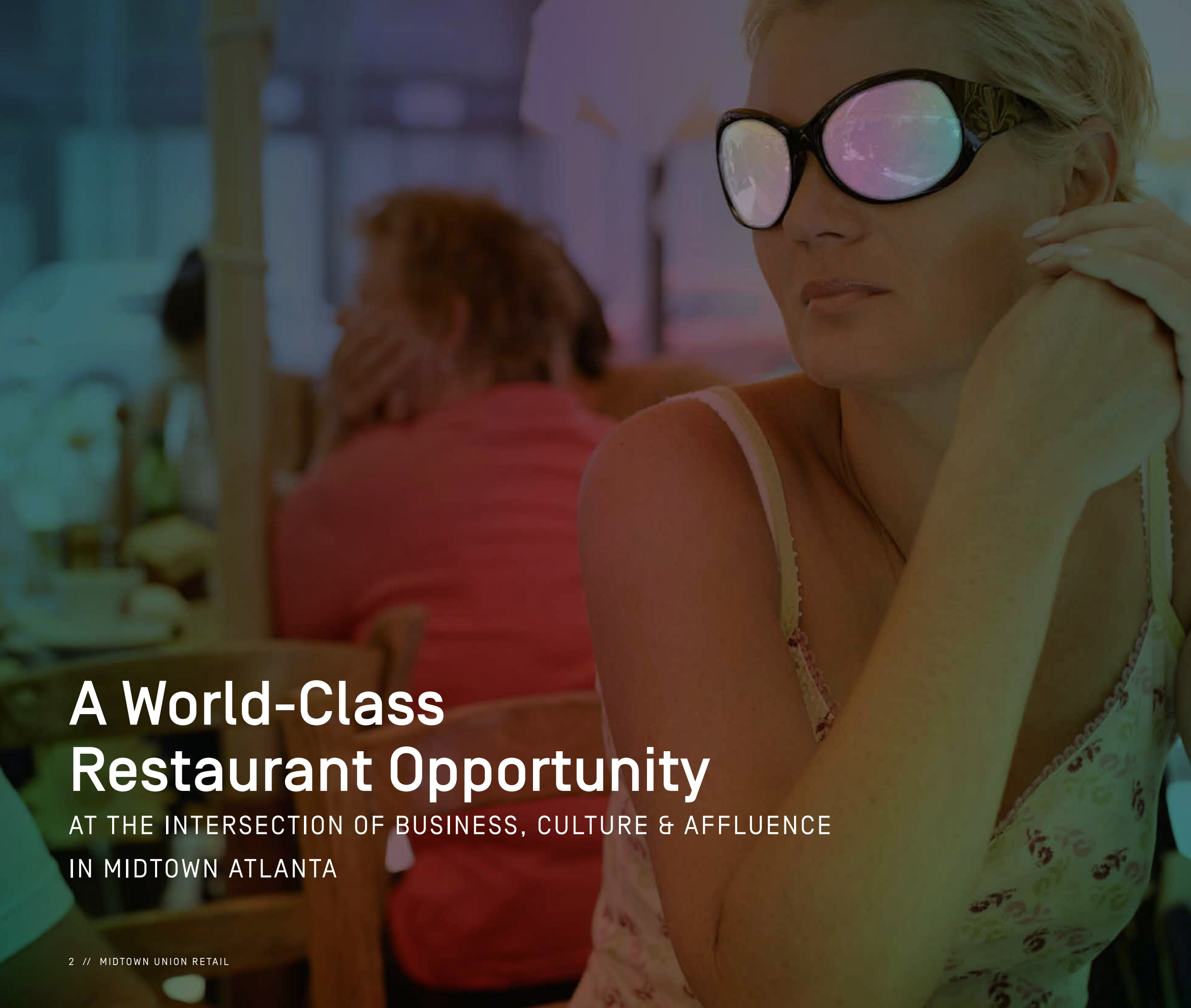


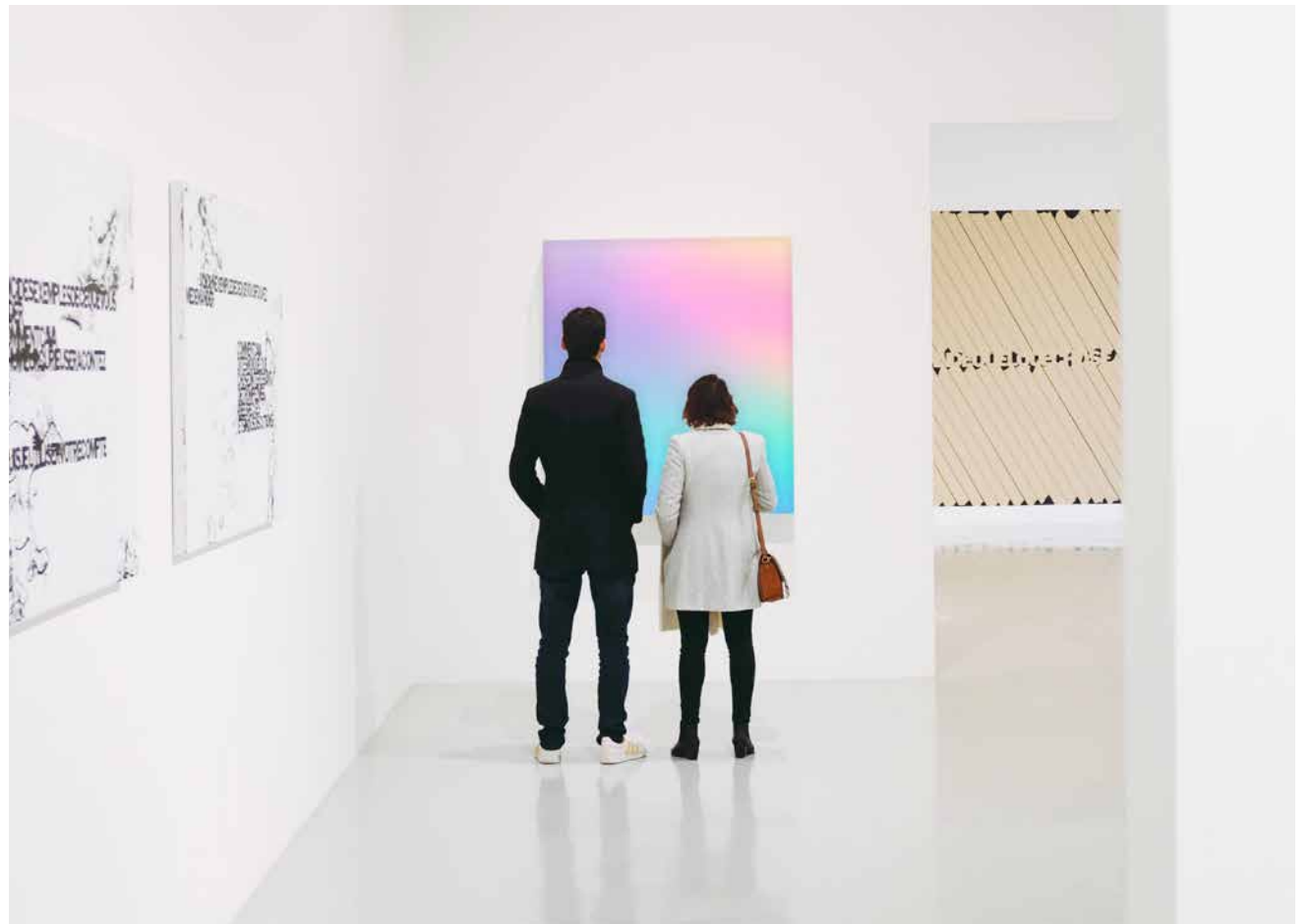


**MIDTOWN  
UNION**  
ATLANTA

A woman with blonde hair, wearing large black sunglasses and a patterned sleeveless top, is seated at a restaurant table. She is looking off to the side with a thoughtful expression, her hand resting near her face. The background is softly blurred, showing other diners and the interior of a restaurant.

