

MIDTOWN
UNION

MIDTOWN UNION:

**THE CENTER
OF ATLANTA**

MIDTOWN UNION

A connective pedestrian pathway brings together iconic structures, landmark art installations, intentionally designed workspaces and specialty stores

- 609,110 RSF office
- 33,537 SF specialty retailers and restaurants
- 250 key Boutique hotel
- 350 luxury residential units
- Arts Center Way, a connected pathway with activated greenspace
- Valet & reserved parking available
- 1.8/1000 parking for office

17th Street

**ONE MIDTOWN UNION
Office**

Hotel

Residences

Spring Street

West Peachtree Street

16th Street



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PROJECT OVERVIEW

OFFICE

- 26-floors, 609,110 RSF
Class A office
- 33,500 sf floor plates
- Distinctive architecture,
best-in-class amenities
including outdoor space
- Superior accessibility with
multiple ingress / egress
options and direct MARTA
access



MIDTOWN
UNION

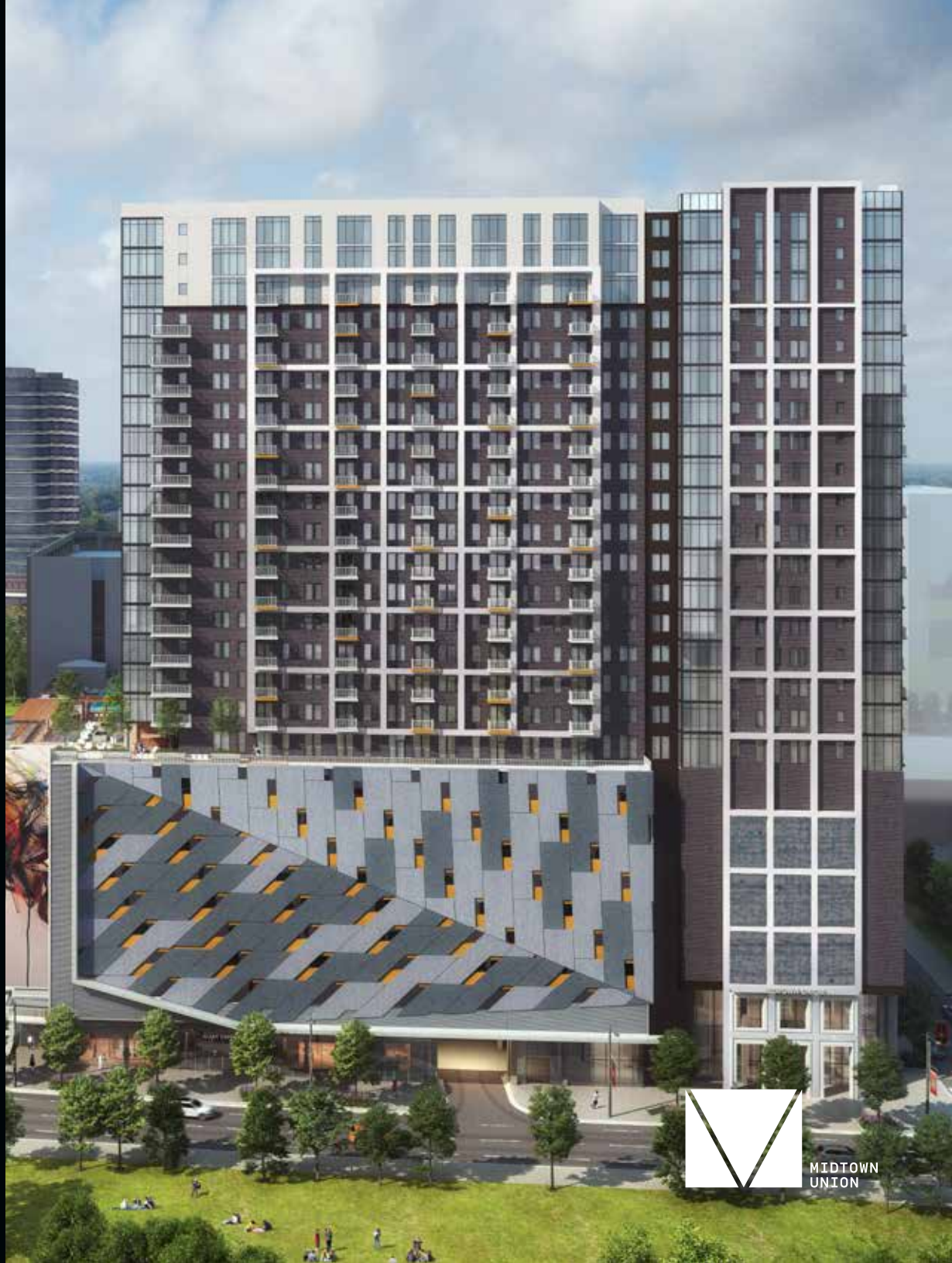
RETAIL

- 33,500 sf of prime retail space curated to attract upscale, specialty retailers & restaurants
- Residence, business employees & area visitors will enjoy the proximity and convenience of boutique retailers and best in class dining and entertainment
- Delivering 3Q 2022



RESIDENTIAL

- 350 luxury residential units
- Developed by Streetlights Residential
- Delivering 3Q 2022



