

# TEN TWENTY

S P R I N G





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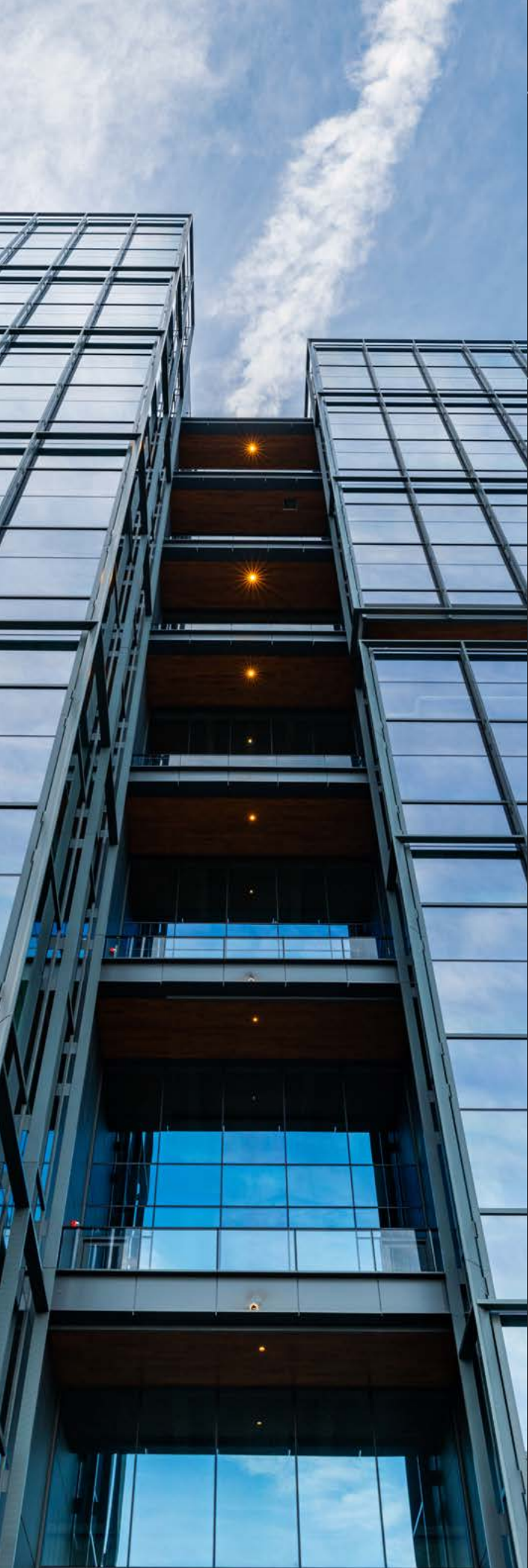
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Unleashing Innovation,  
Elevating Experiences,





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# BUILDING FACTS

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On the highest point of Midtown,  
with talent and culture close at hand,  
innovative office design awaits.

You'll find your new workplace oasis in  
Atlanta's fastest growing neighborhood  
and in the midst of the city's vibrant arts  
and technology community.



## 360°

Views



## 25

Stories

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OFFICE

## 540K

Square Feet of  
Class A Office

## 32K+

Square Foot  
Floor Plates

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AMENITIES

## 16K

Square feet of Private  
Office Terraces

## 20K

Square Feet of Tenant  
Exclusive Amenities

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PARKING &  
VISIBILITY

## 1.85/1000

Parking Ratio

## 450K

Car Views Daily

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RETAIL

## 27K

Square Feet of Historic  
Philip T. Shutze designed  
Retail and Gardens

## 8K

Square Feet  
Ground Floor Retail

# West Elevation

A symphony of Innovation and Elegance:  
Redefining Modern Excellence. This is  
Midtown's Masterpiece



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# ON-SITE RETAIL

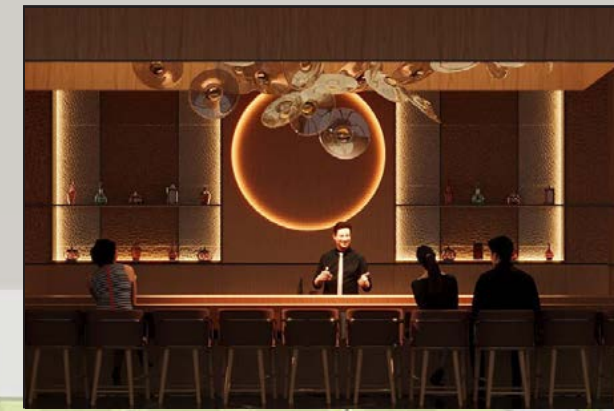
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A workplace oasis by day and a vibrant gathering place by night. Spring Quarter offers over fifty thousand square feet of restaurant and retail concepts creating a rich hub of energy and excitement. Experience Midtown amenities in a whole new light.



# On-Site Retail

- Leased
- Negotiating LOI
- Available



**SOZOU**  
 Restaurant and Omakase  
 From Chef **Fuyuhiko Ito**

Floor 1.5



**Habaneros**  
 3,929 SF with 574 SF Patio  
 Louisiana-based  
 Mexican Restaurant



**Retail/Restaurant Destination**  
 The Patterson re-imagined into a day-to-night food and beverage destination curated with true-to-Atlanta concepts.





