

864/858 SPRING STREET NW

8TH ON SPRING

ATLANTA, GA



cresa


A photograph of a modern, glass-walled interior space, likely a lounge or meeting area. The space features a large, multi-tiered chandelier made of numerous small, gold-colored spherical ornaments hanging from the ceiling. The floor is made of light-colored stone tiles. In the foreground, there are several dark-colored armchairs and a small round table. The large glass walls offer a view of a city street with trees, buildings, and a car. The text "FULLY EQUIPPED CAMPUS AVAILABLE FOR IMMEDIATE OCCUPANCY" is overlaid in white, bold, sans-serif font in the upper right corner.

**FULLY EQUIPPED
CAMPUS AVAILABLE
FOR IMMEDIATE
OCCUPANCY**



MOVE-IN READY HEADQUARTERS

Cresa is proud to present the exclusive opportunity to sublease 864 Spring Street to a full or partial building user. This premier, fully wired campus with lab infrastructure provides millions of dollars in savings compared to ground-up construction.



TREAT EVERY CUSTOMER LIKE
THEY ARE OUR ONLY CUSTOMER.

JOHN D. ROCKEFELLER

8TH ON SPRING

PRIME VISIBILITY TO OVER 400,000 VEHICLES DAILY,
R&D TECH LAB INFRASTRUCTURE,
AND SPEED-TO-MARKET OVER GROUND-UP PROJECTS

Downtown Atlanta views from 8th on Spring



NCR

864



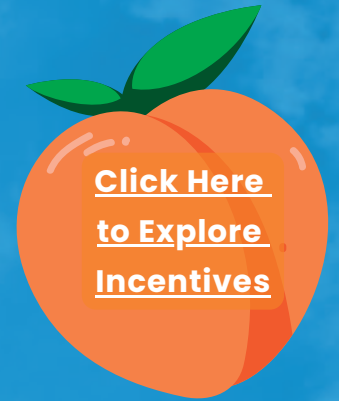
NCR VIX





THE PEACH STATE

As the **#1 state for business**, Georgia offers a variety of tax credit and incentive programs available for industry specific job creation tax credits, including Research & Development, and digital entertainment.



ATLANTA, GA

Located next to Georgia Tech in Midtown Atlanta, GA, 864 Spring Street NW offers prime visibility, walkable access to restaurants, shops, and hotels, and direct connectivity to I-75/85, I-20, Downtown, Buckhead, and the world's busiest airport – Hartsfield Jackson International.



● Georgia Tech Campus

● 864 Spring St NW



Graphic
Packaging
INTERNATIONAL

ATLANTA ADVANTAGE

Why Businesses Should Consider Relocating to Atlanta

#1

Metro area
Lowest cost
of doing
business

1.9M

Forecasted
Jobs to be
created by
2040

3RD

Most
Fortune 500
company
headquarters

#1

Most Traveled Airport
In the
Western
Hemisphere

DEEP TALENT POOL

MEDIAN AGE:

36.9 (YOUNGER THAN U.S. MEDIAN OF 38.2)

KEY SECTORS:

TRANSPORTATION & MATERIAL MOVING: 480K WORKERS

PRODUCTION:

304K WORKERS

COMPUTER & MATHEMATICAL: 177K WORKERS

SPECIALIZED SKILLS:

AVIONICS TECHS, AIRCRAFT ASSEMBLERS, TIRE BUILDERS, FOOD SCIENTISTS, AND MORE

TECH & ENGINEERING:

52K SOFTWARE DEVELOPERS, 21K

COMPUTER/INFORMATION ANALYSTS, 44K ENGINEERS

EDUCATION PIPELINE:

