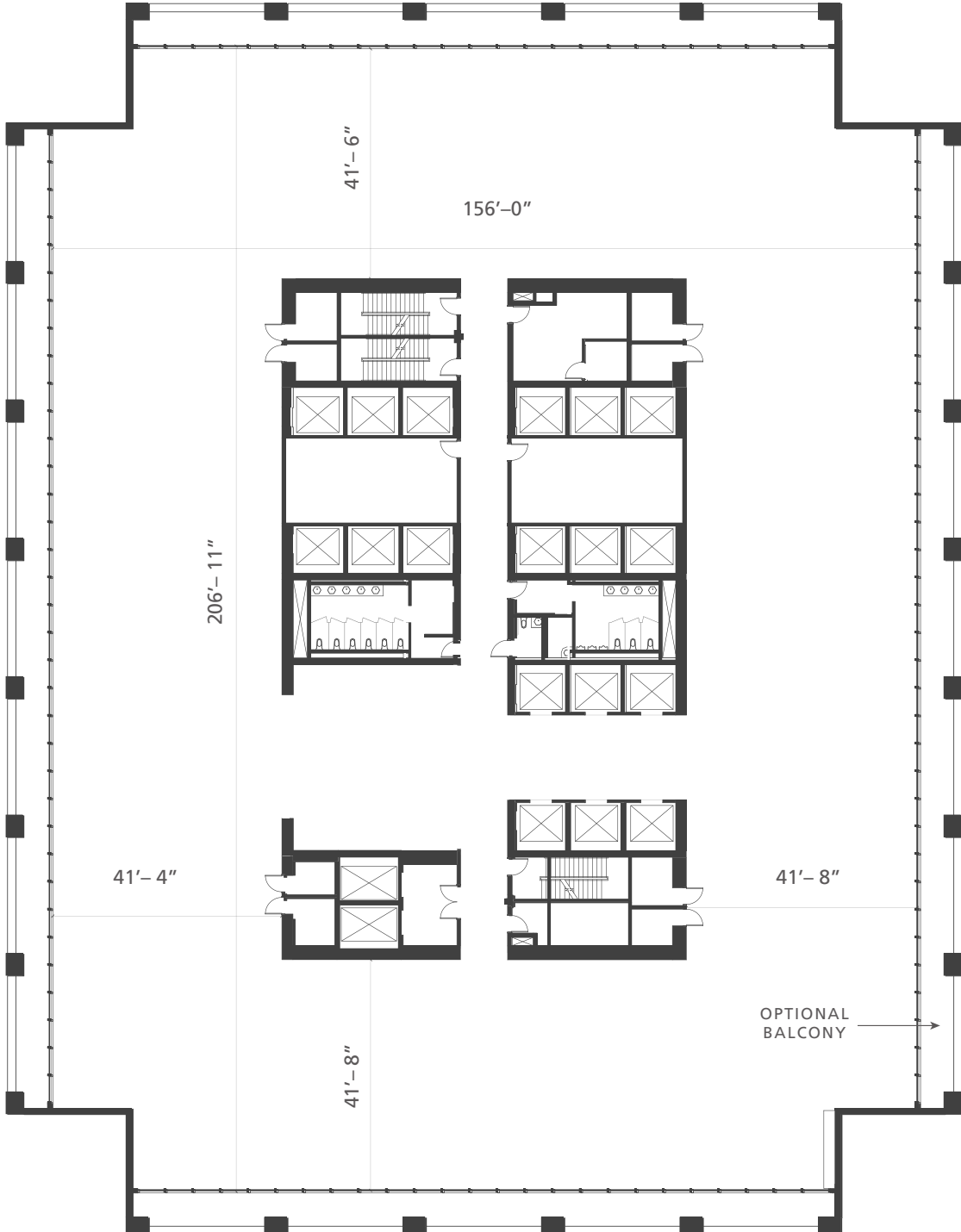
Tower Square's on-site retail renovation lends a new amenity to an iconic Midtown tower

Tower Square's Annex is getting a refresh, with the interior mall being turned inside out to face West Peachtree and the Plaza with courtyards and outside dining. Two levels of food and retail spaces will be expanded and enhanced. An upper level and additional space will create room for fitness, entertainment, and additional amenity space.



