



# REGIONS PLAZA

*1180 West Peachtree Street  
Atlanta, Georgia 30309*

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CLASS AA BOUTIQUE OFFICE  
ENVIRONMENT IN THE HEART OF  
THE MIDTOWN CORE

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*Within the Midtown Opportunity Zone*  
*125,000 Contiguous Square Feet Available*  
*Home to Flywheel Sports only Midtown location*  
*Tech and Transitional Ready Suites Now Previewing*  
*Valet and Executive Parking Available*  
*LEED-Gold Certified*  
*Elite Tenant Services*

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# PRIME LOCATION

*starts here*

Midtown is one of the most sought-after office destinations in Atlanta and home to the Southeast's largest and most prominent professional service, financial, and technology firms. Regions Plaza is ideally located on 14<sup>th</sup> Street which is the latitude line that defines the center of Midtown. The vibrant Midtown dining scene is a short walk through a truly metropolitan environment. Situated less than 500 feet from Interstate 75 / 85, which is Atlanta's primary north-south artery, no other Midtown building equals the access provided by Regions Plaza. Commuting times are dramatically shorter for Regions Plaza than for those buildings located on Peachtree Street. Access in to and out of the parking garage is designed to utilize local roads to the tenant's advantage and minimize travel time associated with daytime appointments.



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# ULTIMATE SERVICE

*starts here*

Regions Plaza is a Class AA 24-story office tower designed in 2001 by the highly-regarded architecture firm of Smallwood, Reynolds, Stewart & Stewart. While the desirable Midtown area is served by many similarly attractive buildings, none match the experience provided by Regions Plaza.

Regions Plaza subscribes to the philosophy that comfort, luxury and convenience are three essential elements to the class AA office experience. Our elite tenant service offerings rival those of the most desirable hotel brands. The building boasts a full basket of amenities including a full-service concierge, valet parking, on-site delicatessen, conference facility, white-tablecloth dining, premier stadium cycling studio, sundry shop, dry cleaning, shoe shine service, hair salon, banking, ATM and town car service. The things you want to be near are only steps from your desk.





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# HIDDEN OPPORTUNITY

*starts here*

Postured twenty-four stories above the center of Midtown, Regions Plaza provides spectacular views of the South's grandest city. Our 22nd story private balconies offer a truly envious view and experience. High quality interior finishes and attention to detail characterize the opportunity available to a company considering relocating its headquarters or major office. Despite being one of Midtown Atlanta's most recognizable icons, the tax savings available at Regions Plaza is a hidden opportunity. The project lies within the Midtown Opportunity Zone and is the only Class AA building in Midtown to offer this dramatic financial opportunity.

Tenants who refuse to settle for anything less than perfection can indeed have it all at Regions Plaza.



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## FACT SHEET

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### OPPORTUNITY ZONE TAX CREDIT INCENTIVES\*

- \$3,500 per job, per year (new jobs to Georgia)
- Minimum of two new jobs to Georgia
- Tax credits may be applied against 100% of Georgia state income tax liability and withholding taxes
- Businesses of any nature may qualify

*\*To learn more about the tax credits available to businesses locating or expanding within a designated Opportunity Zone, contact Dawn Sturbaum at 404.679.1585.*

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### PROPERTY

Located at the corner of West Peachtree Street and 14<sup>th</sup> Street, Regions Plaza is the premier location for a Midtown office tower. The building's entrance / exit is conveniently positioned 400 feet from the 14<sup>th</sup> Street exit (251A) providing superb access to Interstate 75 / 85.

### LANDLORD

CRT ACP, LLC, an affiliate of Crocker Partners, LLC

### LEASING COMPANY

#### **Stream Realty Partners**

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### PROPERTY MANAGEMENT

#### **Crocker Partners Management Company, LLC**

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Kelly Britton

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### ARCHITECT

Smallwood, Reynolds, Stewart & Stewart

### DEVELOPER

Pope and Land Enterprises, Inc.

### YEAR BUILT

2001

### PROJECT AREA

500,953 rsf

### PRIMARY BUILDING SITE

0.60 acres

### STORIES

Twenty four (24)

### ON-SITE AMENITIES

Home to Flywheel Sports, deli, sundry shop, conference facility, full-service concierge, valet service, shoe shine, banking and ATM, white tablecloth dining, 24-hour security, dry cleaning and hair salon.

### GREEN INITIATIVES

Regions Plaza was awarded LEED-Gold certification in 2010 and was the first building in Midtown to achieve LEED-Gold status.