# A World-Class Restaurant Opportunity

AT THE INTERSECTION OF BUSINESS, CULTURE & AFFLUENCE  
IN MIDTOWN ATLANTA



ATLANTA

# The Center of the Southeast



Hartsfield-Jackson  
International Airport is the

**#1** BUSIEST  
AIRPORT

in the world with  
**98 MILLION**  
passengers annually

Home to nearly

**6** MILLION  
PEOPLE

**5** WORLD GLOBAL  
HEADQUARTERS

are located in the metro area

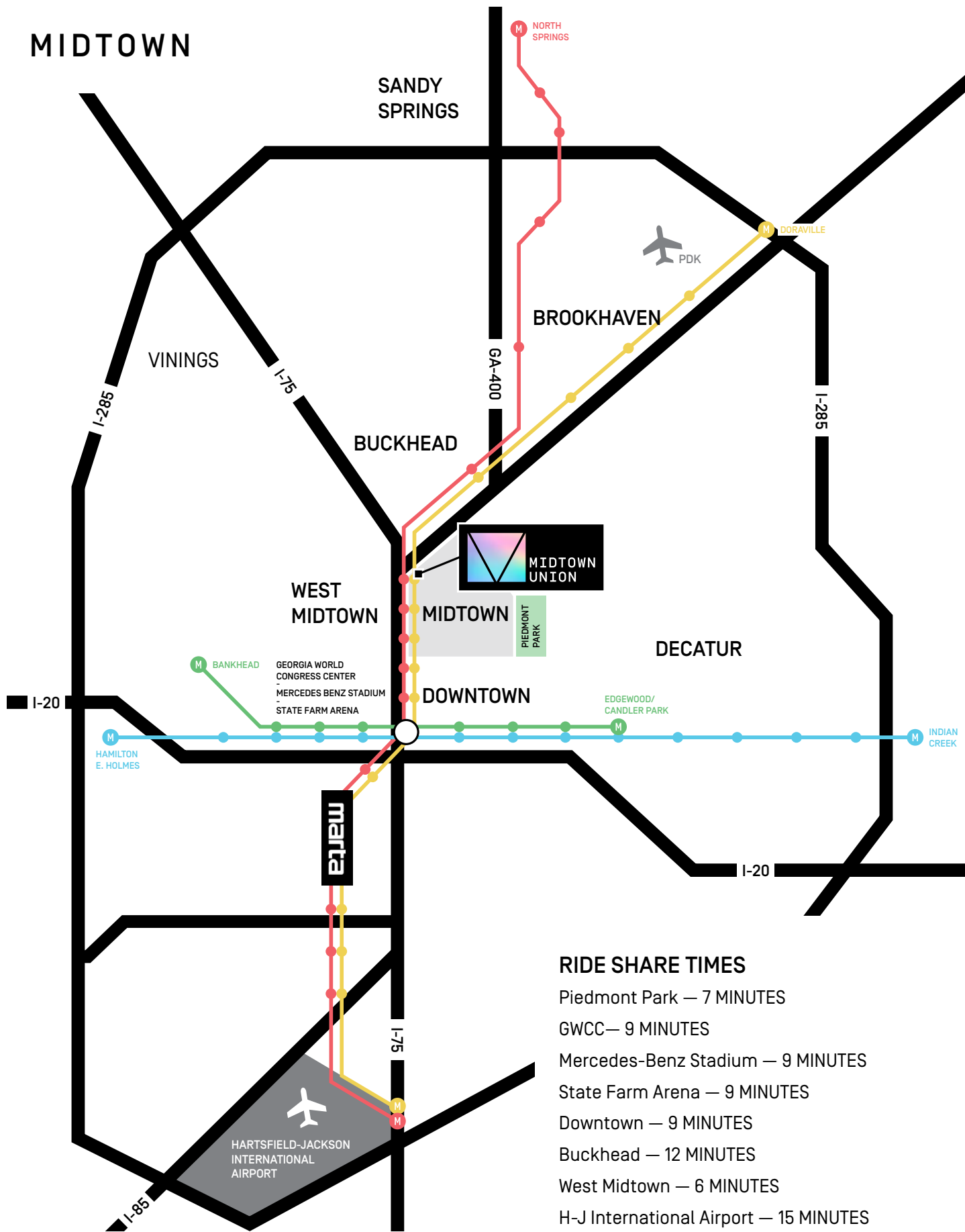
Home to more than

**16** FORTUNE 500  
COMPANIES

Metro Atlanta is the

**4<sup>th</sup>** FASTEST GROWING  
AREA IN THE  
COUNTRY

with estimates that it could triple in  
population over the next thirty years.



# MIDTOWN

**6.1 M**

annual visitors

**70,000**

daytime worker population

**150+**

restaurants & shopping experiences

**4,000+**

hotel rooms



**WESTSIDE**

LORING HEIGHTS

BERKELEY PARK

NORTHSIDE DRIVE

14th STREET

INTERLOCK

STAR METALS

ATLANTIC Y

T3

7

**13,000+ EXISTING RESIDENTIAL UNITS,**  
and 8,000+ under construction.

**15.5 MILLION SF** of Class A Office.

Corporate HQ of **3 FORTUNE 1000 COMPANIES**  
and 8 of the 10 largest law firms in the Atlanta.

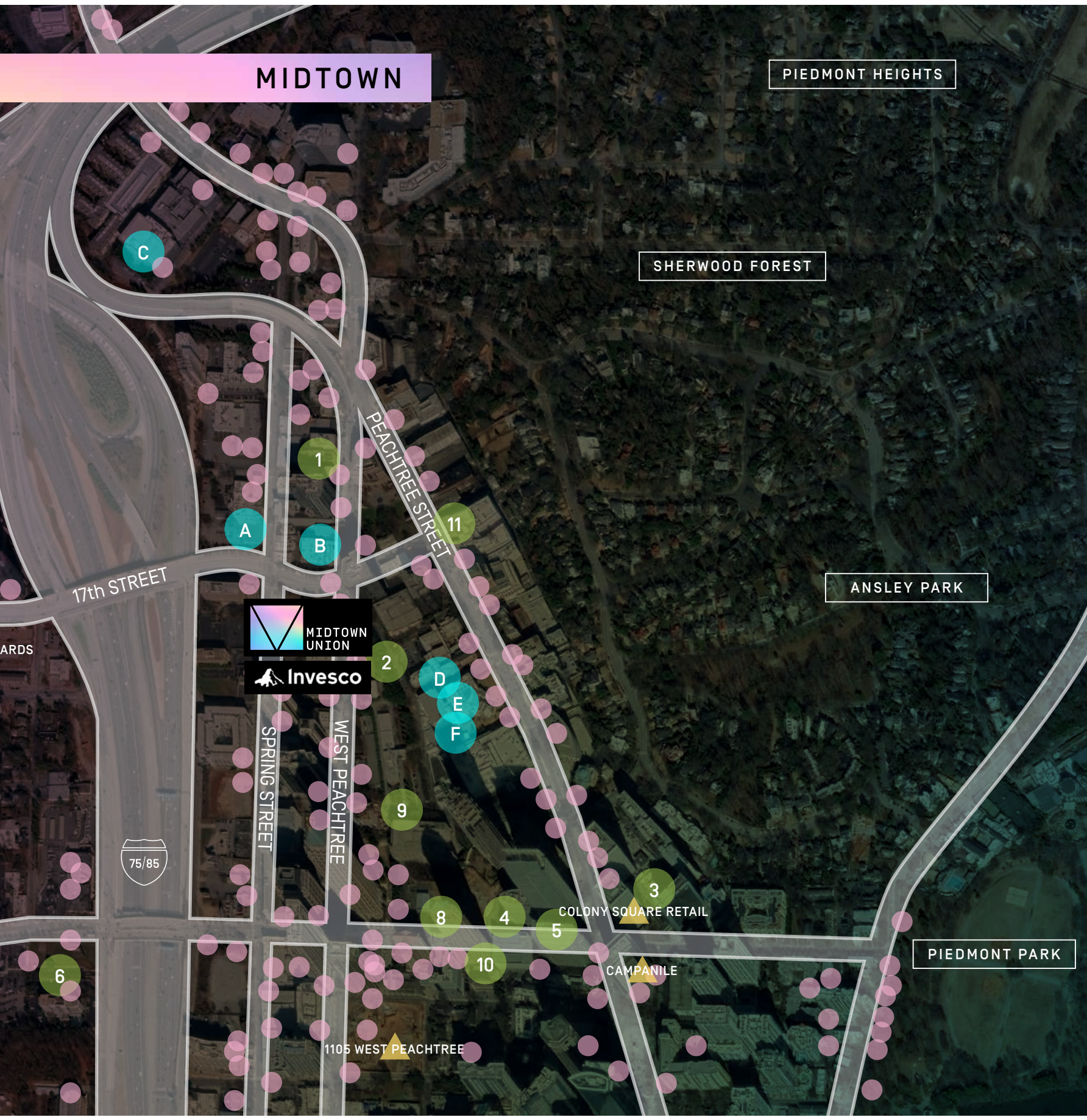
**4 TOP RANKED INSTITUTIONS** in close proximity:  
Georgia Tech, Emory, SCAD, and Georgia State University

