

864/858 SPRING STREET NW

# 8TH ON SPRING

ATLANTA, GA



cresa 



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.

—MARK WITTESEN

# 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*

The NCR logo is prominently displayed on the glass facade of a modern building. The letters 'NCR' are in a large, bold, black font with a green horizontal bar through the middle. Below 'NCR' is a smaller, circular 'NC' logo.

864







# THE PEACH STATE

As the **#1 state for business**, Georgia offers a variety of tax credit and incentive programs are 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.





*The Coca-Cola Company*

 **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:**

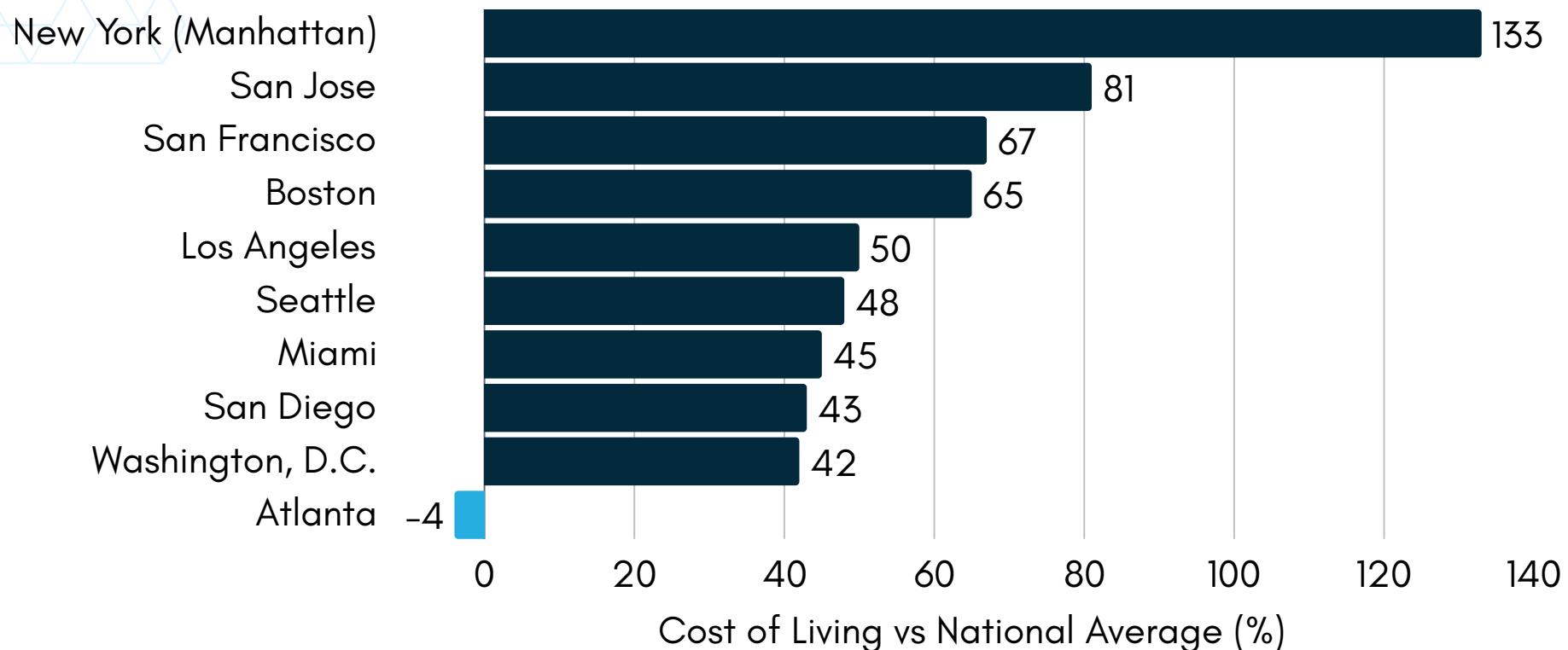
200K ANNUAL GRADUATES WITHIN 250 MILES OF ATLANTA (BACHELOR'S OR HIGHER)