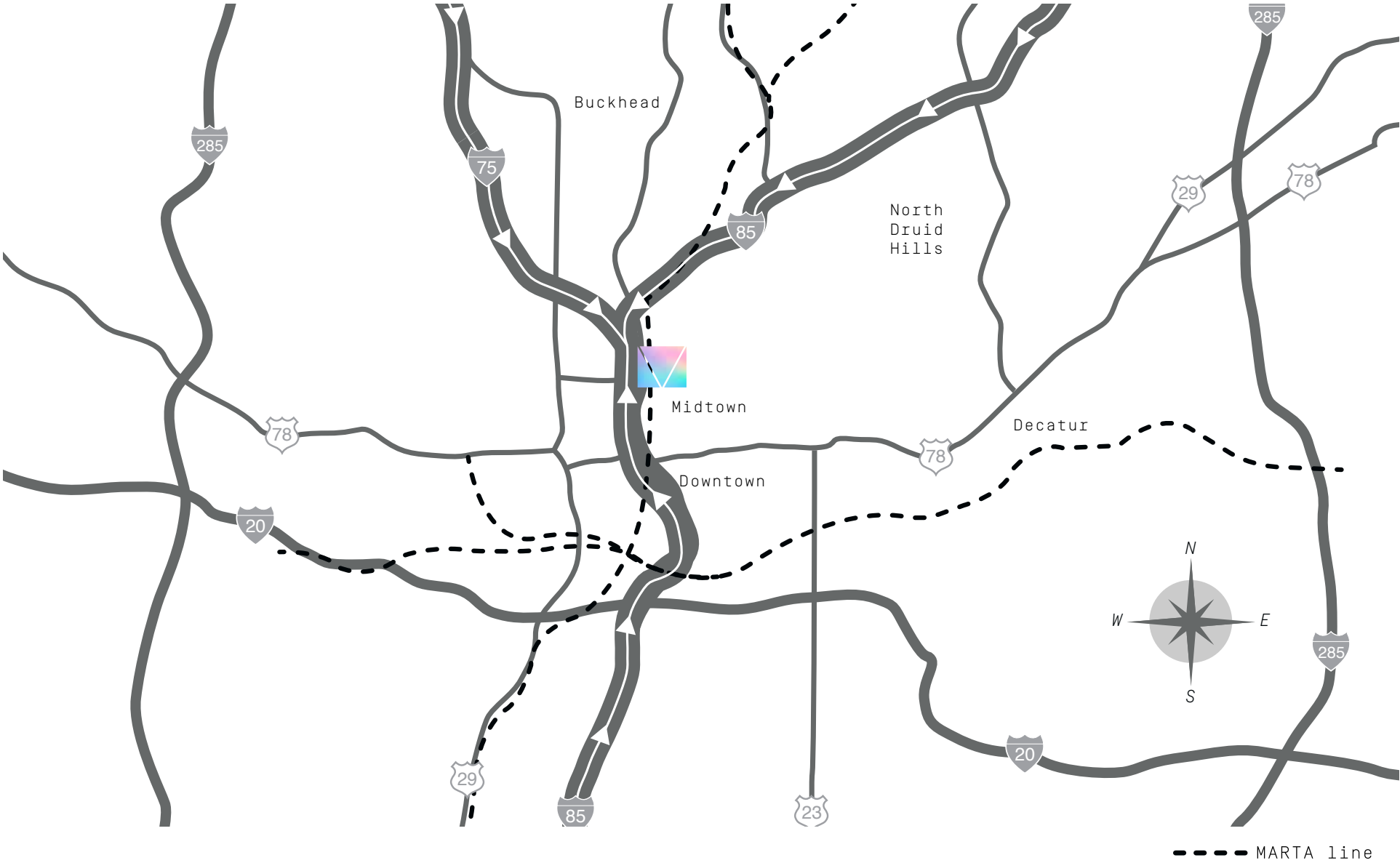
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