**1.4 MILLION ANNUAL VISITORS** to  
the Woodruff Arts Center.

**3,000 CULTURAL EVENTS** annually,  
and the largest concentration of cultural  
attractions in the Southeast.

11+ signature events annually, drawing  
**1.2 MILLION PARTICIPANTS.**





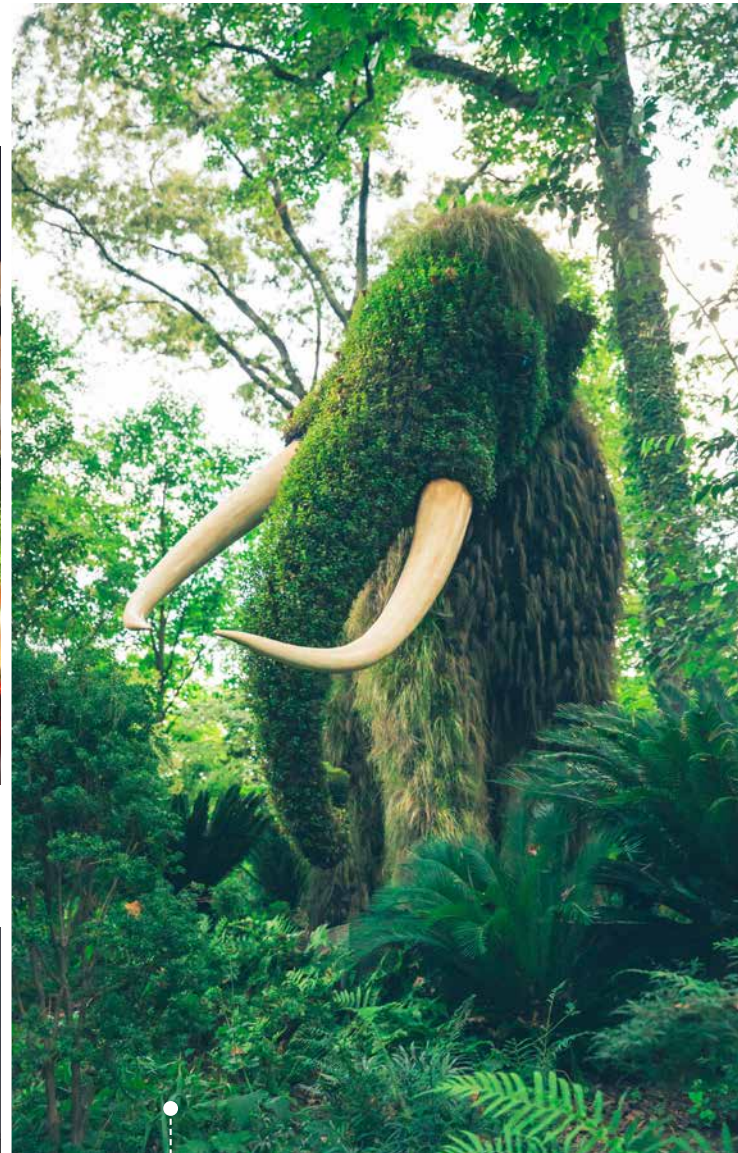
- 1 canopy BY HILTON
- 2 RTMORE HOTEL
- 3 W HOTELS
- 4 AC HOTELS MARRIOTT
- 5 FOUR SEASONS
- 6 COURTYARD BY MARRIOTT
- 7 TWELVE
- 8 MARRIOTT
- 9 Hampton Inn BY HILTON
- 10 moxy HOTELS
- 11 Residence INN. BY MARRIOTT
- A CENTER FOR PUPPETRY Arts
- B CENTER STAGE
- C SCAD
- D HIGH
- E Alliance Theatre
- F Atlanta Symphony Orchestra

- RESTAURANTS & RETAIL
- DEVELOPMENT & CONSTRUCTION

# PREMIUM ACCESS TO EXCEPTIONAL CULTURE

0.5 MILES

to the WOODRUFF ARTS CENTER  
The Alliance Theatre & The Atlanta Symphony Orchestra



0.4 MILES

to the HIGH MUSEUM OF ART



1.7 MILES

to the ATLANTA  
BOTANICAL GARDENS

1.2 MILES

to SAVANNAH COLLEGE OF  
ART & DESIGN (SCAD)

0.9 MILES  
to the CENTER FOR PUPPETRY ARTS



2.1 MILES  
to the FOX THEATRE



0.4 MILES  
the MUSEUM OF DESIGN  
ATLANTA (MODA)

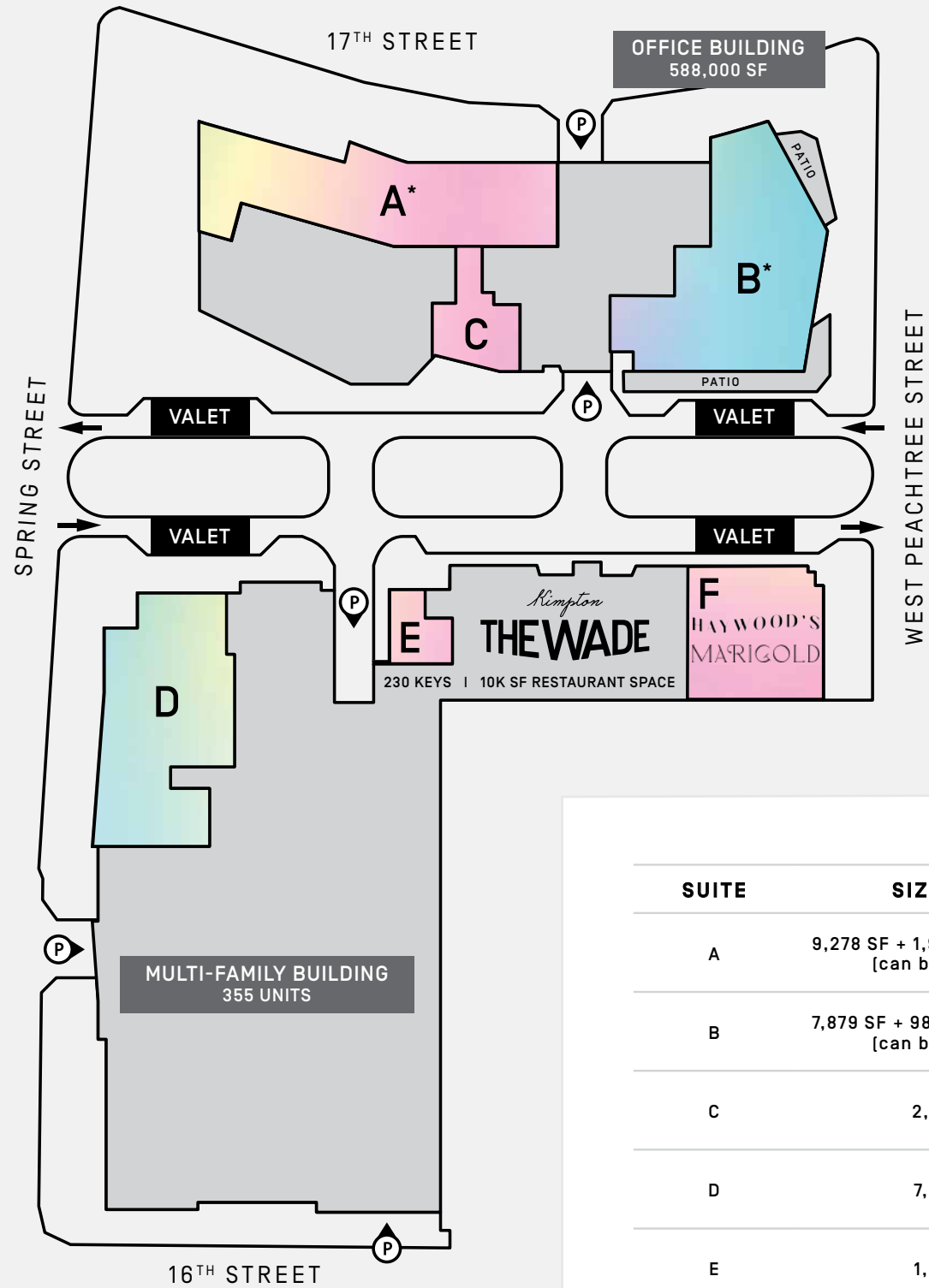


0.3 MILES  
the CENTER STAGE ATLANTA



0.7 MILES  
to WHOLE WORLD COMEDY CLUB

# SITE PLAN



SUITE	SIZE (S.F.)	
A	9,278 SF + 1,986 SF Mezzanine [can be demised]	Full Service Restaurant Available
B	7,879 SF + 986 & 597 SF Patios [can be demised]	Restaurant Available
C	2,696 SF	Cafè Space Available
D	7,636 SF	Restaurant Available
E	1,805 SF	Retail Available
F	10,000 SF Restaurant in Wade Kimpton Hotel	Haywood's Kitchen & Bar Marigold