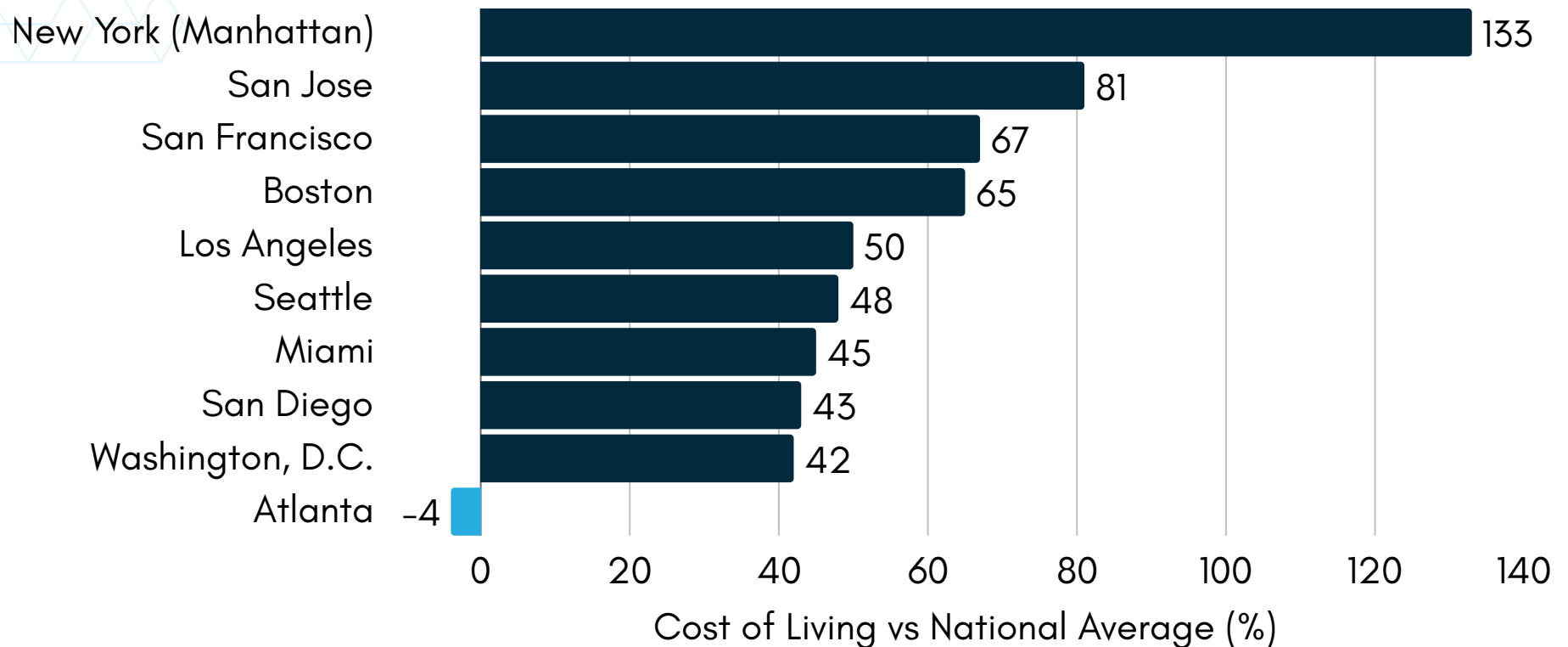
200K ANNUAL GRADUATES WITHIN 250 MILES OF ATLANTA (BACHELOR'S OR HIGHER)



WORK. LIVE. THRIVE.

Rent in San Francisco is nearly double Atlanta's - 89% higher. In New York City, the overall cost of living runs 60-70% higher than Atlanta, meaning every dollar stretches significantly further here while still offering access to a major business hub.

2025 Cost of Living Comparison: Atlanta vs Major U.S. Cities



An aerial photograph of a dense urban environment. The central focus is a tall, modern glass skyscraper with the letters 'NCR' in large, white, sans-serif font near its top. The building's glass facade reflects the surrounding city and sky. To the left of the NCR building is another tall building with a dark, textured facade and many windows. To the right, there are several other high-rise buildings, some with brick accents. The foreground shows a multi-lane road with cars and a few trees. The sky is blue with scattered white clouds.

AVAILABILITY

Immediate availability to lease multiple floors or the entire campus – which includes the 503,133 RSF North Tower, and 334,822 RSF South Tower, **8th On Spring** is ideal for companies seeking a headquarters in the heart of America's innovation corridor.