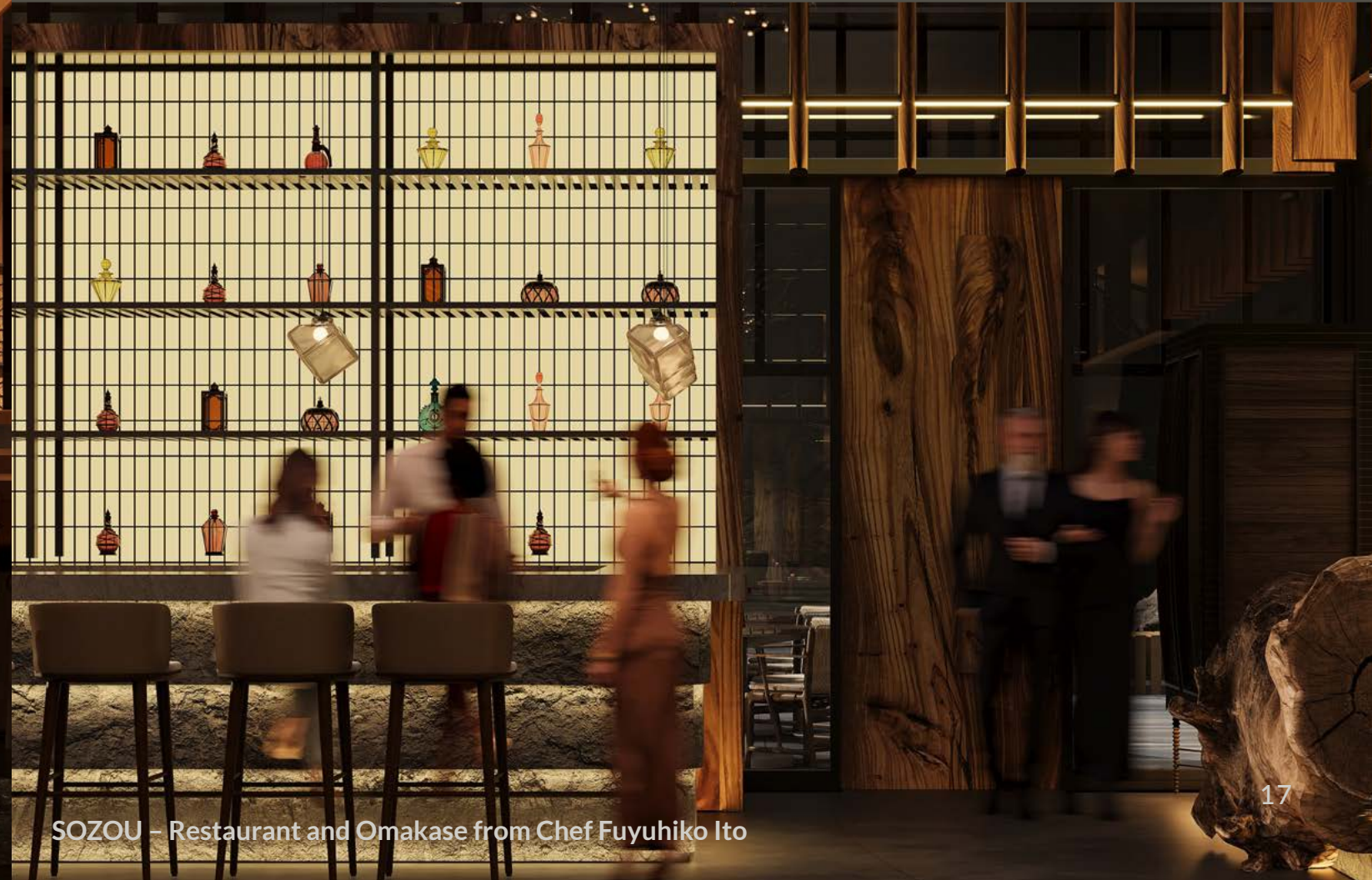
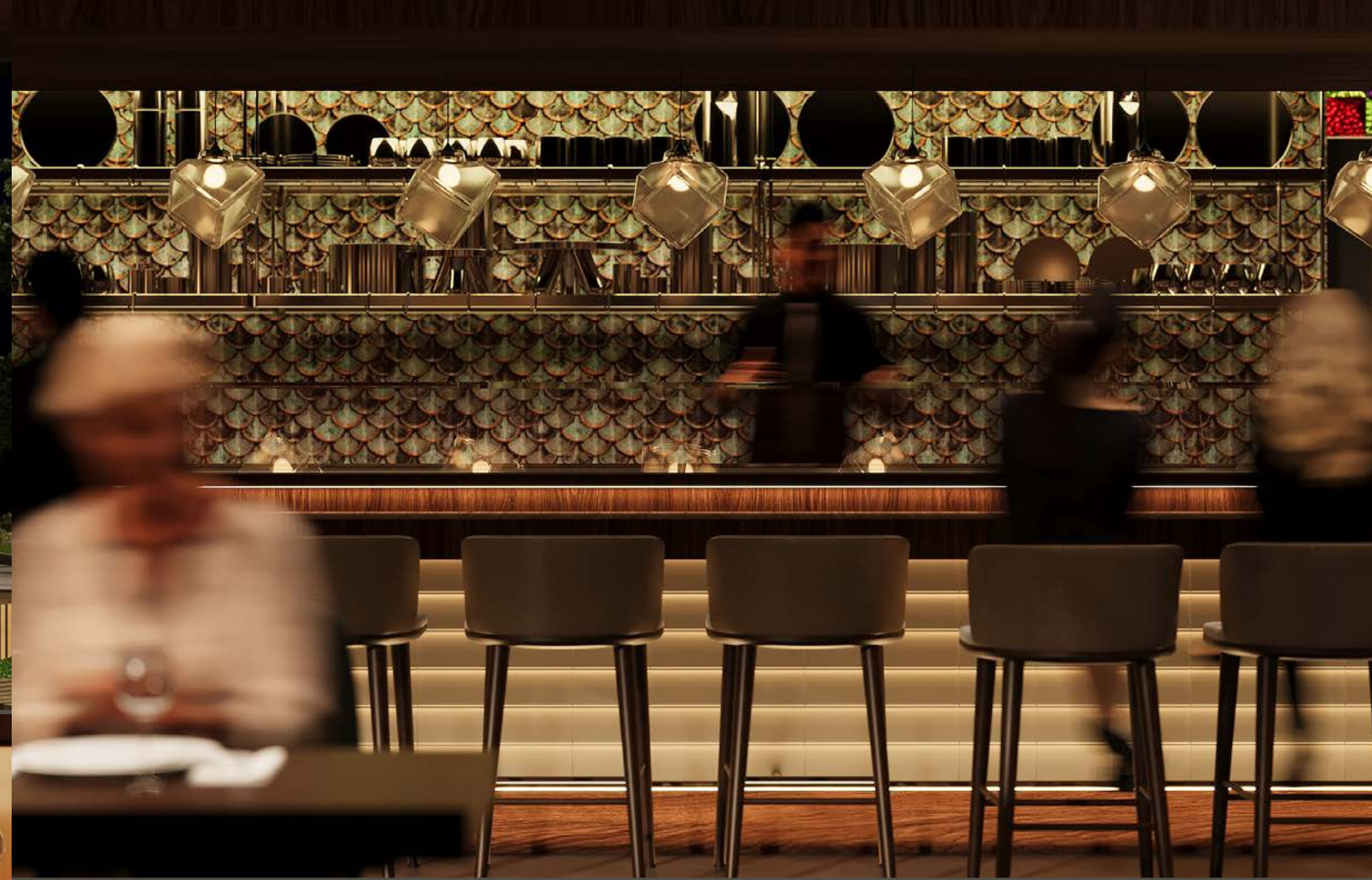
Winebar/Brasserie