## PROJECT HIGHLIGHTS

**612,000 RSF**  
LEED Certified Office Space

---

**32,000 RSF**  
Premium Retail Space

---

**MIRA AT MIDTOWN UNION**  
355 Unit Multi-Family Building

---

**THE WADE KIMPTON HOTEL**  
230 Keys | 10,000 SF Restaurant Space

**VIEW  
OFFICE**

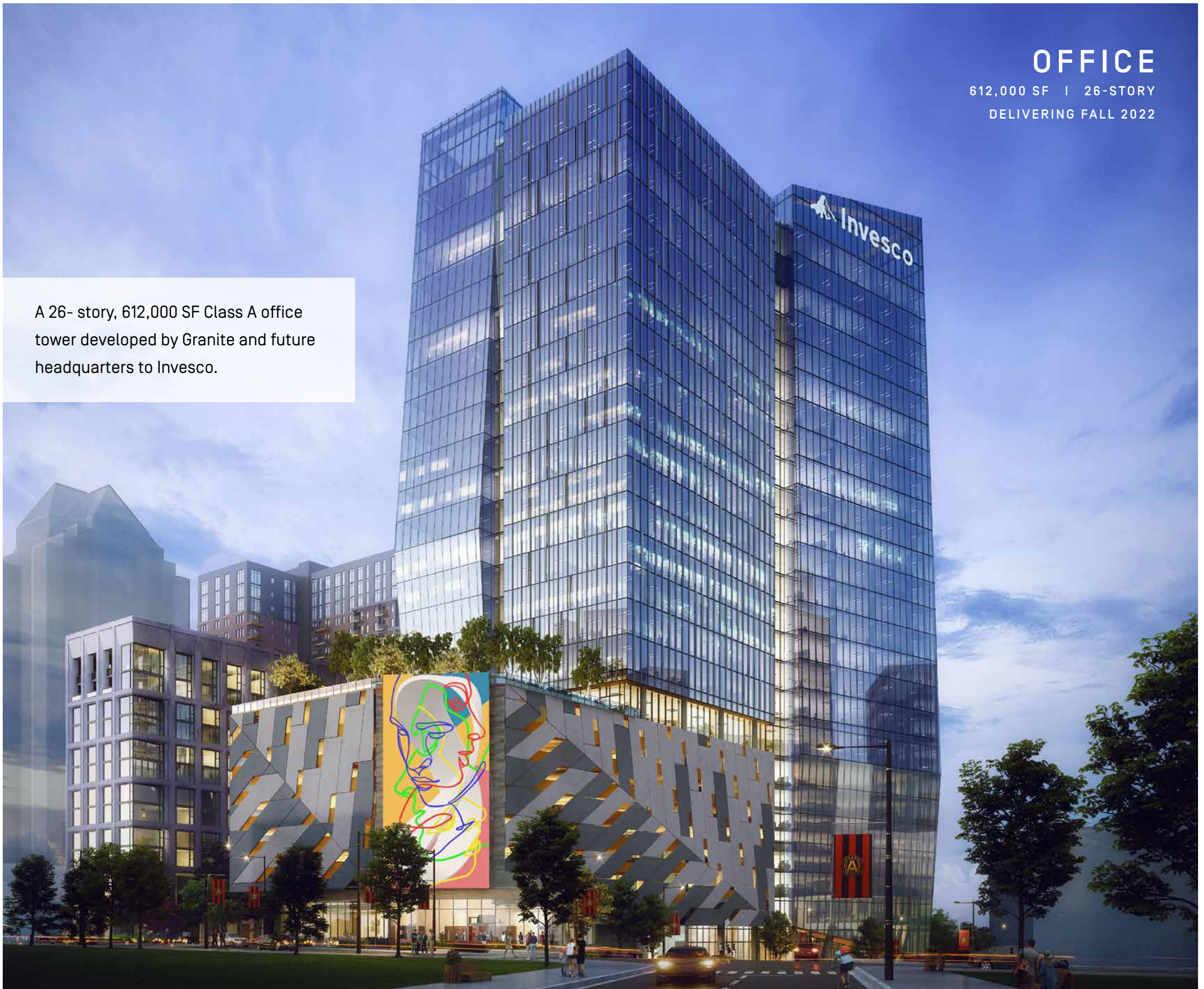
**VIEW  
MIRA**

**VIEW  
THE WADE**

# OFFICE

612,000 SF | 26-STORY  
DELIVERING FALL 2022

A 26-story, 612,000 SF Class A office tower developed by Granite and future headquarters to Invesco.



# MIRA AT MIDTOWN UNION

355 RESIDENCES | 18-STORY  
OPENING SUMMER 2022



An 18 story residential building developed by Dallas, Texas based StreetLights Residential, Mira at Midtown Union offers 355 carefully crafted residences for lease. Thoughtfully designed amenities for residents include a sleek pool-side bar and clubroom, co-working spaces, a pet spa, and a stunning amenity-level pool overlooking Arts Center Way.



A 14-story, 230-key hotel, to be operated by Kimpton Hotels & Restaurants.



# KIMPTON WADE HOTEL

230 KEY | 14-STORY | 10,000 SF RESTAURANT SPACE

OPENING SUMMER 2022

*Kimpton*  
**THE WADE**



MIDTOWN, ATL

## HAYWOOD'S

KITCHEN & BAR

Haywood's is an approachable but casually polished American restaurant and gathering place that focuses on simplicity, great taste and ingredient-driven offerings.



## MARIGOLD

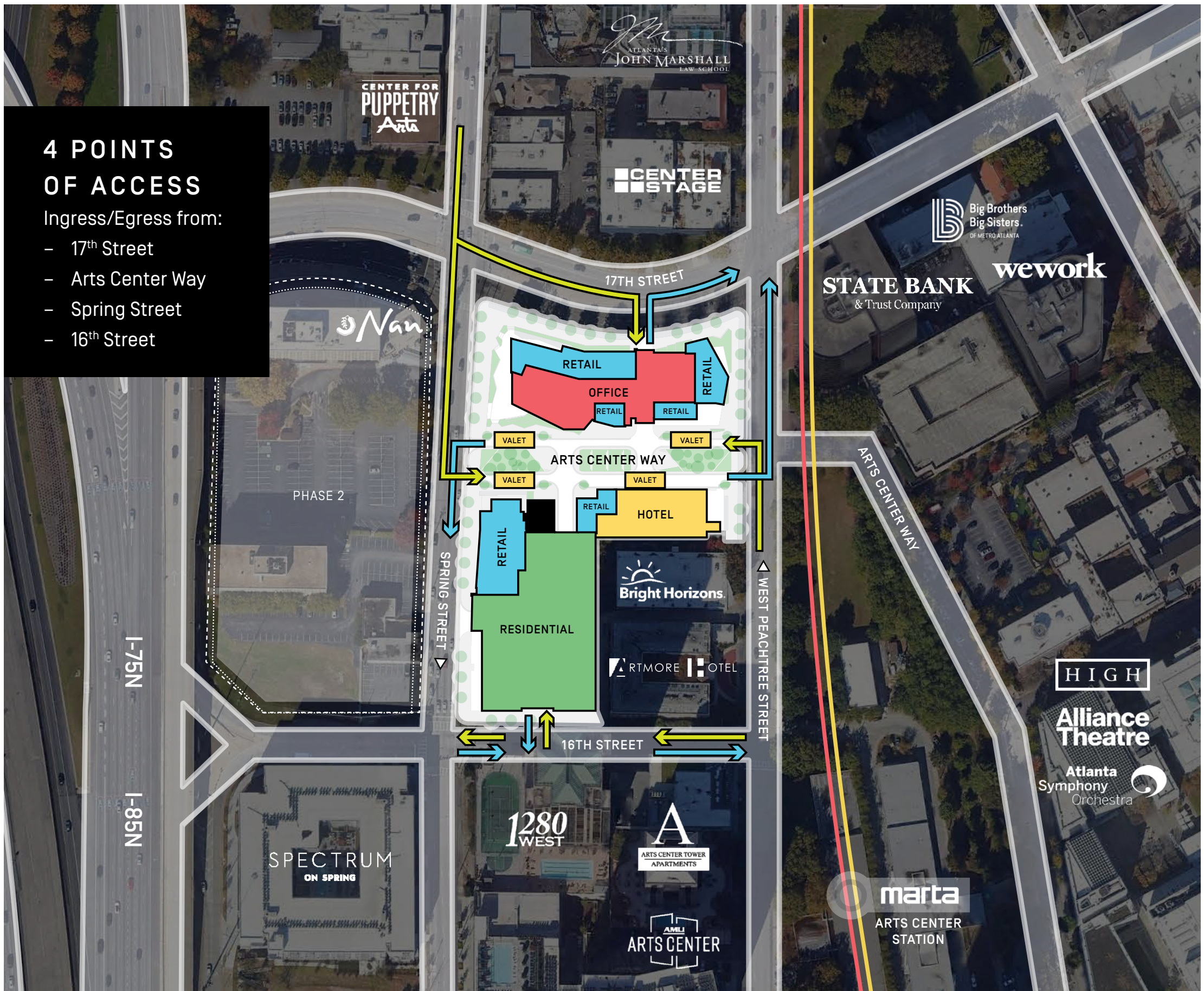
Marigold is a kicked-up cocktail bar, lounge and outdoor space anchored by robust selection of botanical and tiki cocktails and featuring a menu filled with aquatic delights.