BUILDING INFRASTRUCTURE

Save 24–36 months compared to new construction



- Column Spacing: 28'
- Ceiling Heights: 13'
- Fiber redundancy and heavy power capacity
- Reinforced slabs
- Vibration-resistant floors
- Zoned HVAC
- Efficient loading access
- Covered Parking Ratio: 2.1:1000 SF

NORTH TOWER

864 SPRING STREET NW





SOUTH TOWER

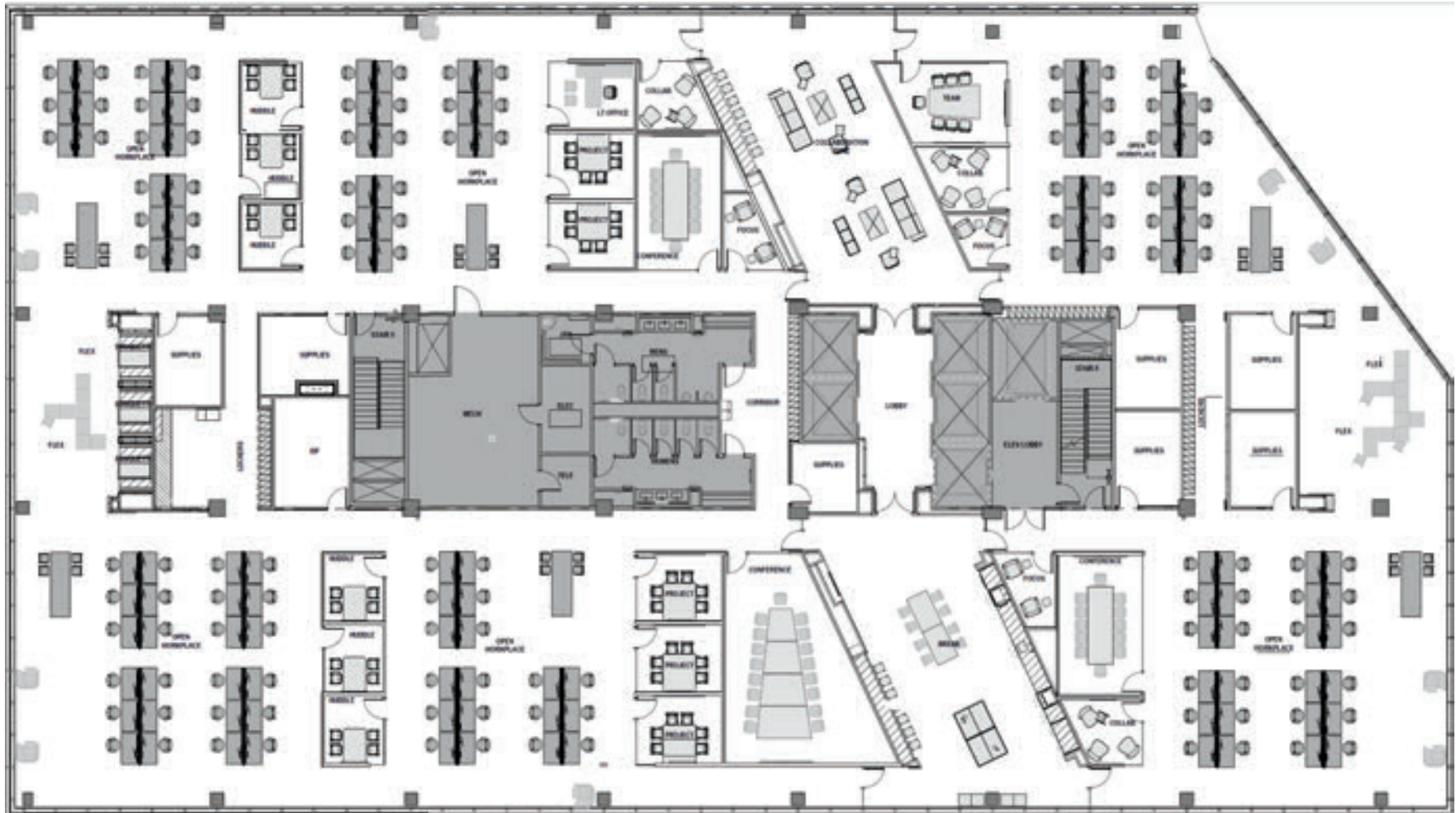
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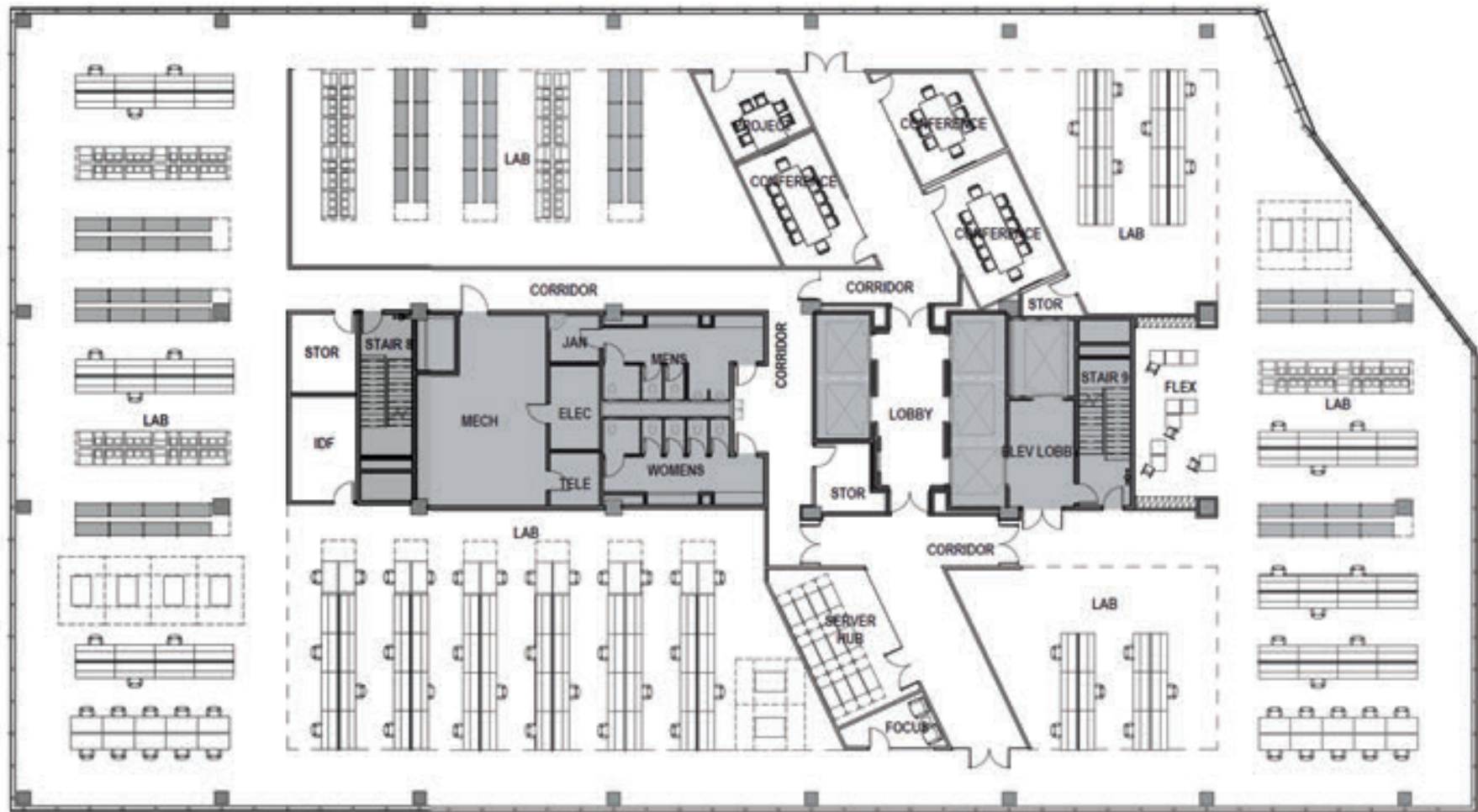