Regions Plaza is Energy Star certified and consistently maintains monthly scores of 93 or greater.



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### CONSTRUCTION

*Superstructure* – Concrete frame structure

*Exterior* – Rose colored granite, architectural pre-cast and high performance double pane thermo glass windows.

### PARKING

A ten (10) story parking structure provides a covered parking ratio is 2.0 spaces per 1,000 RSF. Rooftop parking is also available. Access can be achieved directly from Spring Street.

### HVAC

The HVAC system is comprised of individual SWUD's (self-contained water cooled unitary devices) for each floor. R-22 is used in a multi-stage compressor configuration to provide cooling for each floor, with one air handling fan per unit to provide air flow. Heat is removed via a 24-hour open condenser loop with a 3-cell cooling tower. The Energy Management System (EMS) is controlled by a Trane Tracer Summit Direct Control (DDC).

### LOBBY FINISHES

Natural stone and exotic wood

### ELEVATORS

The project is served by a total of fifteen elevators. The building is serviced by six low-rise elevators with a capacity of 3,500 lbs, four high-rise elevators with a capacity of 3,500 lbs and a dedicated freight elevator that serves all floors and has a capacity of 4,500 lbs. The parking structure is served by four elevators, each with a capacity of 3,500 lbs.

### ELECTRICAL

Transformer capacity is available for low voltage (120 / 208) use: 112.5 KVA per floor. The standard tenant allotment is equal to 5 watts per RSF. High voltage (480 / 277) electrical distributing panels consist of one 42 circuit panel board with approximately 30 circuits designated for building core area providing tenant allotments of approximately one circuit per 2,000 RSF. Low voltage (120 / 208) electrical distribution panels consist of three 42 circuit panel boards with 20 circuits designated for building core area loads providing tenant allotments of approximately one circuit per 225 RSF.

### EMERGENCY GENERATOR

The property has two Caterpillar generators that provide emergency power for the building. A 1250 kW generator diesel fueled by a 2,500 gallon tank and a 175 kW generator diesel fueled by a 150 gallon tank. These systems supply back-up power to all elevators, emergency lights and life safety systems.

### FIRE LIFE SAFETY SYSTEMS

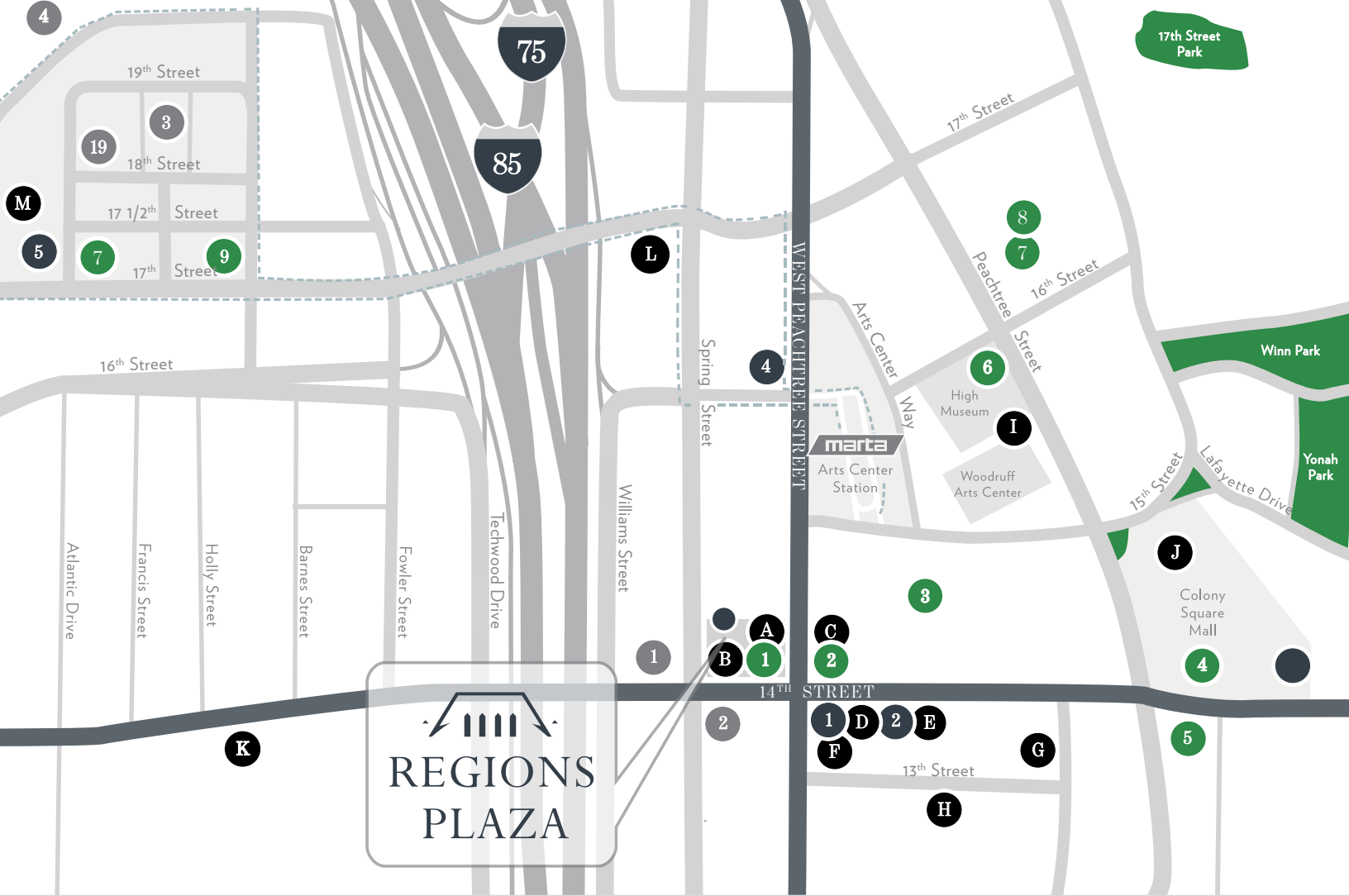
The building and parking garage are equipped with a hard-wired Edwards-EST 2 life safety system (fire panel) consisting of a voice alarm, emergency paging system and emergency two-way communication system.