Retail Paseo



Retail Paseo & H.M Patterson Home & Gardens

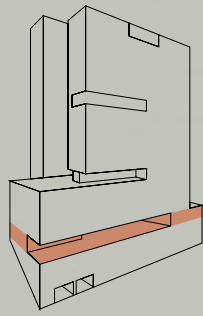


# ON-SITE AMENITIES

## First Floor

Throughout the property, you will find the best in class amenities as well as a pedestrian-friendly ground floor. The grounds also feature a lush, historic outdoor garden.

A rush of energy and attention to detail envelops the Spring Quarter campus.



**P** Valet & VIP Parking

 Bike storage

 Fitness Center & Yoga Studio

 H.M Patterson Home & Gardens

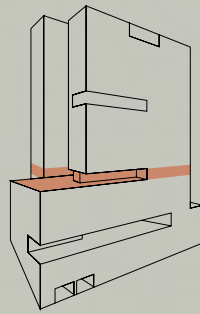




# Eighth Floor

On the eighth floor, tenants can unwind on the terrace and immerse themselves in the panoramic skyline views. The indoor/outdoor bar invites you to savor craft cocktails under the open sky or within the chic confines, creating an ambiance of relaxed sophistication.

Nestled adjacent is the co-working lounge, a hub of creativity and collaboration, offering a dynamic space for work and networking.