TYPICAL WORKPLACE FLOOR PLAN



8TH ON SPRING

TYPICAL LAB FLOOR PLAN



8TH ON SPRING







AMENITIES

24/7 Security

Fitness Center

Wellness Amenities

Outdoor Park & Green Space

Marché Dining

Conference Center

Media Studio

Zen Garden

On-Site Coffee Shop



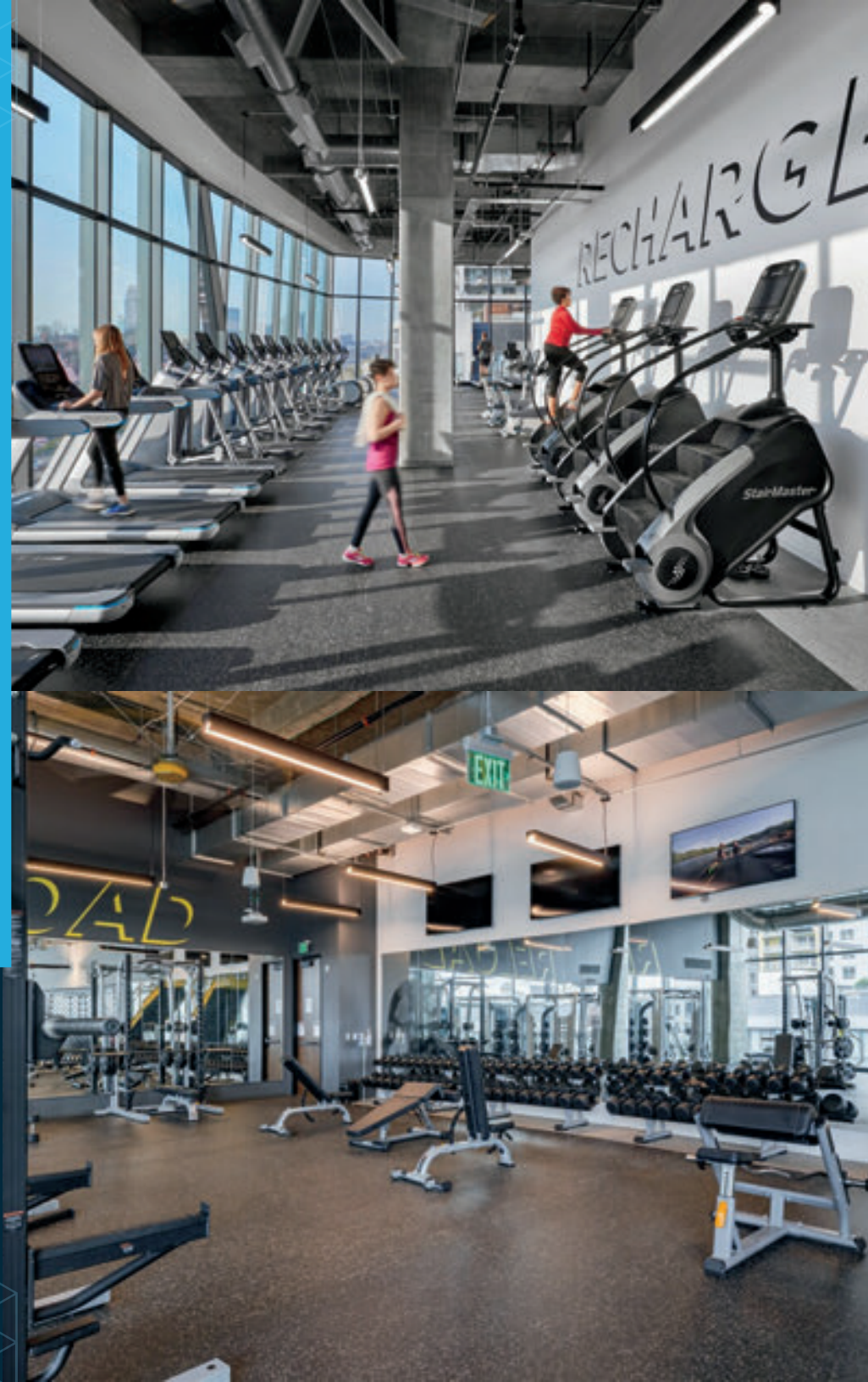


BUILDING SECURITY

Safety is paramount throughout the building, with 24/7 on-site security professionals and advanced access controls at every entry point. All occupants and visitors are required to use a personal badge or registered guest pass, and secure barriers ensure that only authorized individuals can access elevators and stairwells. This layered approach provides complete peace of mind in a protected, professional environment.

WORLD-CLASS ATHLETIC CENTER

- 24/7 access
- Expert-led studios for cycle, yoga, and group classes
- Private locker rooms and spa-inspired showers on the 6th floor
- Dedicated spin and yoga studios on the 7th floor
- Treadmill Desks
- Seamless connectivity to Zen Garden







ELEVATED PRIVATE PARK

Six stories above Spring Street, the building's landscaped Zen Garden offers a tranquil escape in the heart of the city. Adjacent to the garden, a sprawling outdoor seating area and lawn invite you to enjoy fresh air throughout the day to work and gather. For private events, an elegantly appointed dining room provides a versatile venue ideal for hosting larger gatherings and special occasions, complete with integrated AV technology.