# 4 POINTS OF ACCESS

Ingress/Egress from:

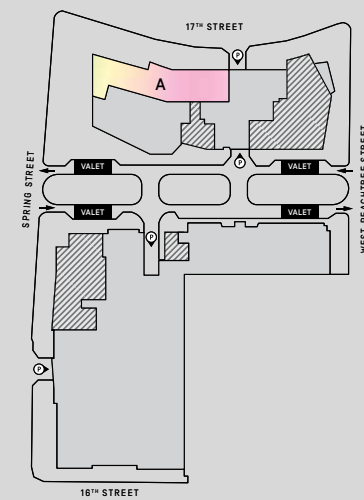
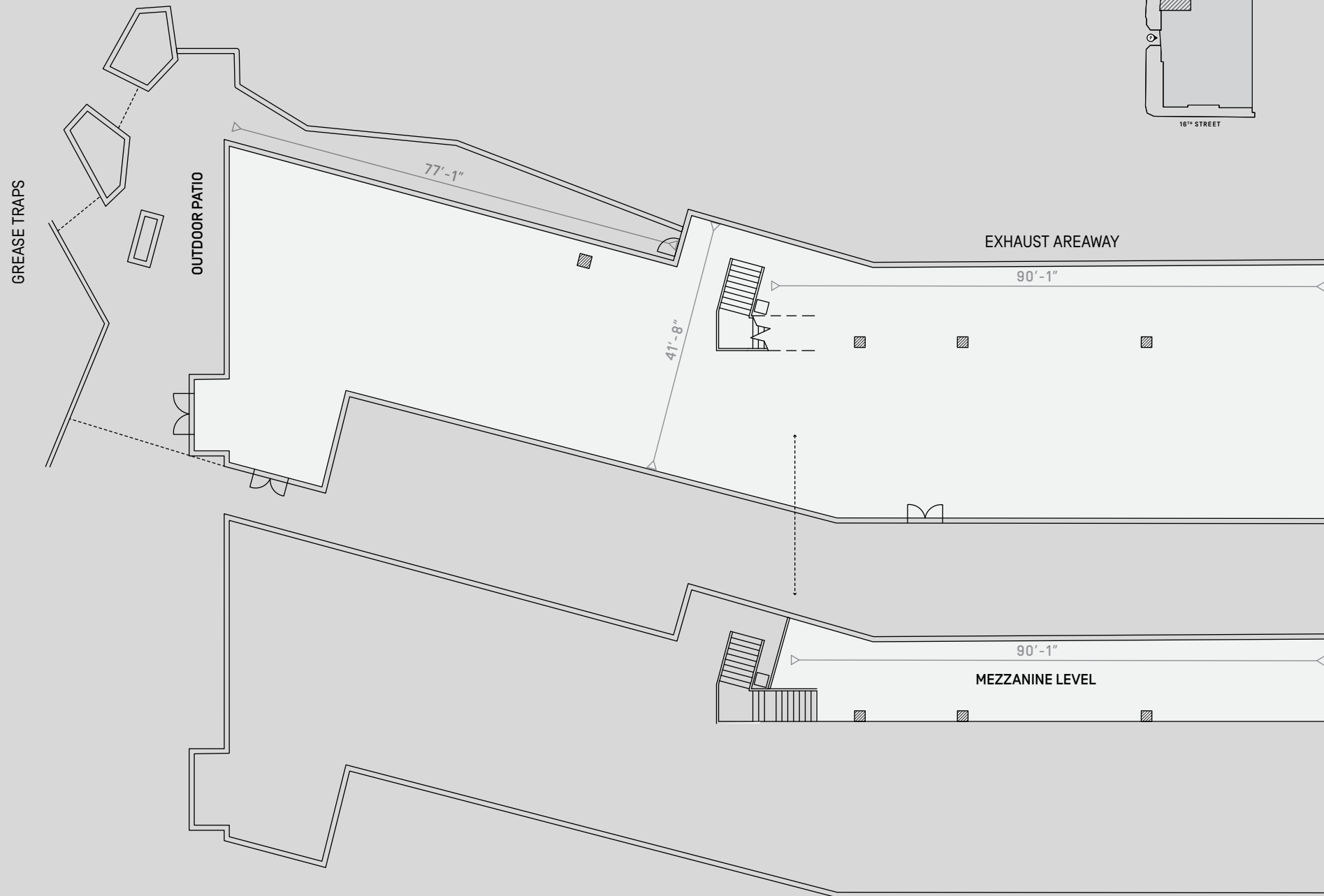
- 17<sup>th</sup> Street
- Arts Center Way
- Spring Street
- 16<sup>th</sup> Street





# RETAIL A [OPTION 1]

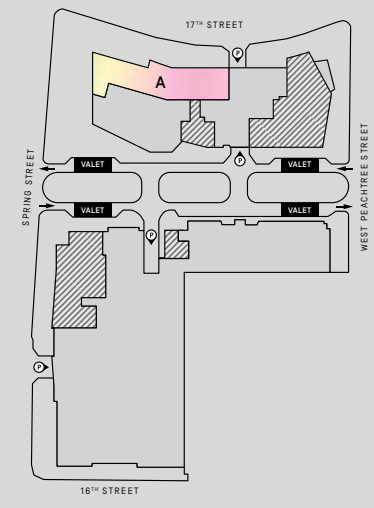
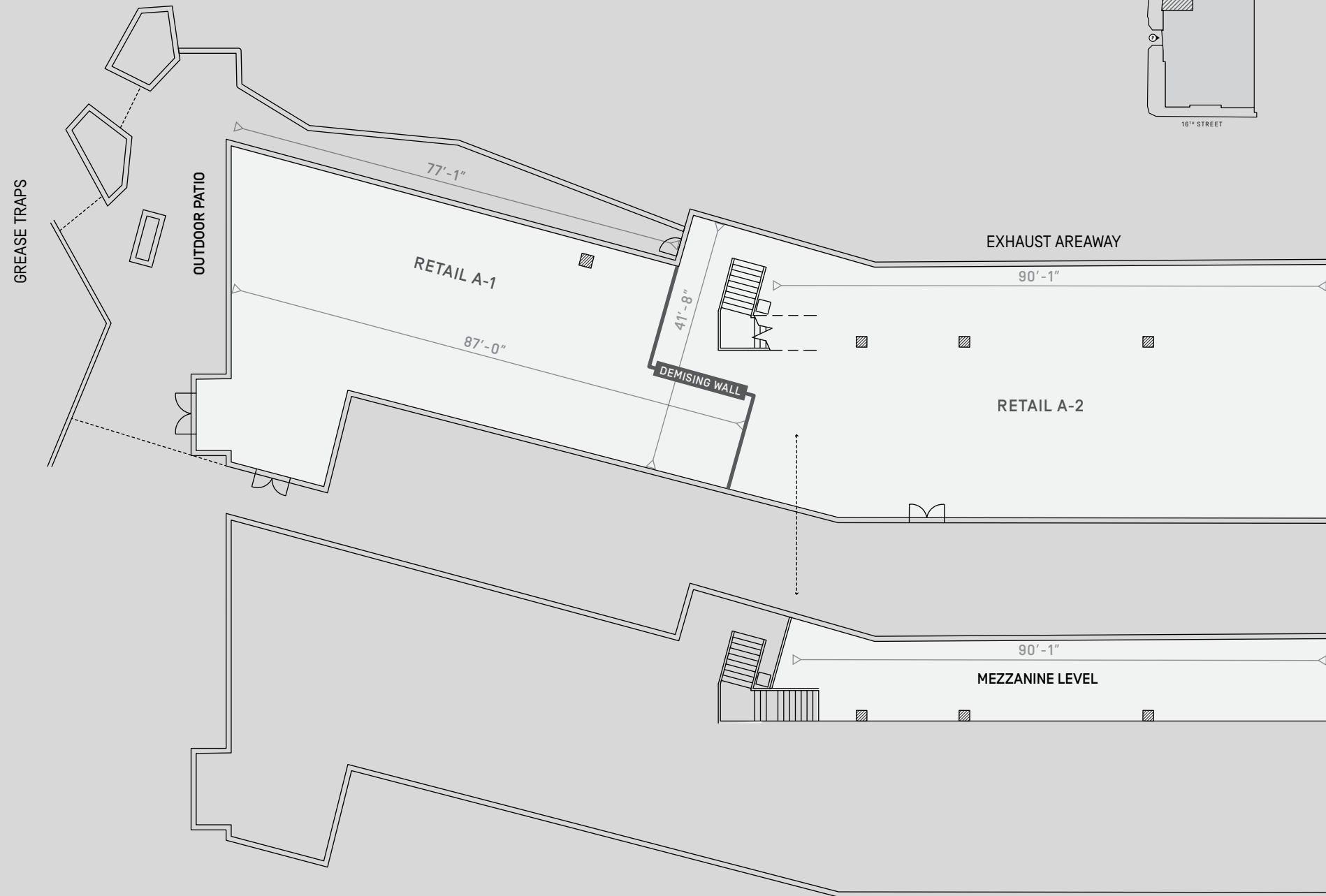
7,202 RSF + 1,255 RSF mezzanine