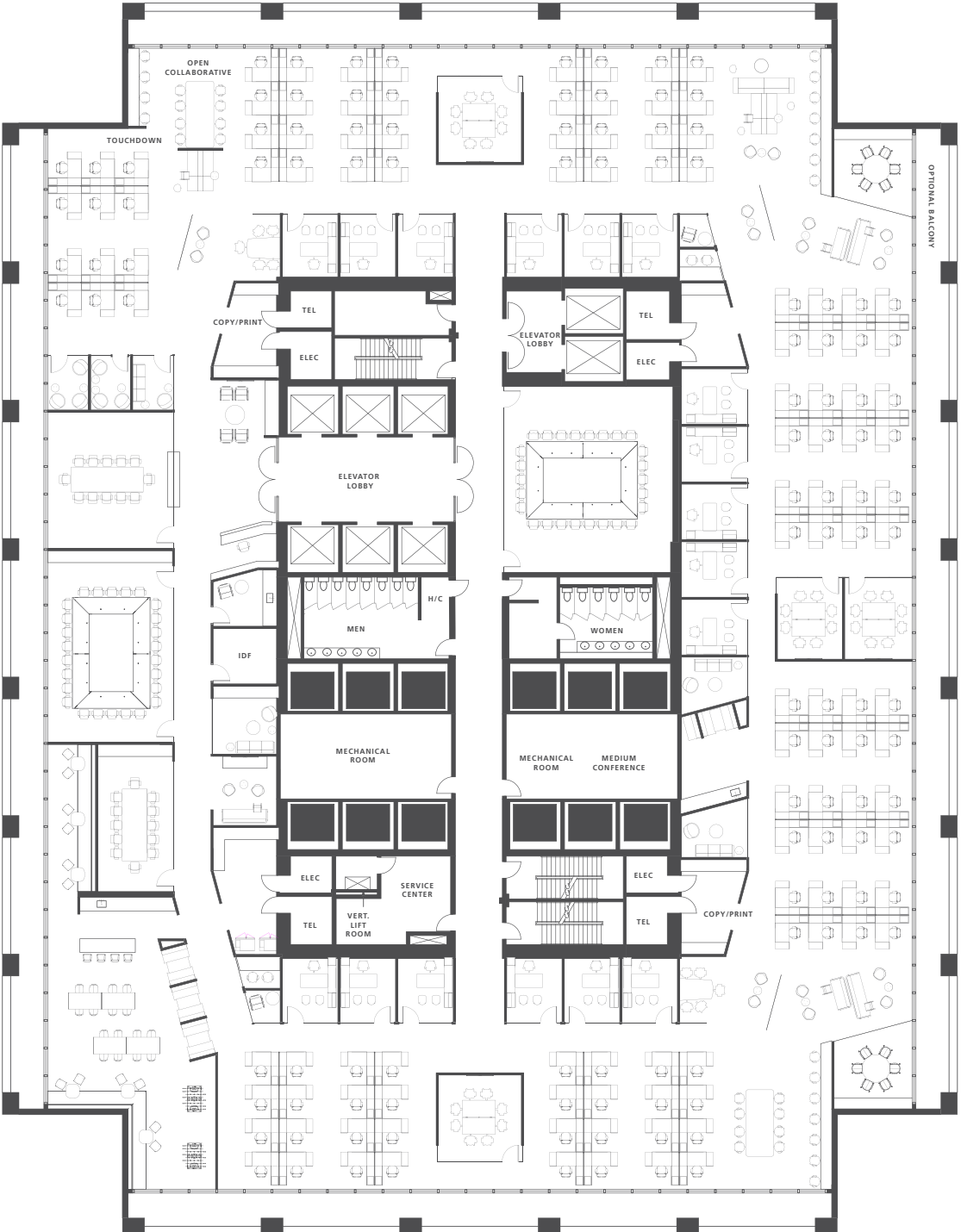
FULL FLOOR OFFICE PLAN

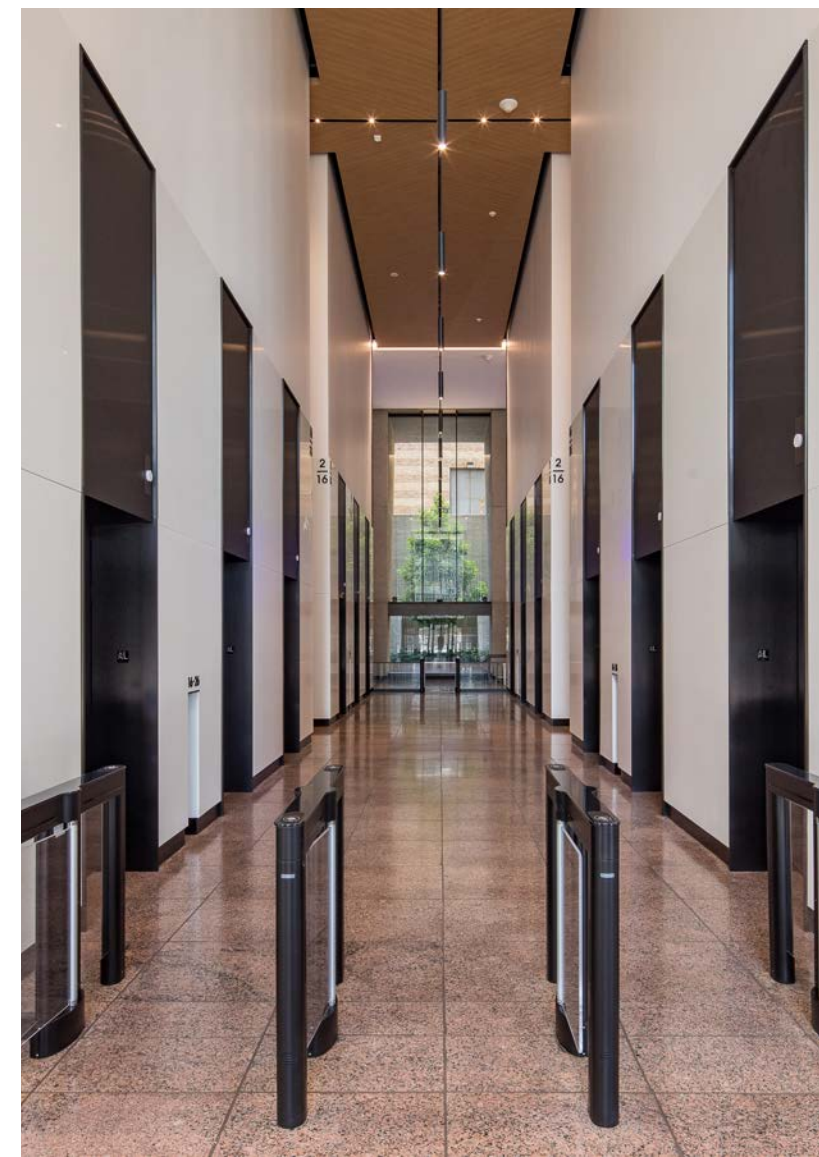