Co-working Lounge



Indoor/Outdoor Bar



North Terrace with Skyline Views



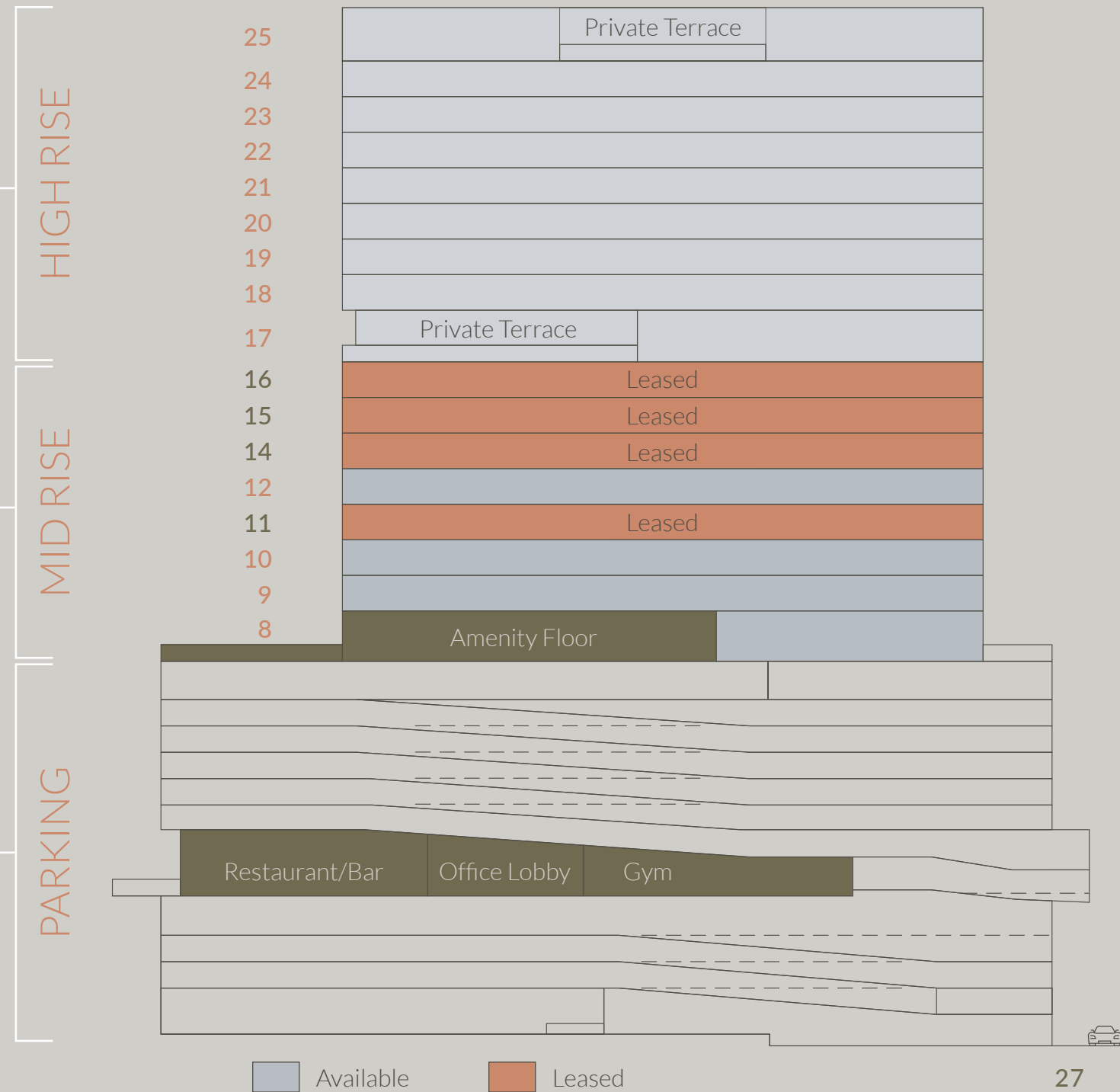


# STACKING PLAN

Each floor is a testament to modernity and sophistication. From the ground floor to the pinnacle, Ten Twenty stands as a beacon of innovation and productivity, offering a harmonious fusion of urban energy and corporate elegance.

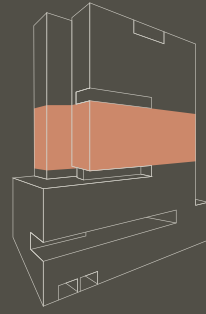
## 540K

**Total Square Feet of Class A Office Space**



# FLOOR PLANS

## Mid Rise (Floors 8-16)

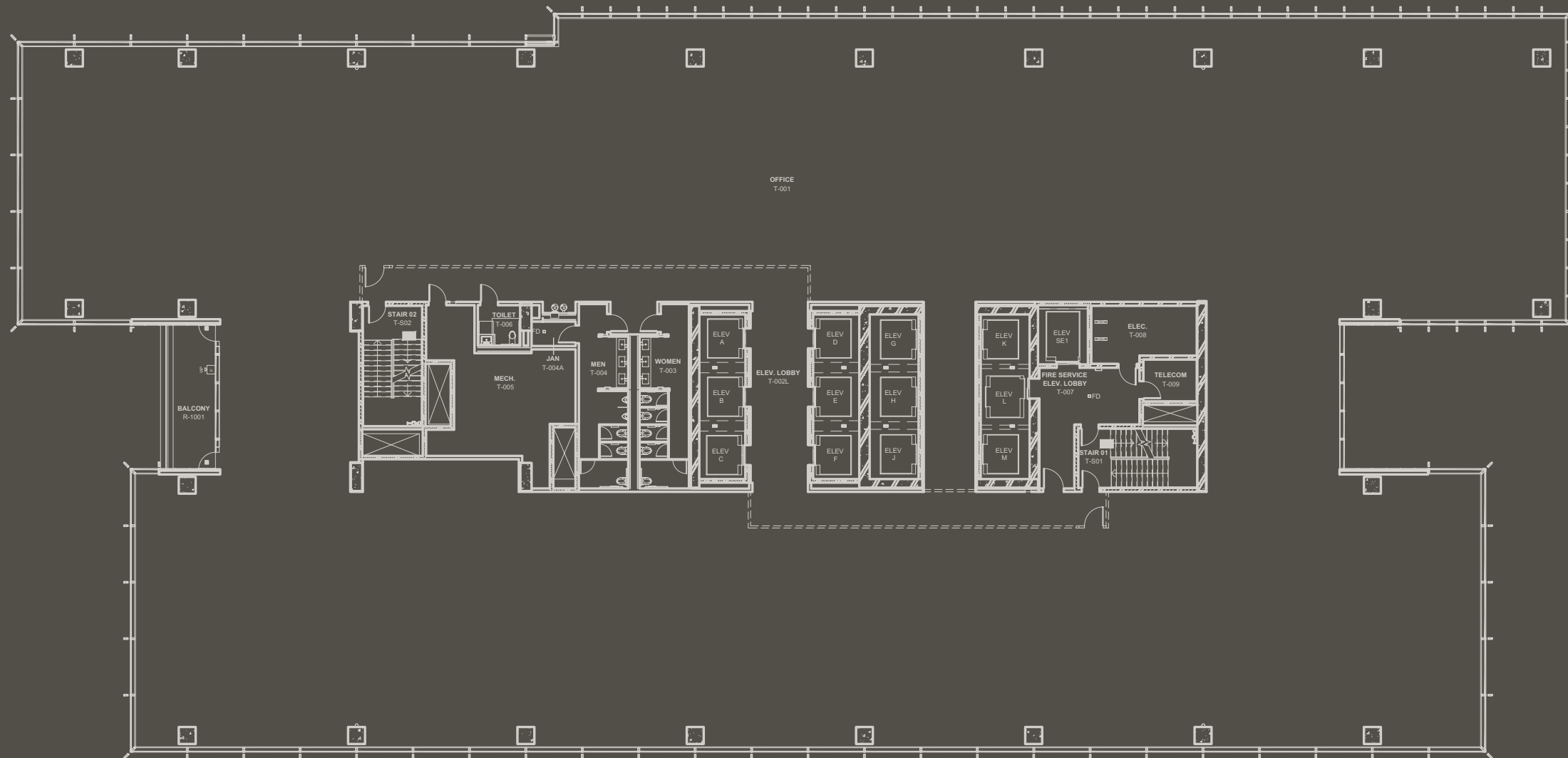


34K SF+  
Floor Plates

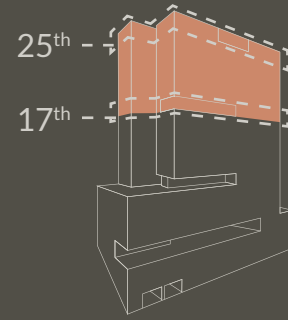
360°  
Views with Floor to  
Ceiling Windows

Each floor is a blank slate poised to be transformed into a dynamic workspace that encapsulates innovation and productivity.