# 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





# 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

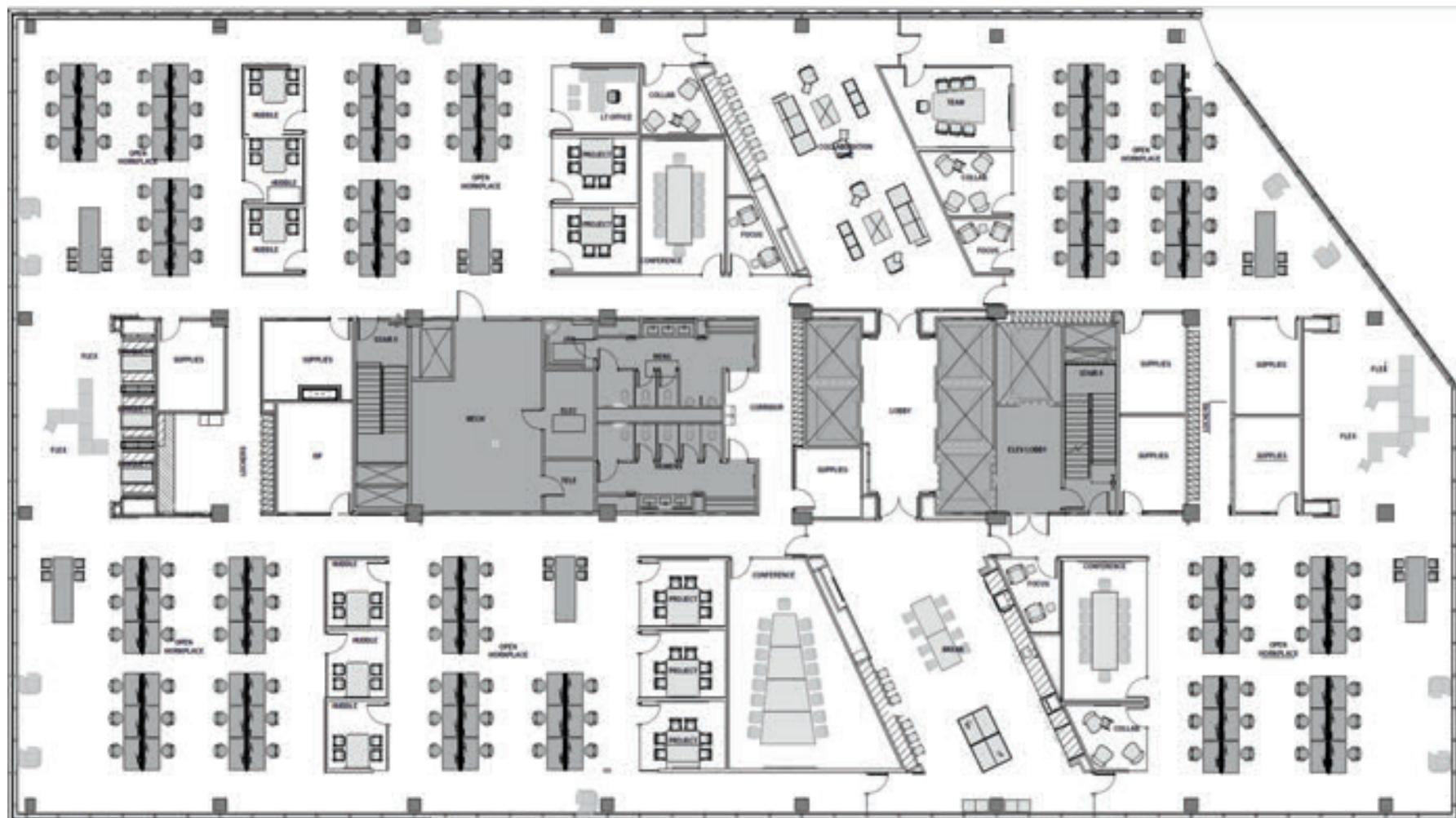
858 SPRING STREET NW



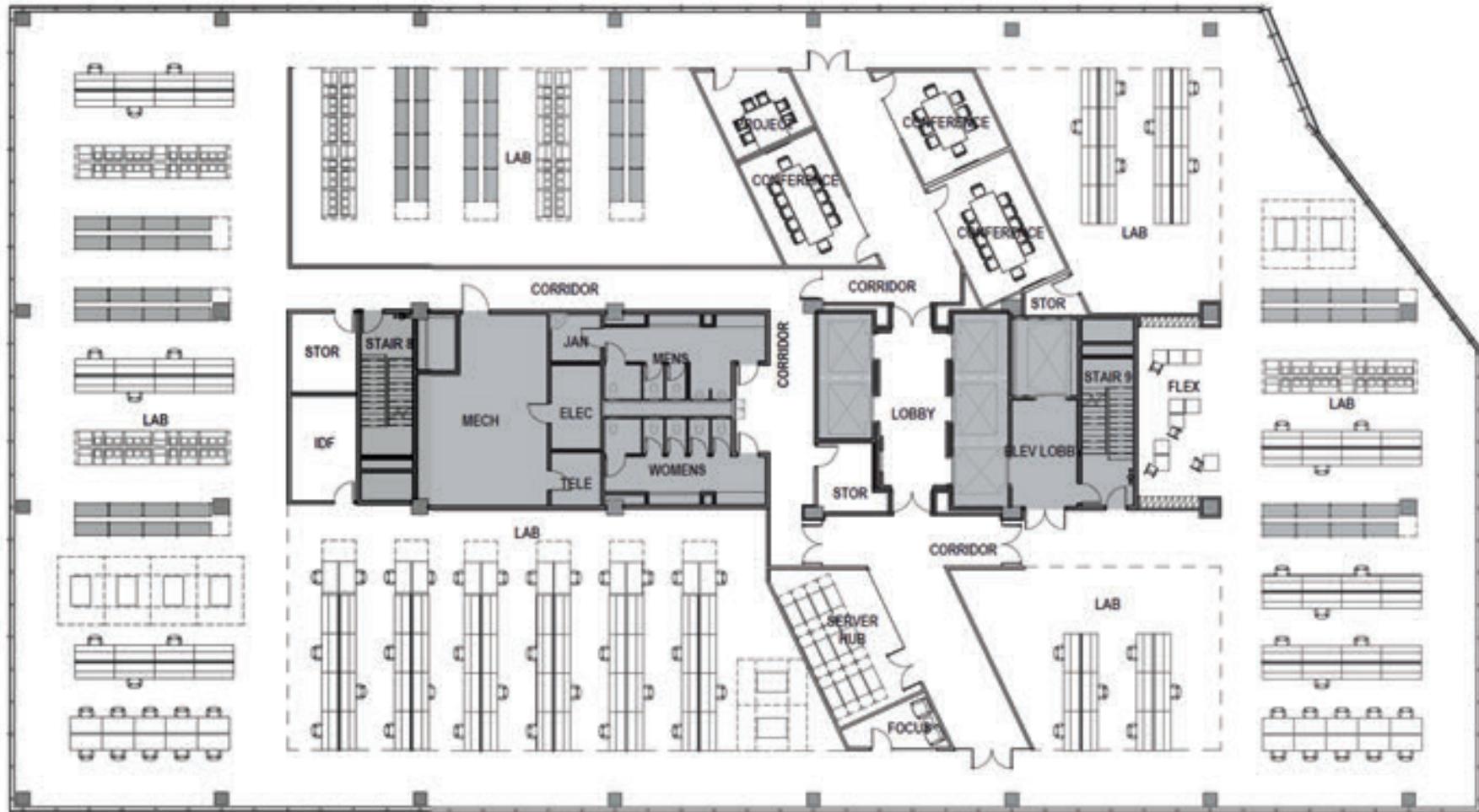




# TYPICAL WORKPLACE FLOOR PLAN



# TYPICAL LAB FLOOR PLAN









# AMENITIES

24/7 Security