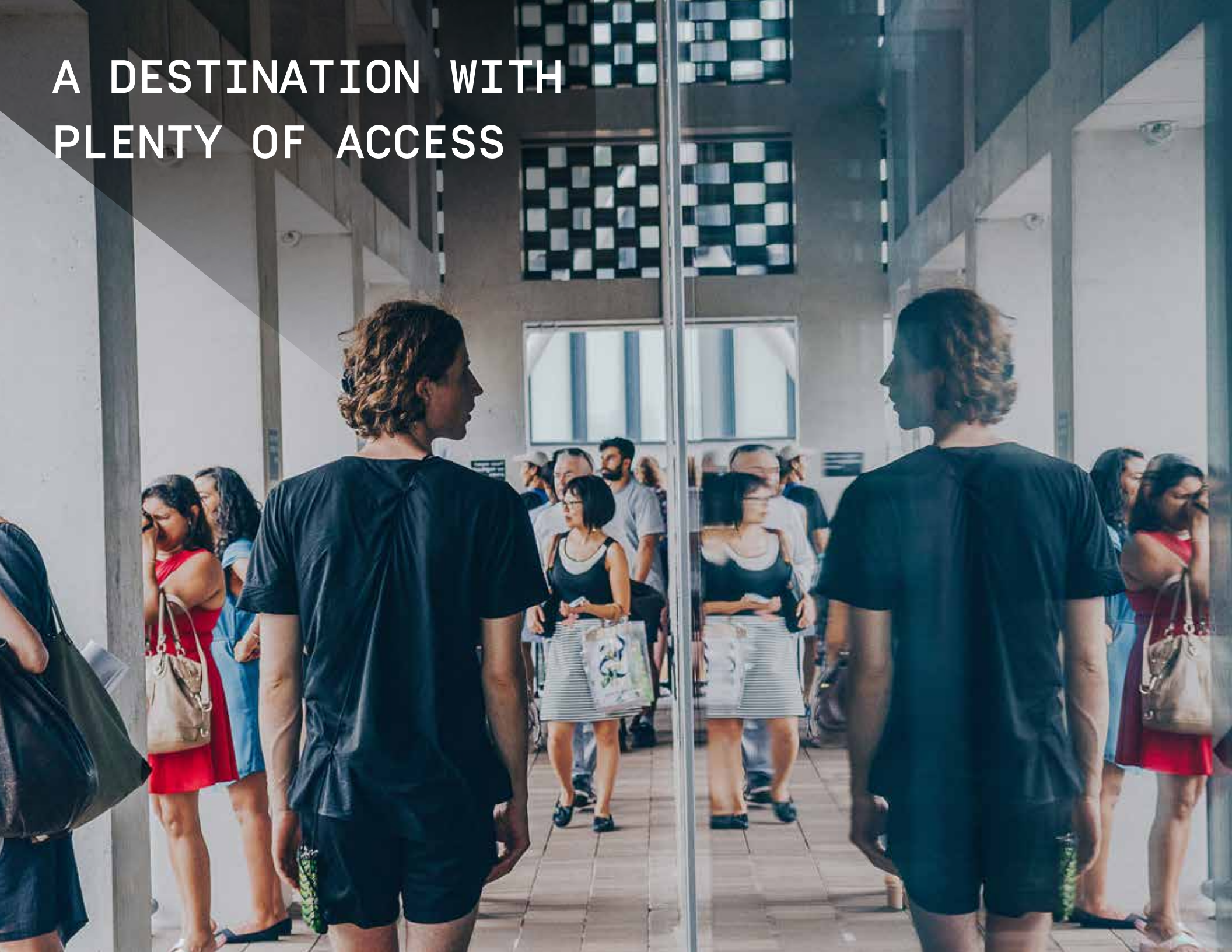
LOCATION