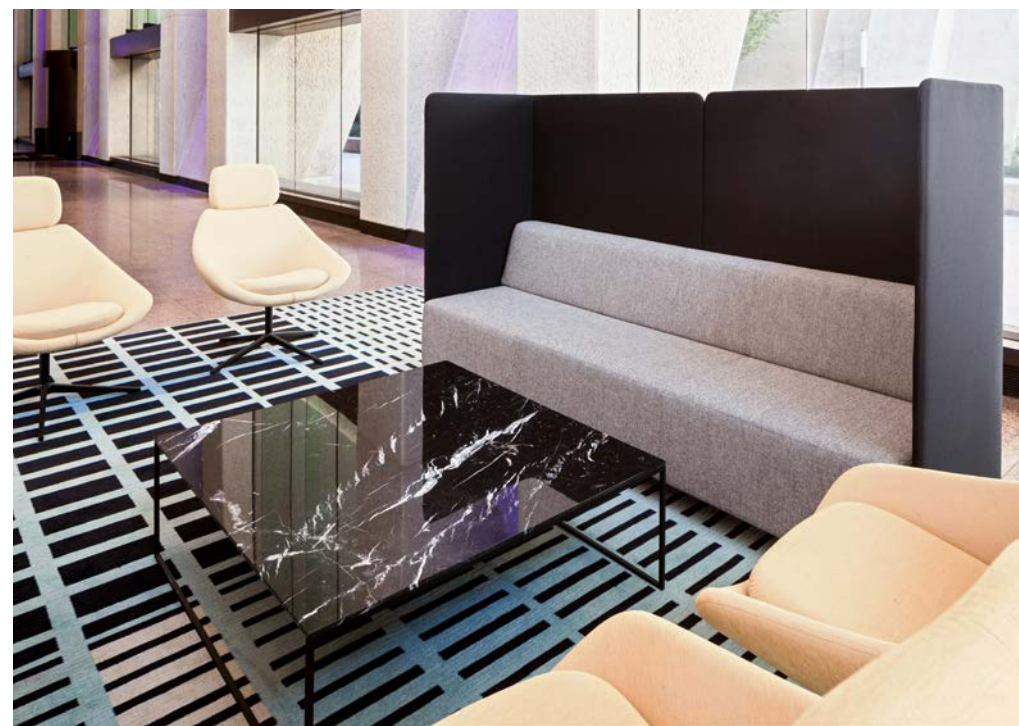
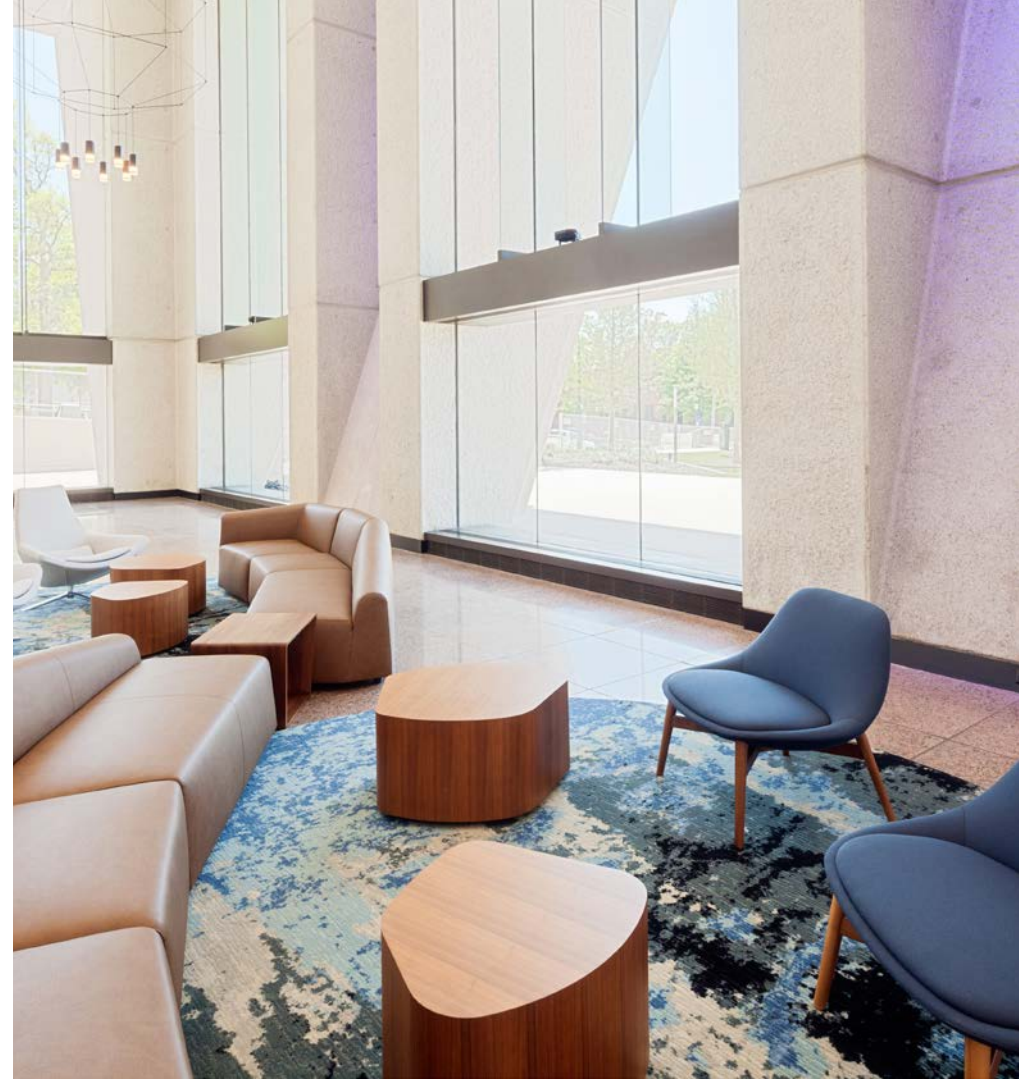
29,000 RSF



TEST FIT PLAN WITH FURNITURE

29,000 RSF







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