Fitness Center

Wellness Amenities

Outdoor Park & Green Space

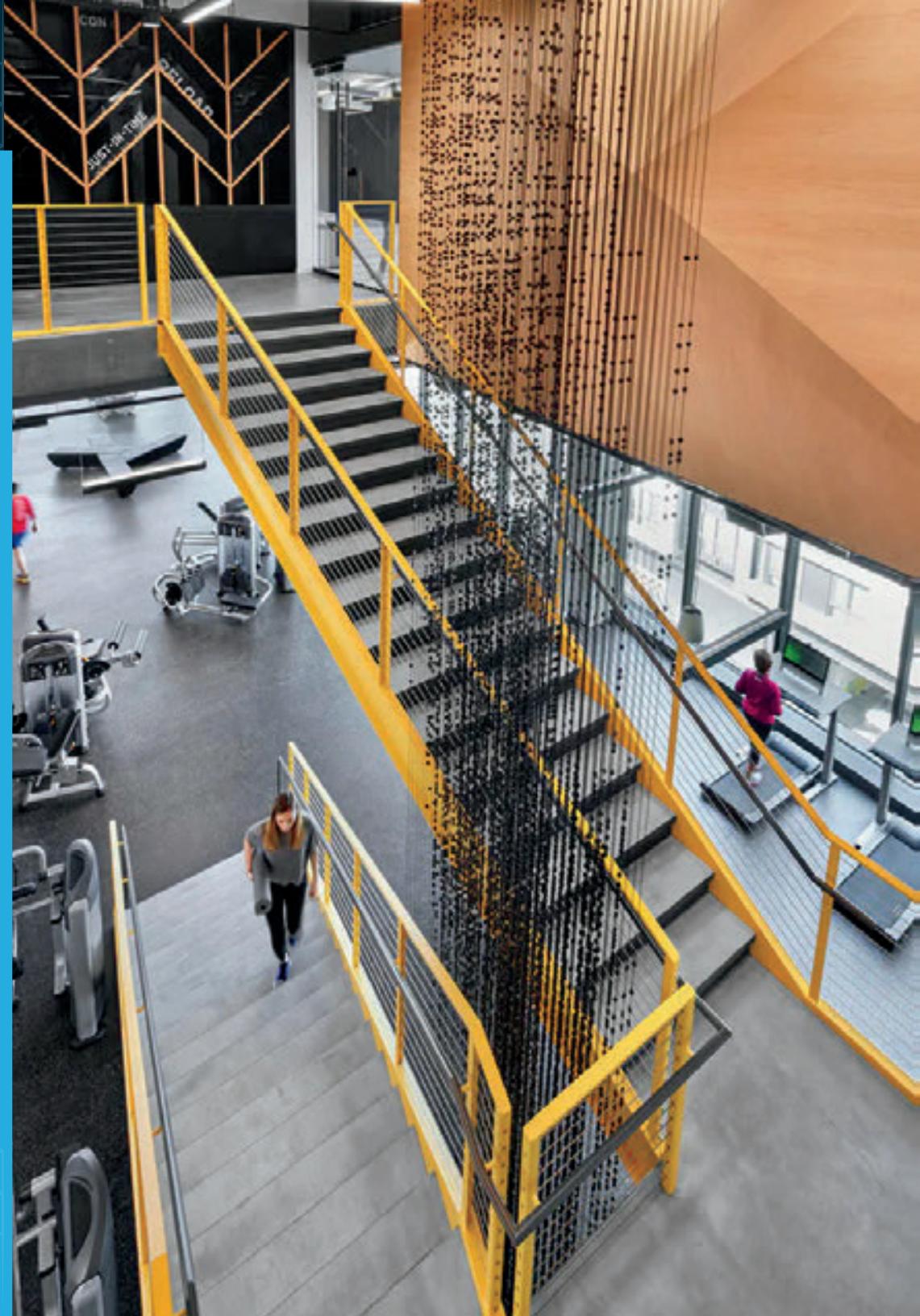
Marché Dining

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





SHARE WITH A FRIEND

Many people choose to share their fitness journey with a friend. Share your progress with a friend and receive a special discount for the second person to join a class in their first year at the studio.



# 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 marché.

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



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.