BENEFITS

ALL PATHS LEAD TO MIDTOWN UNION



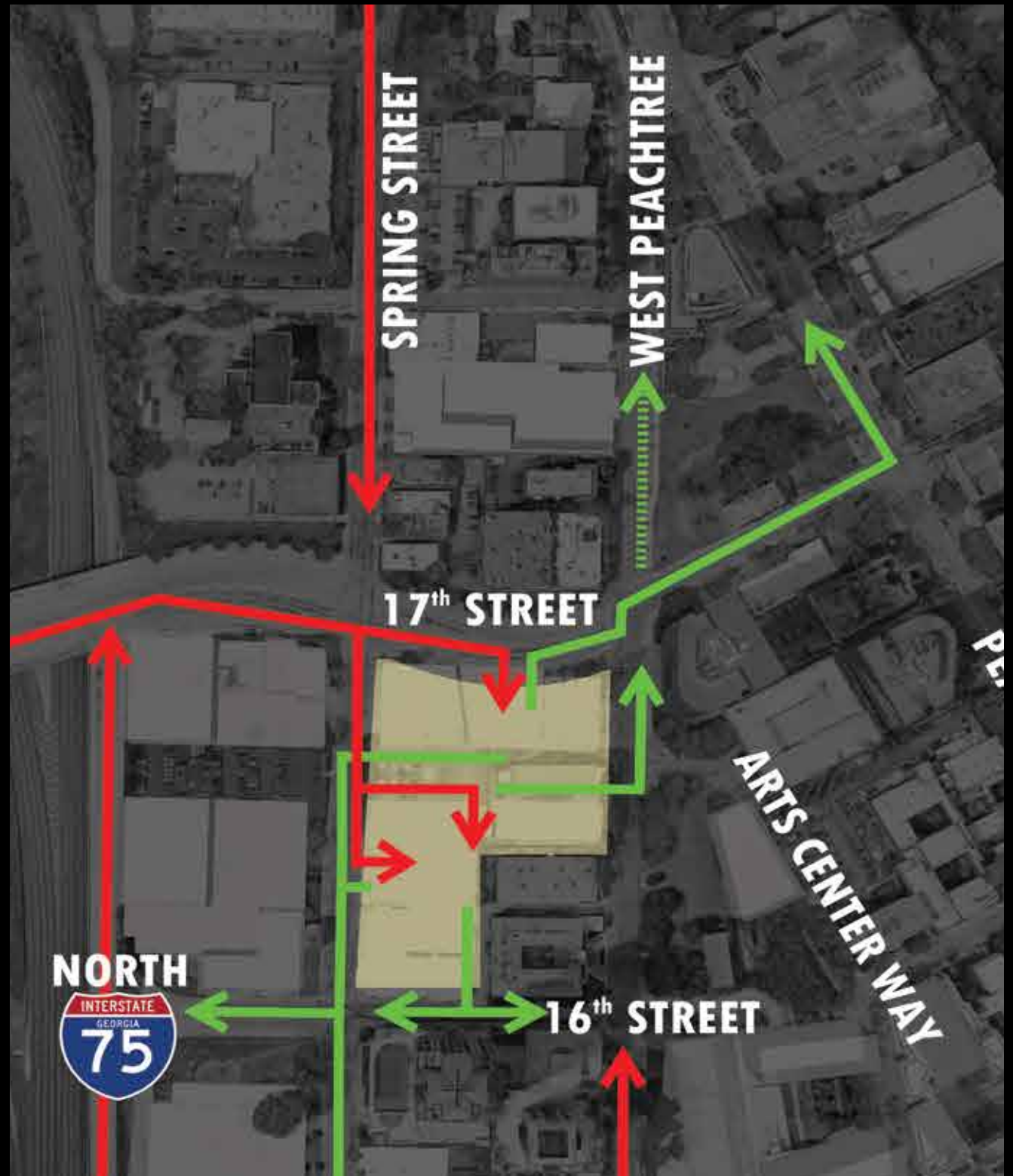
A DESTINATION WITH PLENTY OF ACCESS



- Across from Arts Center MARTA station
- Beside the 17th Street Bridge, linking neighborhoods to the east and west
- 13 miles to Hartsfield-Jackson International Airport
- 24 minute MARTA ride to Hartsfield-Jackson International Airport
- 9 minute MARTA ride to both Buckhead stations
- 19 minute MARTA ride to North Springs station
- Northern gateway to Midtown
Convenient access to both 17th St. & 14th St. exits off 1-75/85



- 4 ingress/egress points off 17th St, West Peachtree St., Spring St. & 16th St. to diffuse access for on-site parkers