# RETAIL A [OPTION 2]

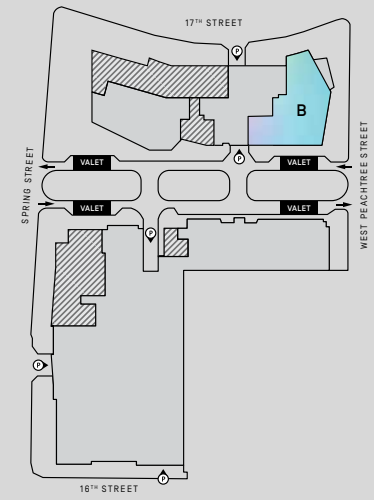
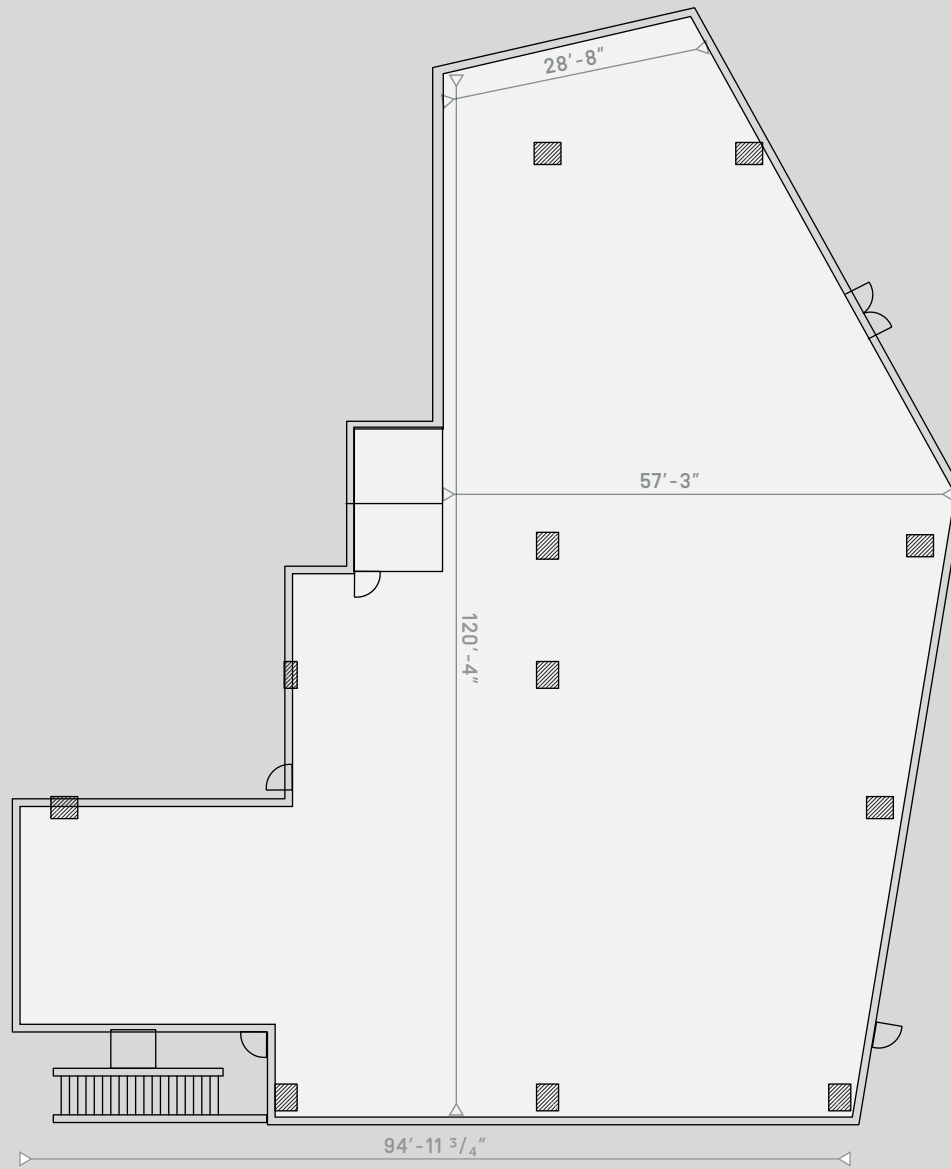
A-1 3,015 RSF + 1,255 RSF mezzanine

A-2 4,187 RSF + 1,255 RSF mezzanine



# RETAIL B [OPTION 1]

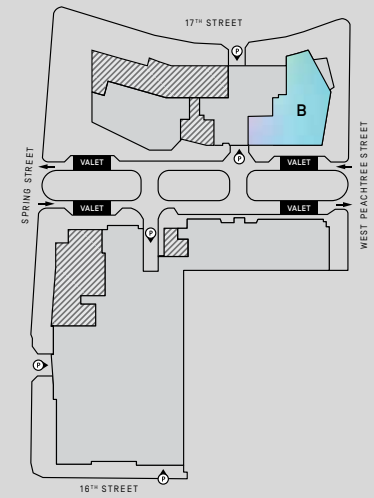
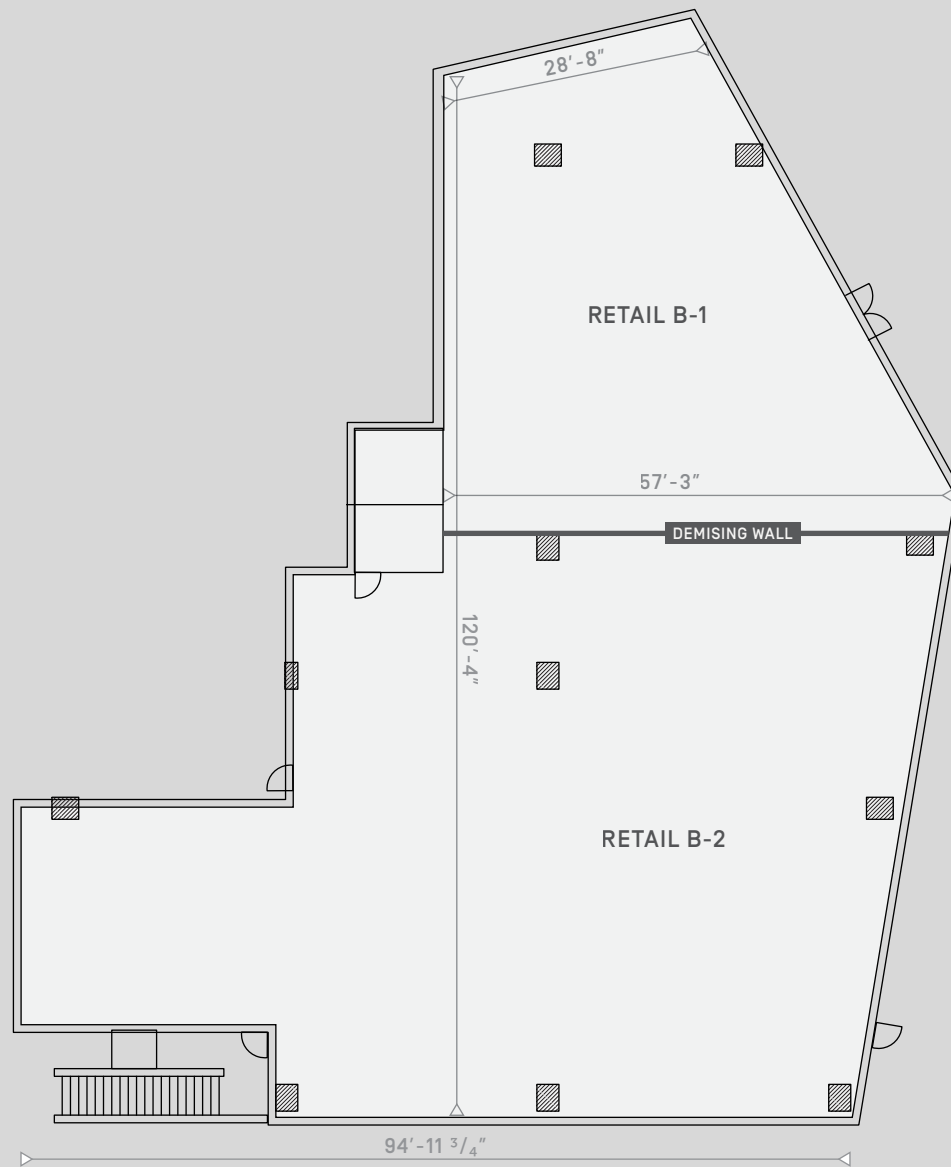
7,879 RSF + 986 & 597 SF Patios