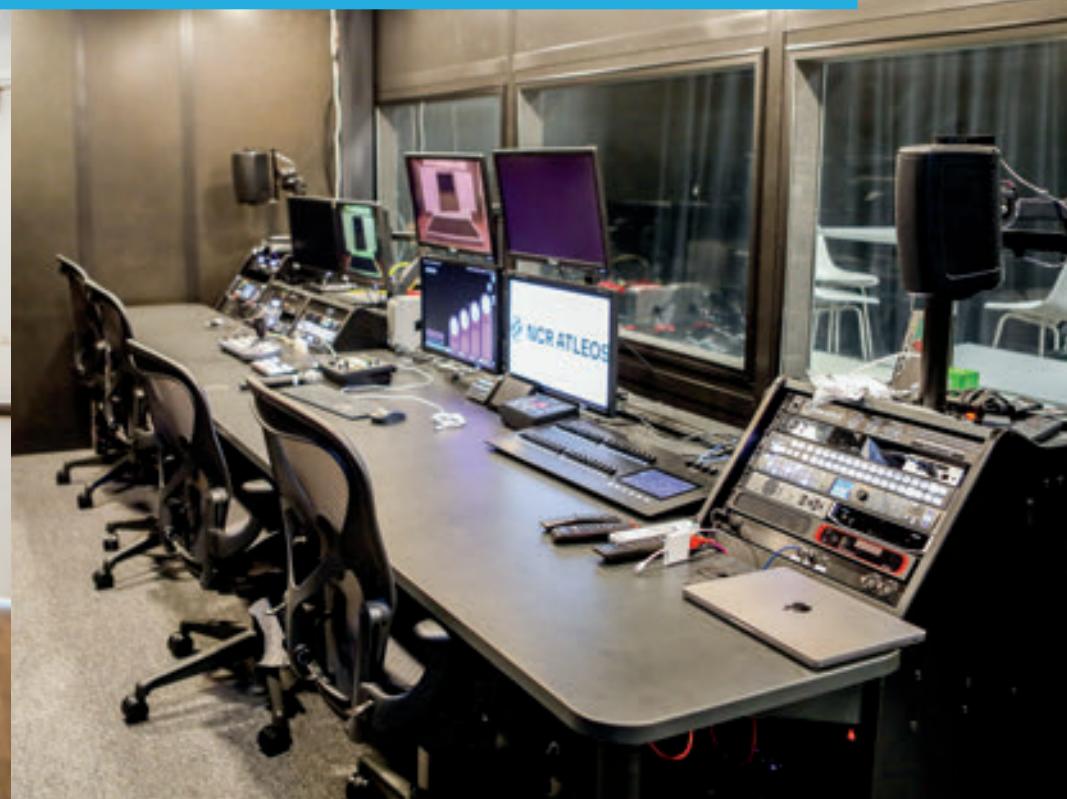
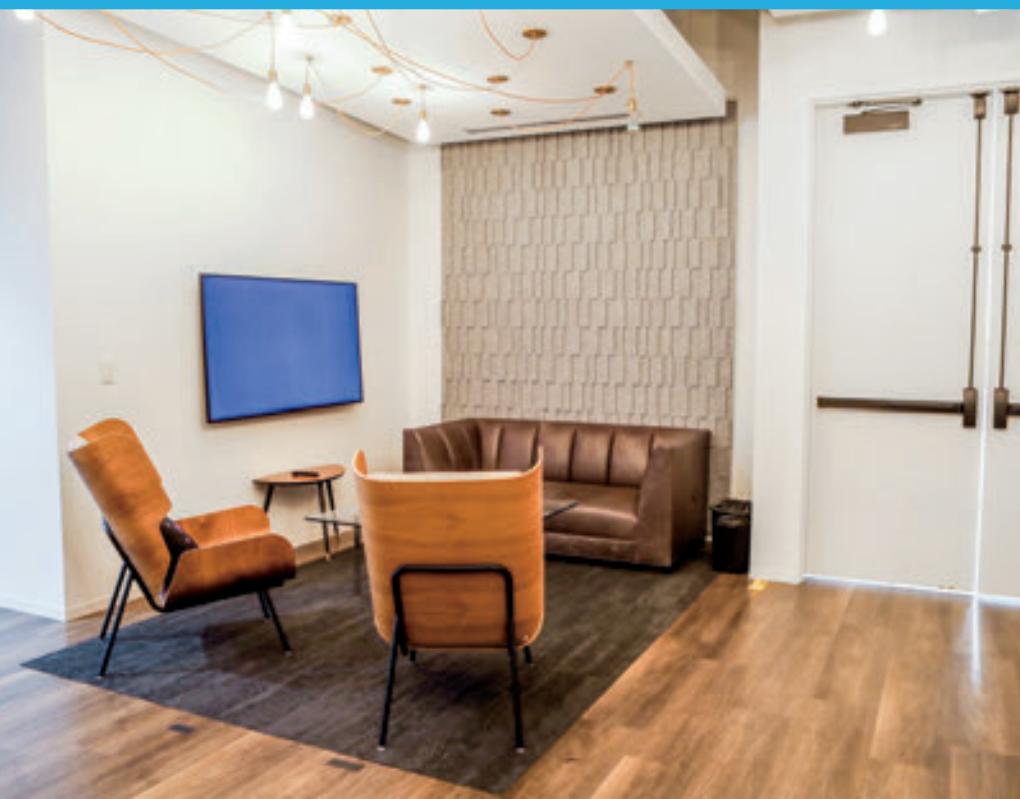






# MEDIA STUDIO

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.





# FOR MORE INFORMATION:



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