ARTS CENTER WAY STREET PLAN



OFFICE

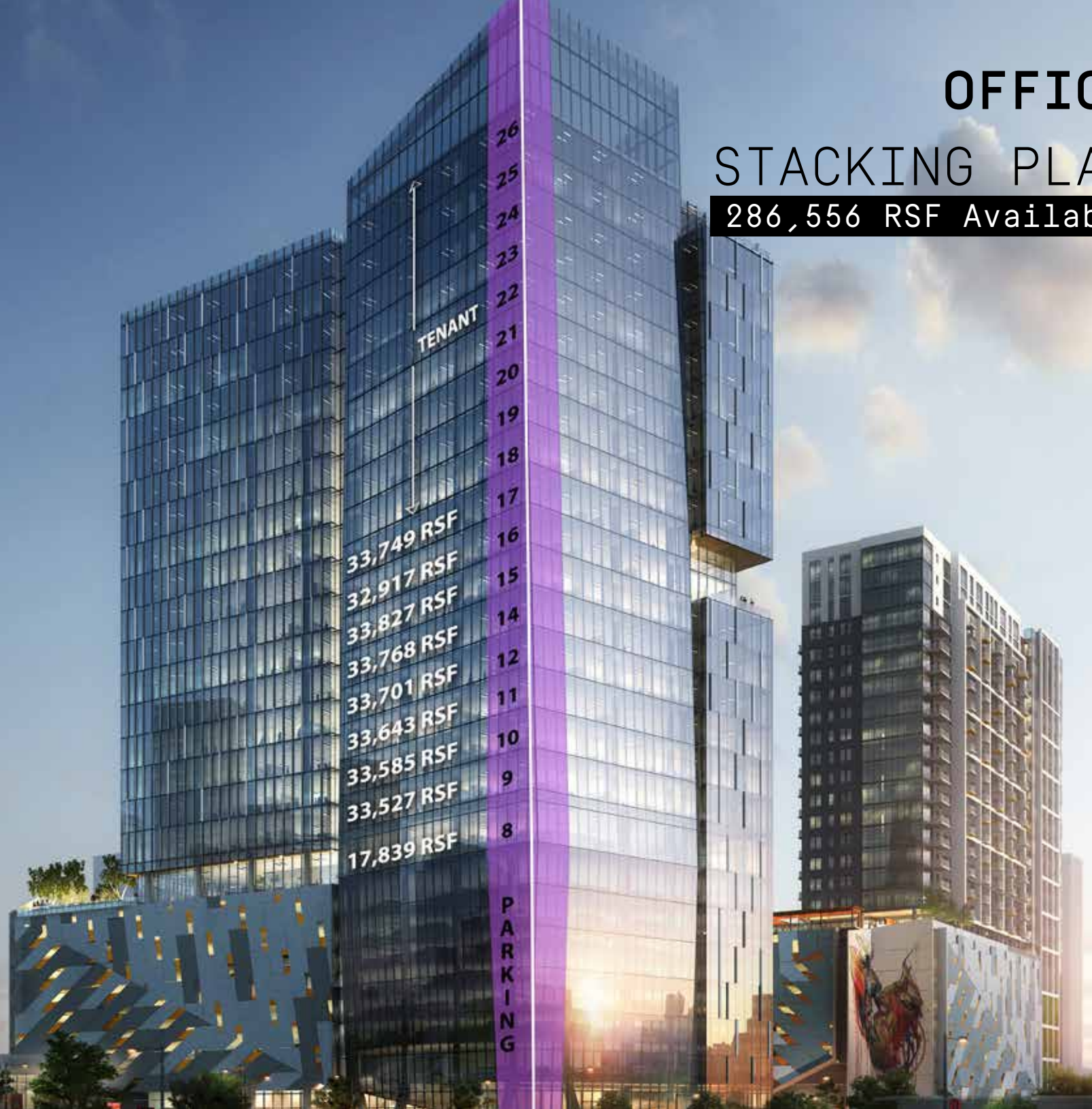
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OFFICE STACKING PLAN