### LOADING DOCK

The loading dock has eight total bays, including two for compactors, three for small trucks and one hydraulic lift.

### PUBLIC TRANSPORTATION

Regions Plaza is located one-half block from the Woodruff Arts Center Station and the Atlantic Station Free Ride bus stop.



**REGIONS  
PLAZA**

**RESTAURANTS**

- A** Rising Roll
- B** Veni Vidi Vici
- C** Article 14 / Highland Bakery
- D** Einstein Bros Bagels
- E** Starbucks
- F** Carolyn's Gourmet Café
- G** South City Kitchen Midtown
- H** Pasta Da Pulcinella
- I** Table 1280
- J** Colony Square Mall
  - Shout
  - Tamarind Seed
  - Chick-Fil-A
  - Leaves & Leaves
  - Giancarlo's Pizza & Pasta
  - Tre Forzé
  - Jaffa Gate
  - European Kitchen Express
  - Moe's Southwest Grill
  - Blimpie
  - Tin Drum
  - Starbucks

- K** Silver Skillet
- L** Nan Thai Fine Dining
- M** Atlantic Station
  - Atlantic Grill

- BGR - The Burger Joint
- Cafenineteen
- California Pizza Kitchen
- Chick-a-Biddy
- Copeland's Cheesecake Bistro
- Great American Cookies
- IKEA Café
- Kilwin's
- Lobby at Twelve
- Meehan's Public House
- Moe's Southwest Grill
- Rose Mexicano
- Starbucks
- STRIP
- Subway
- Tin Drum
- Which Wich?
- Yard House
- Yogli Mogli

**GAS / GROCERY**

- 1** Shell
- 2** Shell
- 3** Publix
- 4** Target

**LODGING**

- 1** Atlanta Marriott
- 2** Four Seasons Hotel
- 3** W Atlanta - Midtown
- 4** Artmore Hotel
- 5** Twelve [at Atlantic Station]

**BANKS**

- 1** Regions
- 2** Bank of America (ATM)
- 3** Thrift Credit Union
- 4** SunTrust Bank
- 5** Georgia's Own Credit Union
- 6** Wells Fargo
- 7** BB&T
- 8** Bank of Atlanta
- 9** Wells Fargo
- 10** BB&T

--- Atlantic Station Free Ride



Home to Flywheel Sports



On-Site Deli with Full-Service Catering



Ready Suites Now Previewing



Ready Suites Now Previewing



Example Tech Build-Out | Suite 2200





Example Tech Build-Out | Suite 2200



REGIONS

CROCKER  
—  
PARTNERS

—  
STREAM  
REALTY

[www.RegionsPlaza.com](http://www.RegionsPlaza.com)