With floor-to-ceiling windows and commanding, 360-degree panoramic views, you'll feel the anticipation of a horizon yet to be defined, where your ideas will unfold against a backdrop of the city's skyline and limitless inspiration.

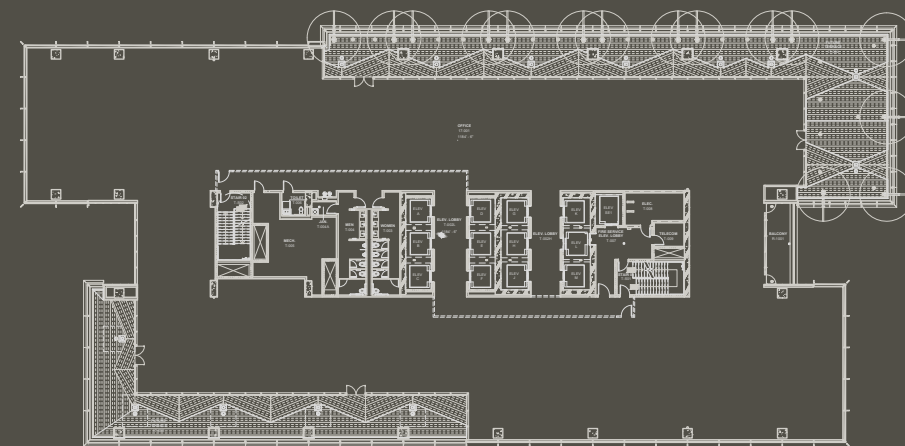
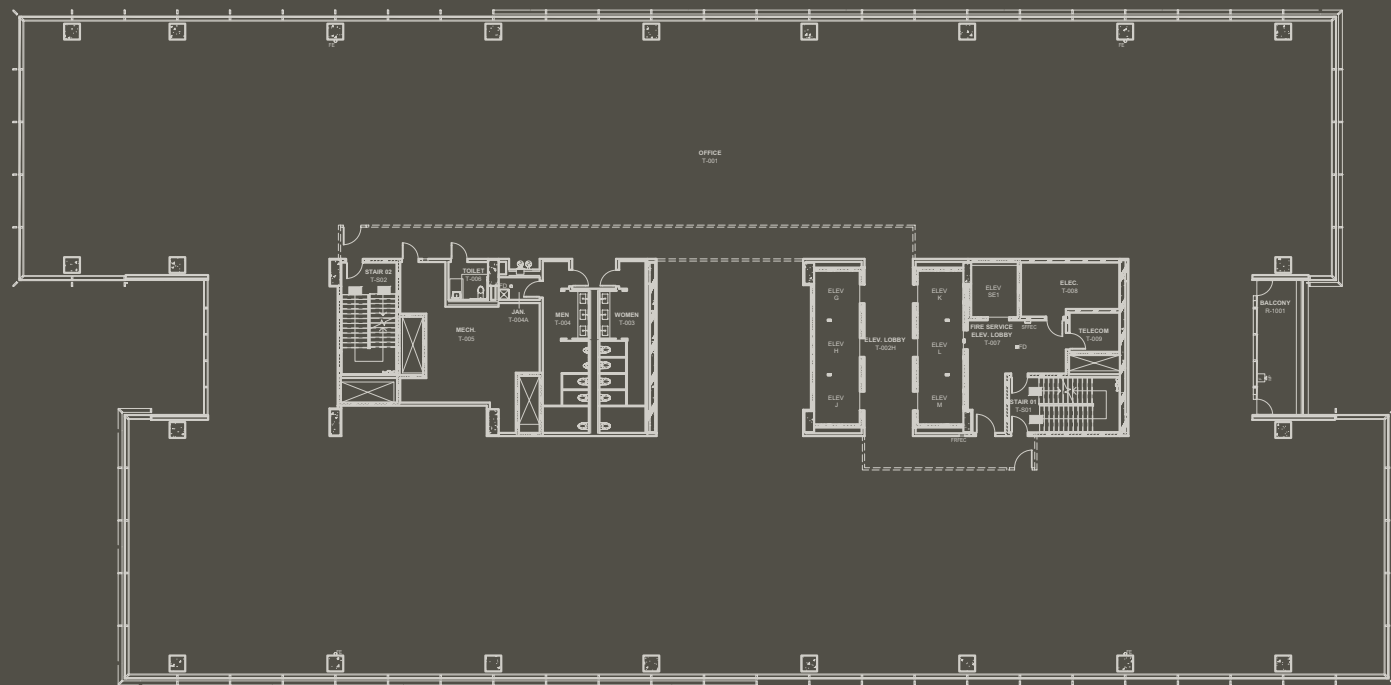