286,556 RSF Available



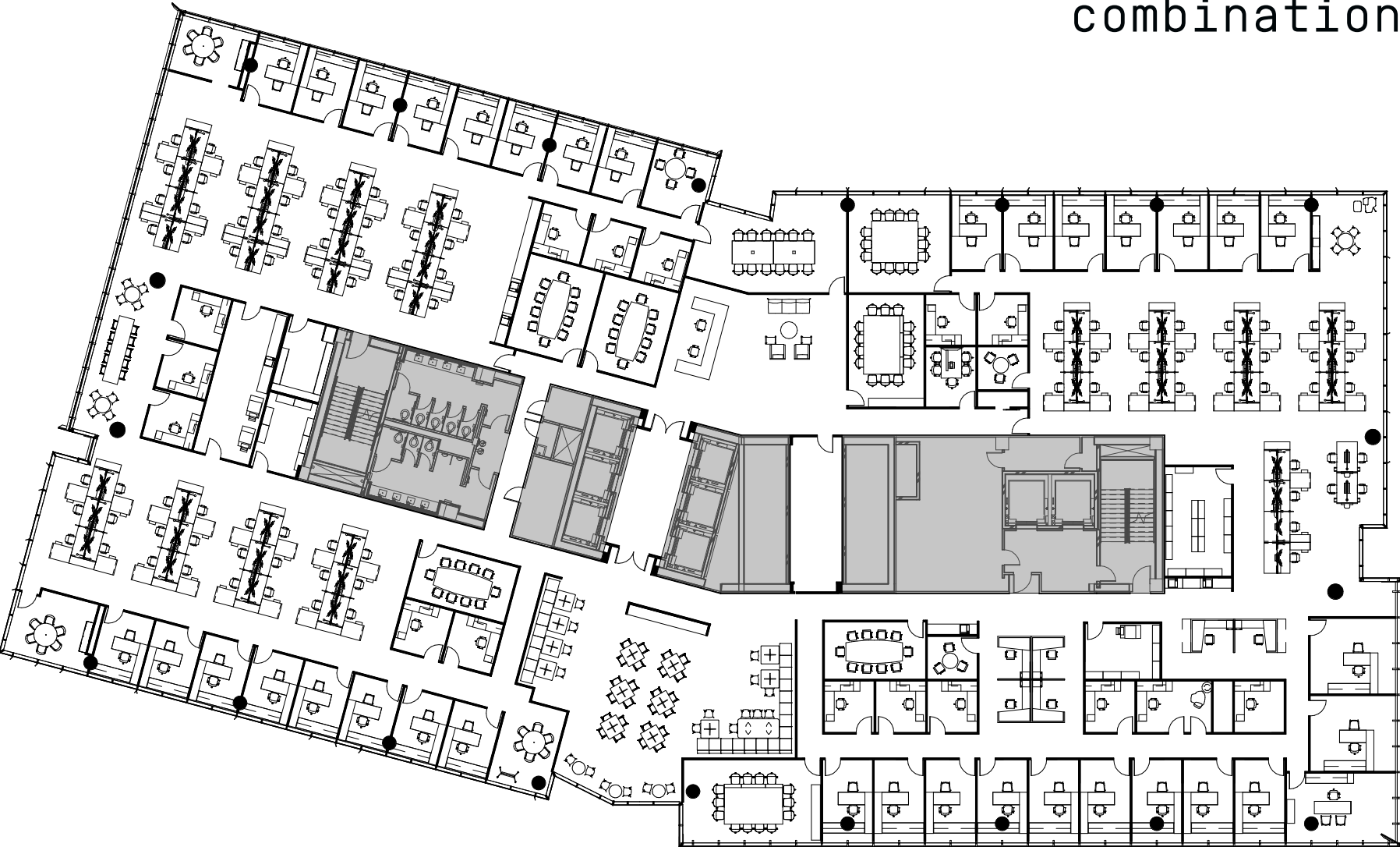
TENANT

- 26
- 25
- 24
- 23
- 22
- 21
- 20
- 19
- 18
- 17
- 16 33,749 RSF
- 15 32,917 RSF
- 14 33,827 RSF
- 13 33,768 RSF
- 12 33,701 RSF
- 11 33,643 RSF
- 10 33,585 RSF
- 9 33,527 RSF
- 8 17,839 RSF

PARKING

BASE PLAN

combination/open



BENCH SEATING: 102
PRIVATE OFFICE: 53
SMALL MEETING: 3
MEDIUM MEETING: 4
LARGE MEETING: 8

TOTAL SEAT COUNT: 155
USABLE SF: 28,437
SF PER PERSON: 183

PRIVATE OFFICE PLAN



BENCH SEATING: 102
PRIVATE OFFICE: 53
SMALL MEETING: 3
MEDIUM MEETING: 4
LARGE MEETING: 8

TOTAL SEAT COUNT: 155
USABLE SF: 28,437
SF PER PERSON: 183

OPEN OFFICE PLAN



BENCH SEATING: 151
PRIVATE OFFICE: 12
SMALL MEETING: 3
MEDIUM MEETING: 3
LARGE MEETING: 4

TOTAL SEAT COUNT: 163
USABLE SF: 28,437
SF PER PERSON: 174

OFFICE LOBBY



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UPPER LOBBY



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OFFICE AMENITY ROOFTOP TERRACE