# RETAIL B [OPTION 2]

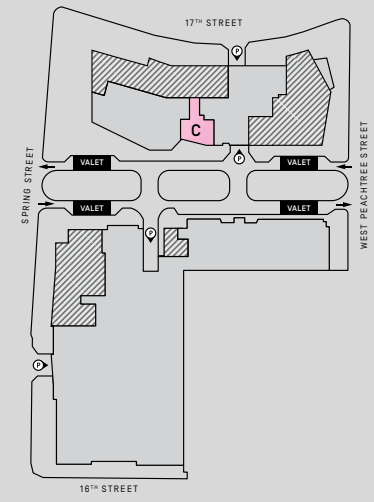
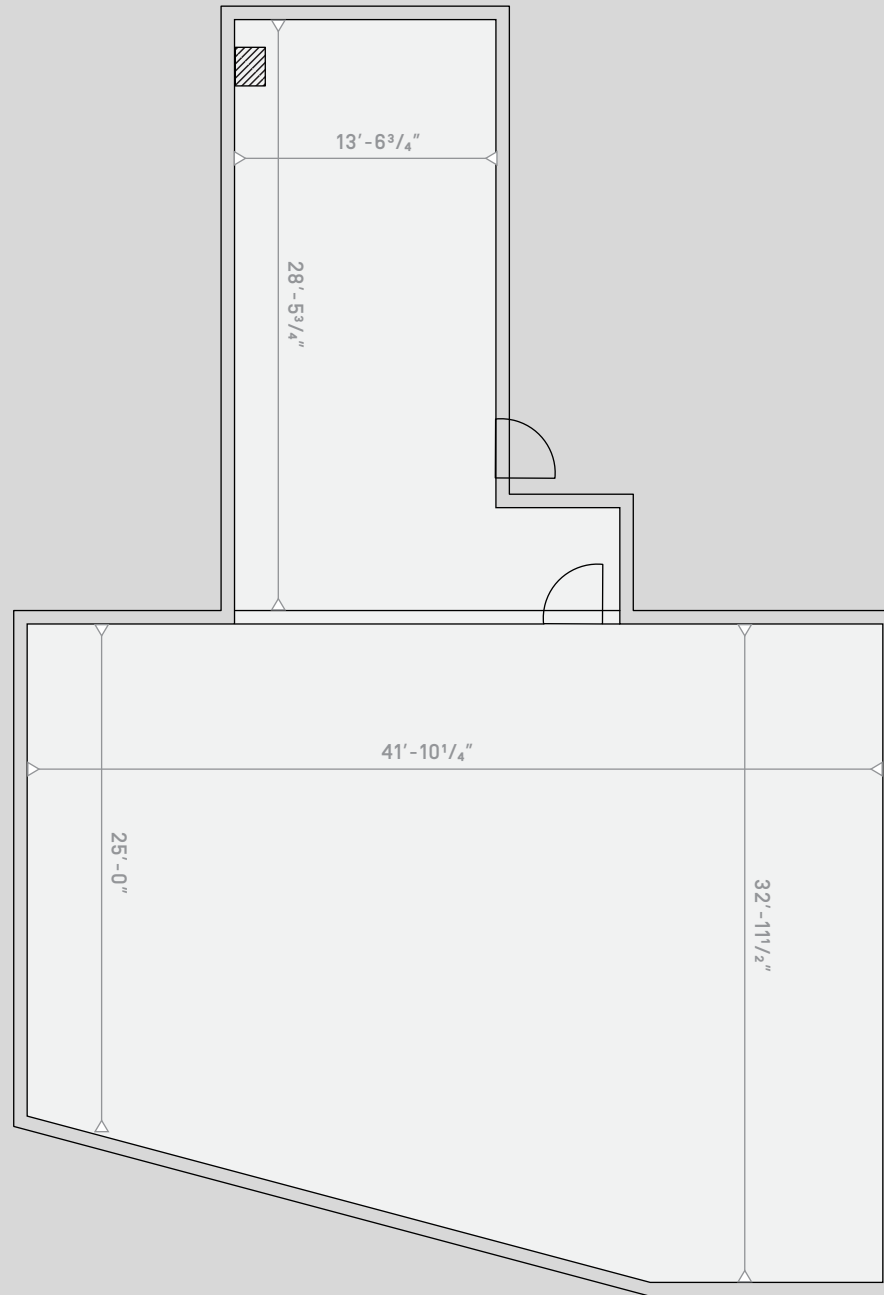
B-1 2,612 RSF + 986 & 597 SF Patios

B-2 5,248 RSF + 986 & 597 SF Patios



# RETAIL C

2,696 RSF



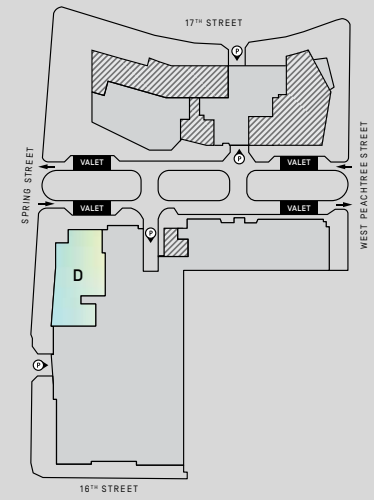
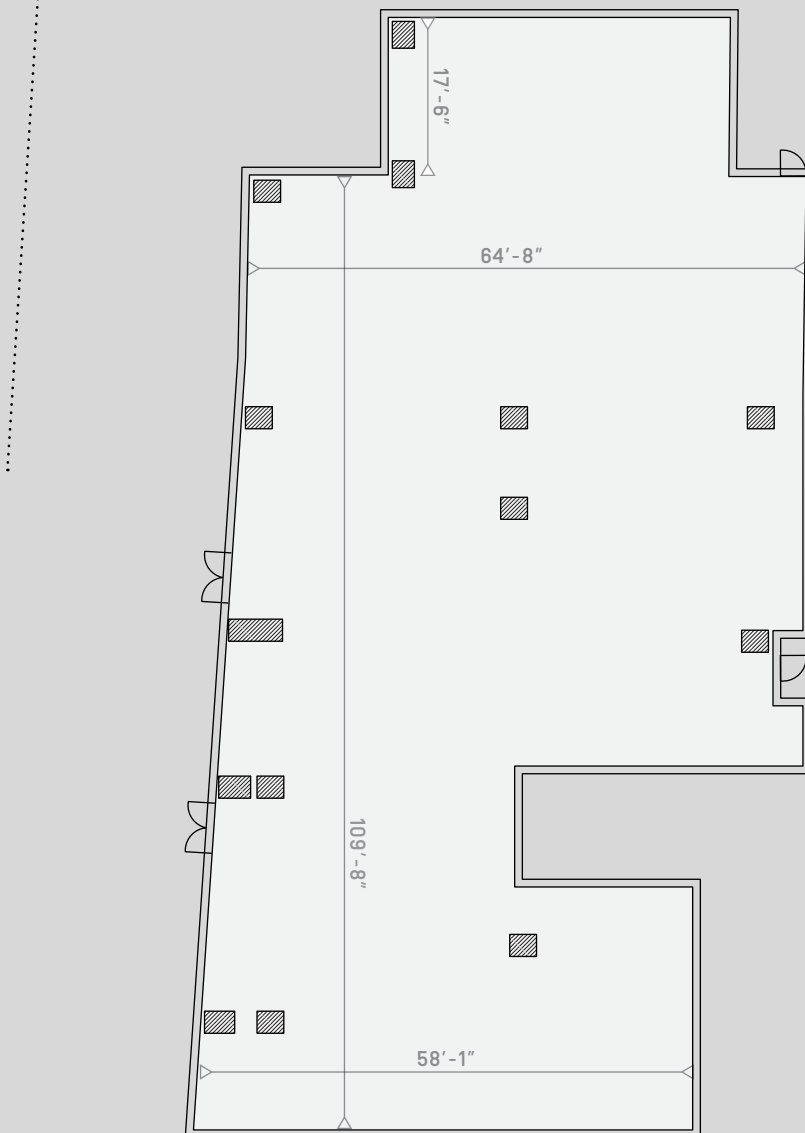