# High Rise (Floors 17-25)



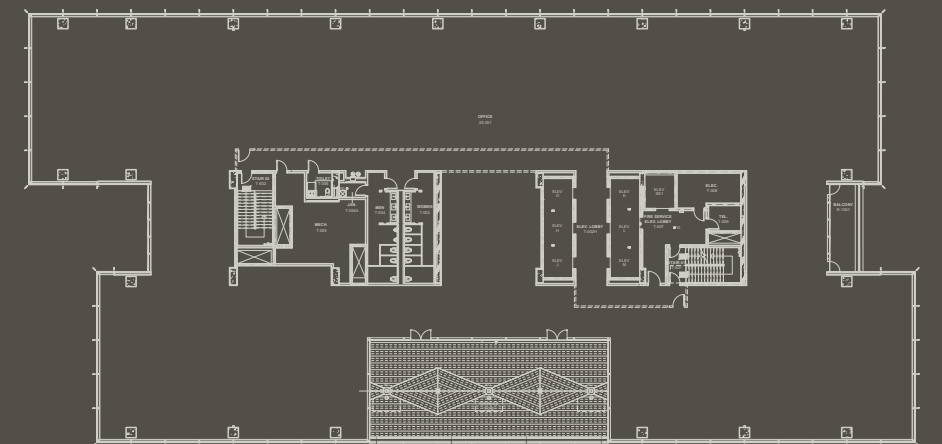
32K SF+  
Floor Plates

OPEN AIR  
Private Office Terrace  
on Every Floor  
(Expansive Terraces on  
17<sup>th</sup> and 25<sup>th</sup> floors)

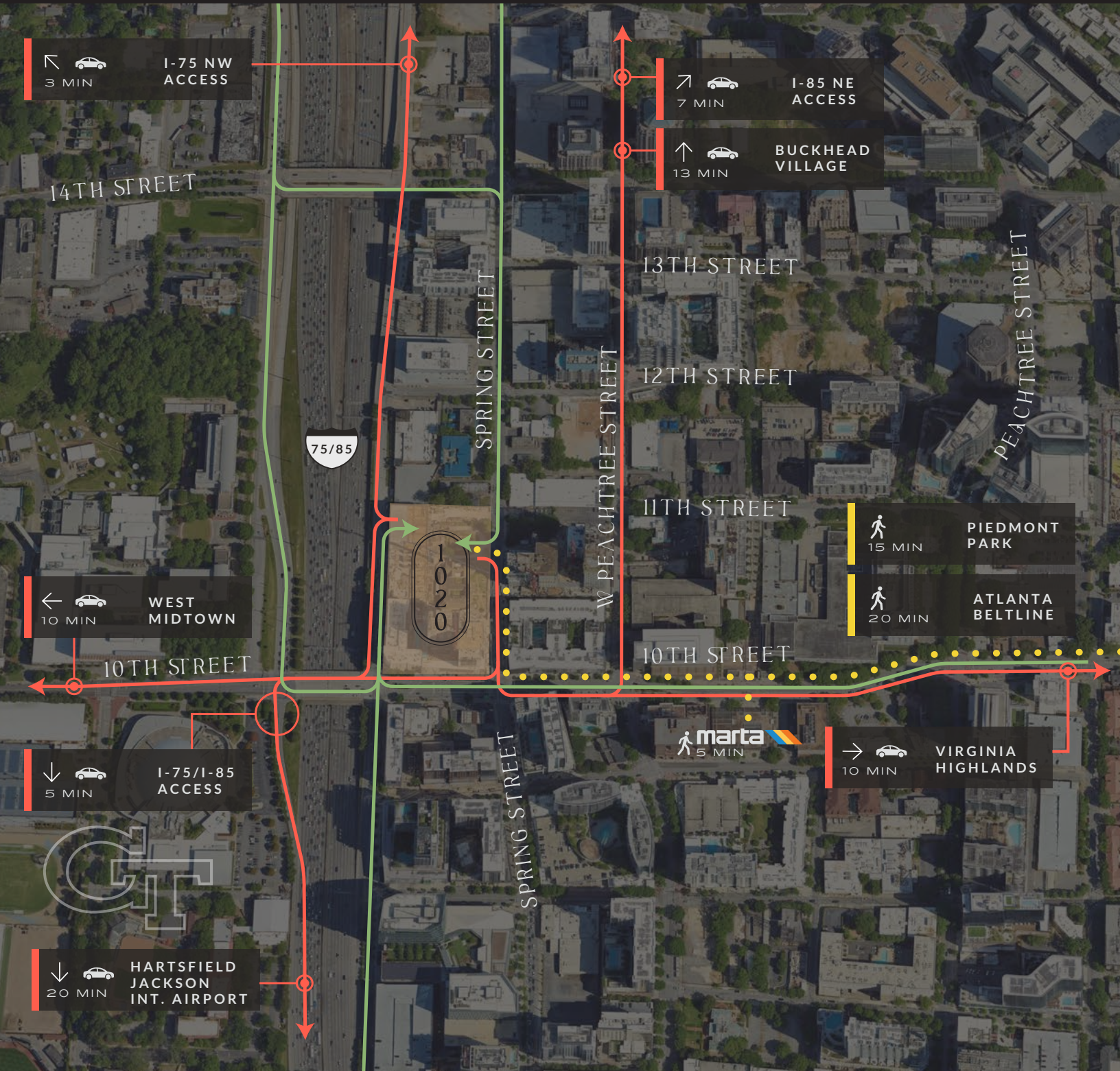


17<sup>TH</sup>  
Floor (26,971 RSF)

25<sup>TH</sup>  
Floor (29,918 RSF)



# NEIGHBORHOOD/ MIDTOWN



## DRIVE TIMES

1. West Midtown	9 mins
2. Virginia Highlands	10 mins
3. Old 4th Ward	11 mins
4. Buckhead	13 mins
5. Morningside	13 mins
6. Brookhaven	14 mins
7. Chamblee	15 mins
8. Decatur	16 mins
9. Grove Park	17 mins
10. West End	19 mins