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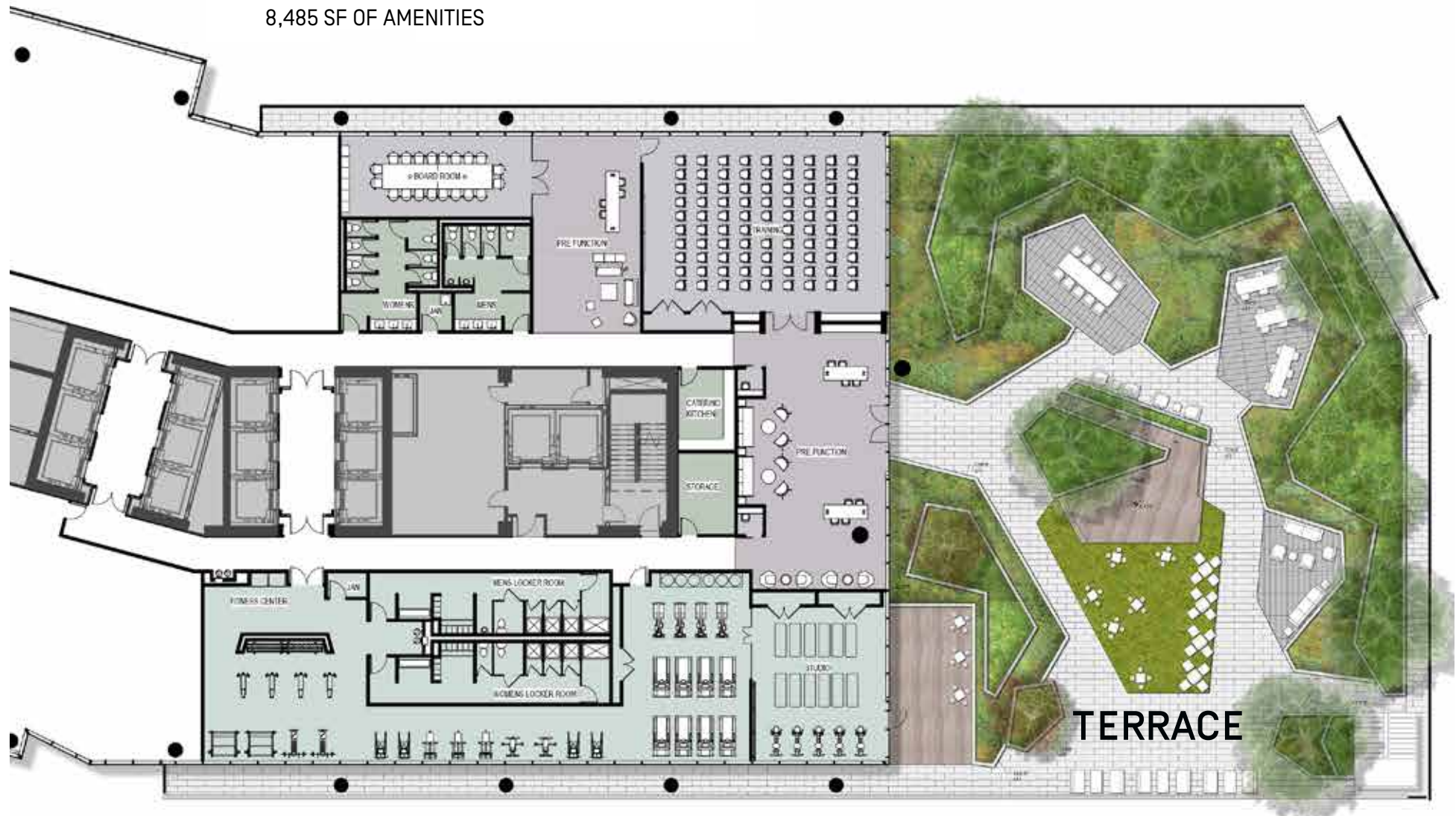
OFFICE AMENITY ROOFTOP TERRACE

3,123 SF CONFERENCE CENTER/SUPPORT

3,385 SF FITNESS

1,977 SF PRE FUNCTION

8,485 SF OF AMENITIES





For more information, please contact:

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