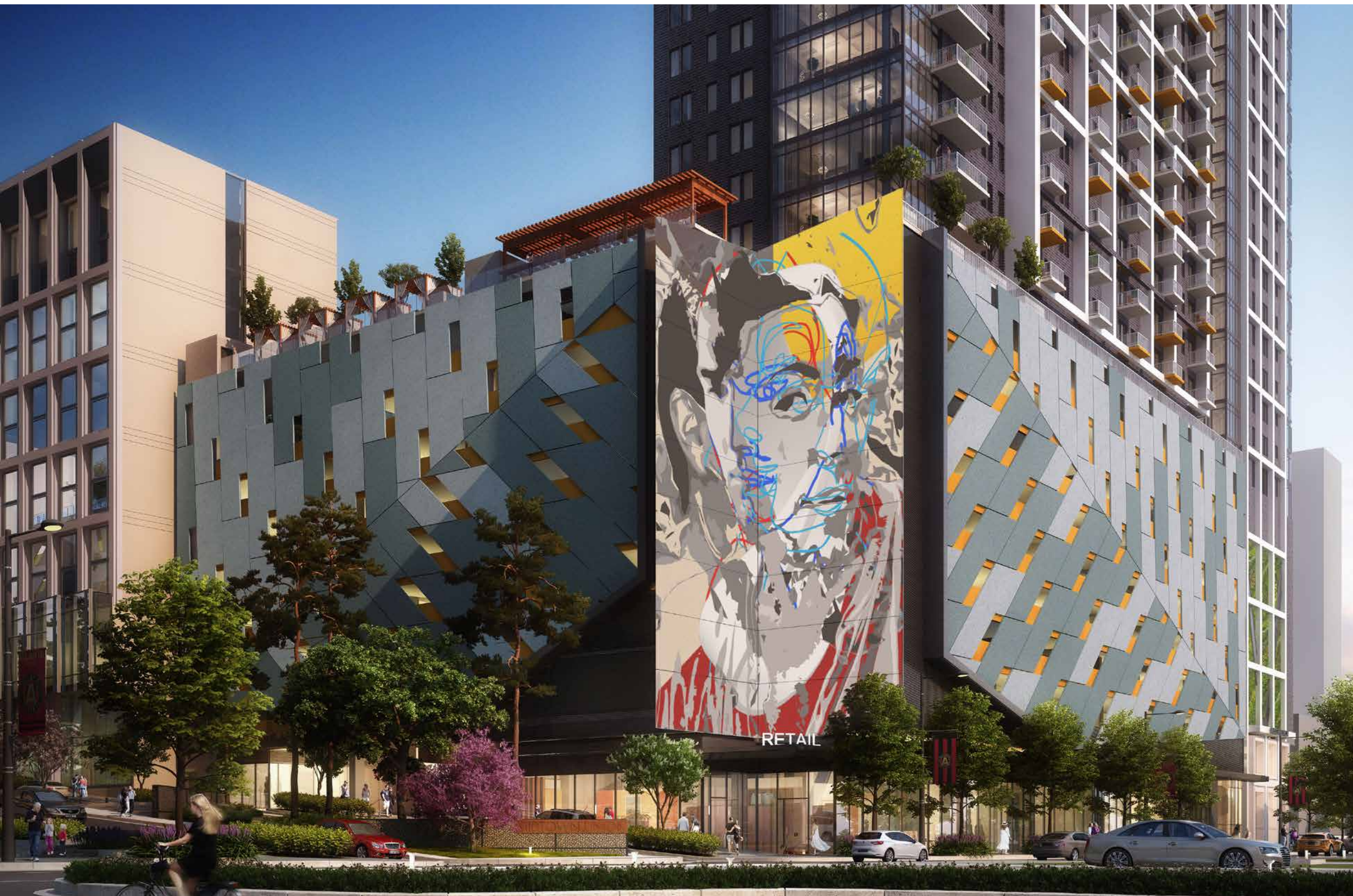


# RETAIL D

7,636 RSF

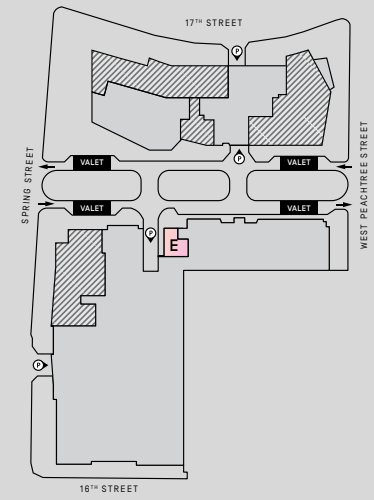
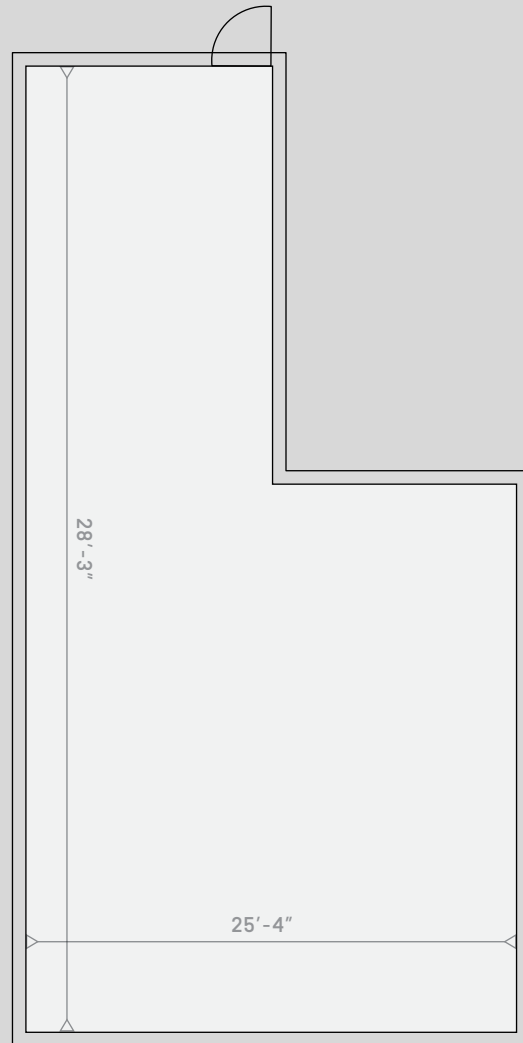
RENDERING VIEW





# RETAIL E

1,085 RSF











## A GREAT BOULEVARD

At the heart of the property is both a passageway and a gathering place, creating community by linking enticing eateries to workplaces, creative spaces, specialty shops.







# MIDTOWN UNION

[midtownunionatl.com](http://midtownunionatl.com)



For retail leasing contact:

**COLEMAN MORRIS**

404 995 2409

[coleman.morris@am.jll.com](mailto:coleman.morris@am.jll.com)



**Granite**

STREET LIGHTS  
RESIDENTIAL