19B+

Annual Economic Impact

NO. 1

Most Walkable Neighborhood

24K+

New Jobs Announced since 2015

86K+

Daytime Employees

46%

Of Atlanta's Tech Jobs

23%

Of Atlanta's Finance Jobs

26.5K+

Residents With a Median Age of 35

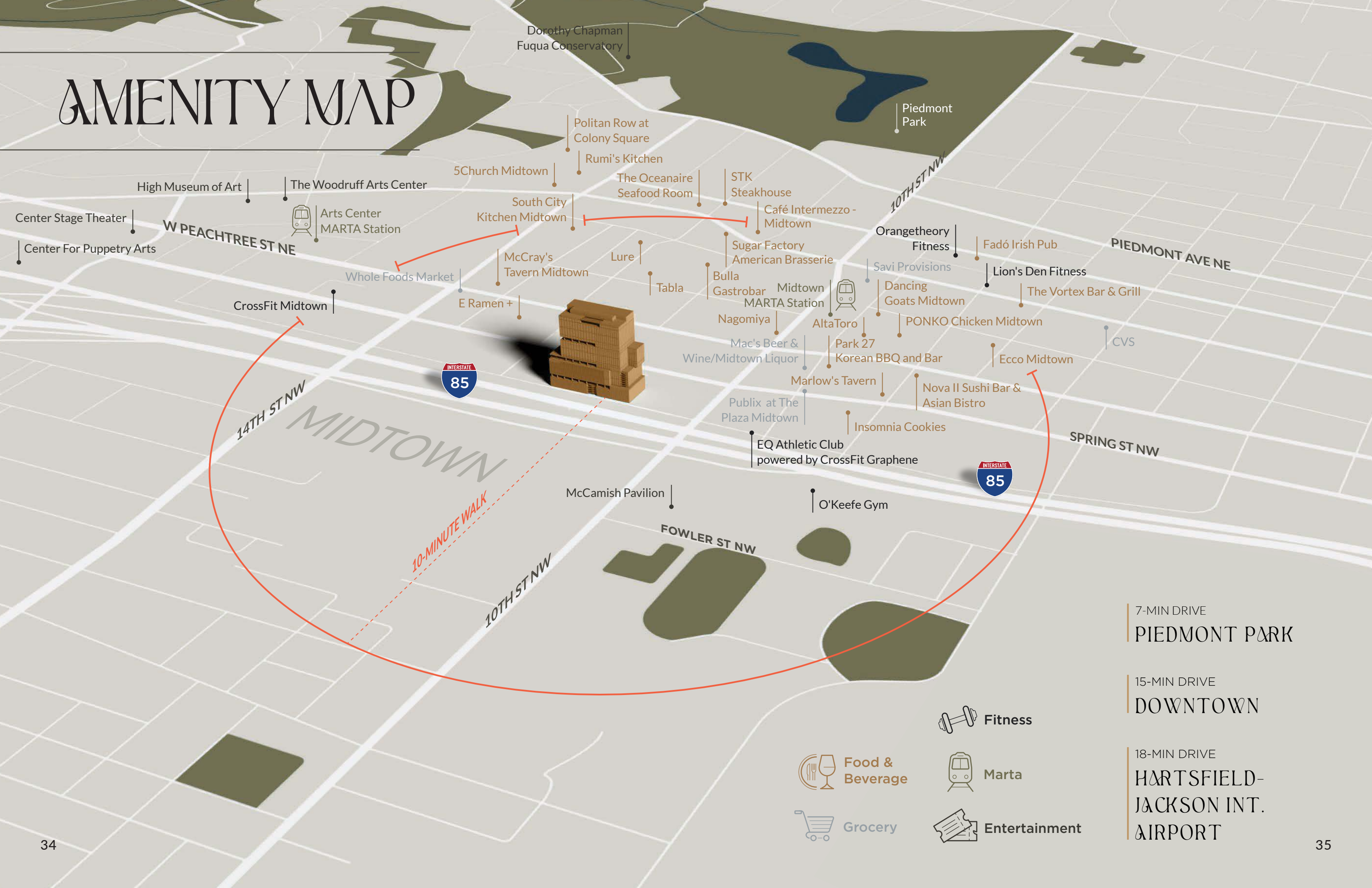
275K+

Undergraduate and Graduate Students from 66 Colleges and Universities in Atlanta

37.5K+

Undergraduate and Graduate Students in Midtown

# AMENITY MAP



Dorothy Chapman Fuqua Conservatory

Piedmont Park

Center Stage Theater  
Center For Puppetry Arts  
High Museum of Art  
The Woodruff Arts Center  
Arts Center MARTA Station

5Church Midtown  
South City Kitchen Midtown  
McCray's Tavern Midtown  
E Ramen +  
Whole Foods Market

The Oceanaire Seafood Room  
Lure  
Tabla

STK Steakhouse  
Café Intermezzo - Midtown  
Sugar Factory American Brasserie

Orangetheory Fitness  
Savi Provisions

Fadó Irish Pub  
Lion's Den Fitness  
The Vortex Bar & Grill

Bulla Gastrobar  
Midtown MARTA Station  
Nagomiya  
AltaToro  
Mac's Beer & Wine/Midtown Liquor  
Park 27 Korean BBQ and Bar

Dancing Goats Midtown  
PONKO Chicken Midtown  
Ecco Midtown

Marlow's Tavern  
Nova II Sushi Bar & Asian Bistro  
Insomnia Cookies  
Publix at The Plaza Midtown  
EQ Athletic Club powered by CrossFit Graphene