THE MARCHÉ

Six distinctive restaurants offer a range of flavors from contemporary Tex-Mex to Indian cuisine, hand-rolled sushi, and a chef-driven rotating concept with wellness at heart.

State-of-the-art Coca-Cola Freestyle® stations provide hundreds of custom beverage options throughout the marche.

With space for over 3,000 guests, it's a dynamic setting for everything from morning espresso to lunch al fresco.



MR. MERCHANT



HITCH YOUR WAGON TO A STAR



SPACES DESIGNED FOR INNOVATION

Social zones throughout the building provide open, lounge-style seating perfect for quick huddles, casual collaboration, or a moment to recharge.



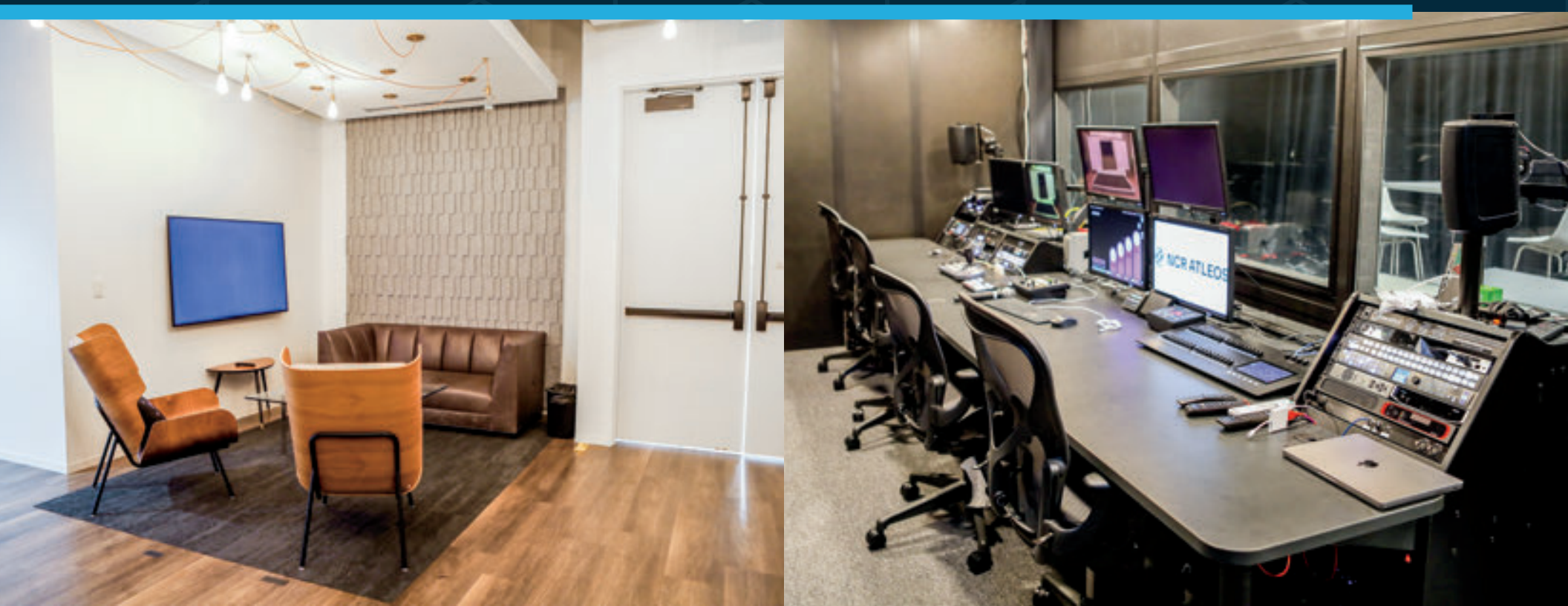






MEDIA STUDIO

Take advantage of a fully equipped studio designed for podcasting, videography, and professional audio recording. The space features built-in lighting, a live editing booth with multiple mixing boards and monitors, and a dedicated greenroom with soft seating for guests. Perfect for high-quality media production, right inside the building.

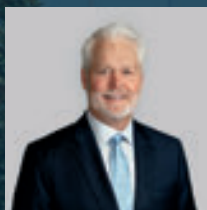




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