CVS

McCamish Pavilion

O'Keefe Gym

7-MIN DRIVE  
PIEDMONT PARK

15-MIN DRIVE  
DOWNTOWN

18-MIN DRIVE  
HARTSFIELD-JACKSON INT. AIRPORT

- Fitness
- Food & Beverage
- Marta
- Grocery
- Entertainment

# DEVELOPMENT TEAM



75M

Square Feet Developed

27+

Projects Currently in Development

15B+

Development Cost at Time of Construction

15M

Square Feet of Office Space

1.8M+

Square Feet of Retail Space

22

Hotels

## EQUITY PARTNERS

Blackstone

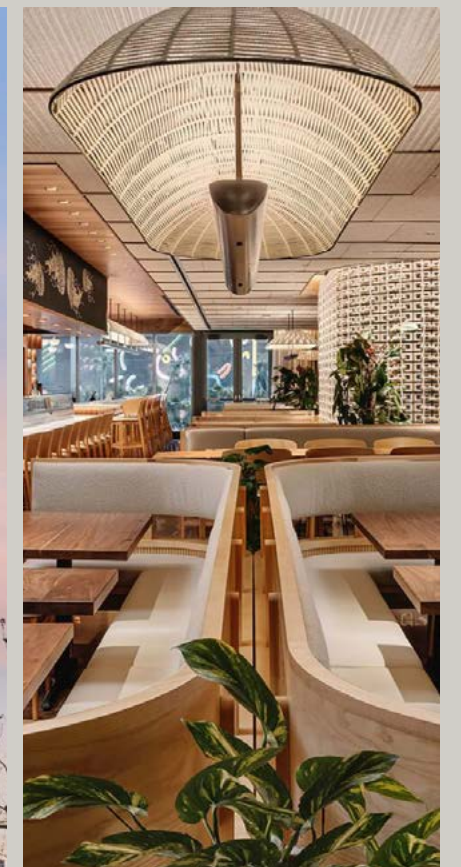
Perform Properties

## ARCHITECTS

HKS

KPF

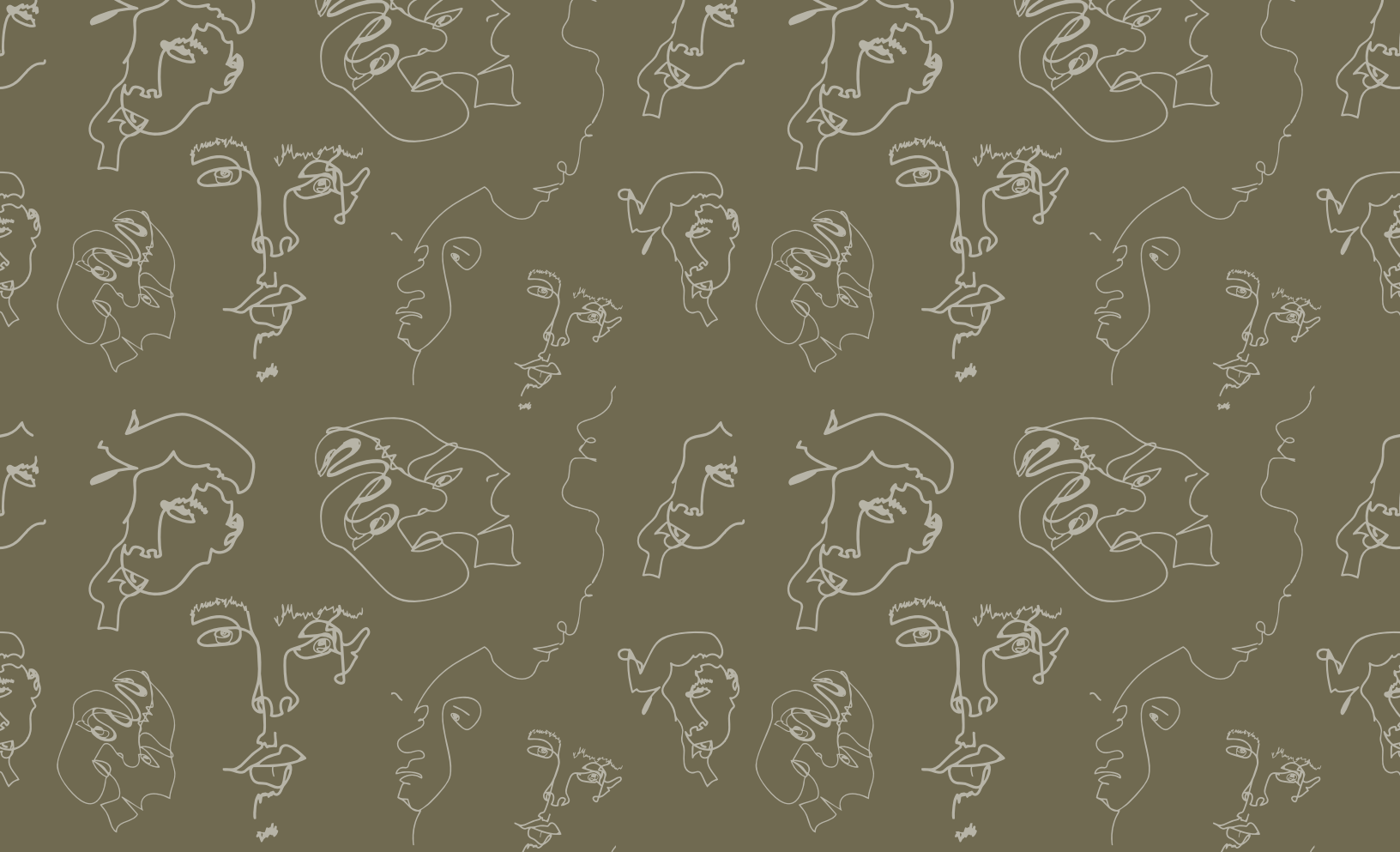
Michael Hsu Office Of Architecture



The future of innovative office design atop the highest point in midtown, where talent and culture are steps away.

Discover your new workplace oasis in the heart of Atlanta's fastest growing neighborhood and hub of technology, art, access & community.





# TEN TWENTY

S P R I N G

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Properties

**Blackstone**

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