THIS IS

coda

756
w peachtree

A premier **mixed-use development** with **645,000 square feet** of office space, **coda** will serve as the **core of collaboration** and pinnacle of innovation in **Midtown Atlanta's** Tech Square.

a first of its kind

class-t office environment

coda is designed to facilitate interactions between start-ups, Fortune 500 companies, university affiliates, researchers, and students.
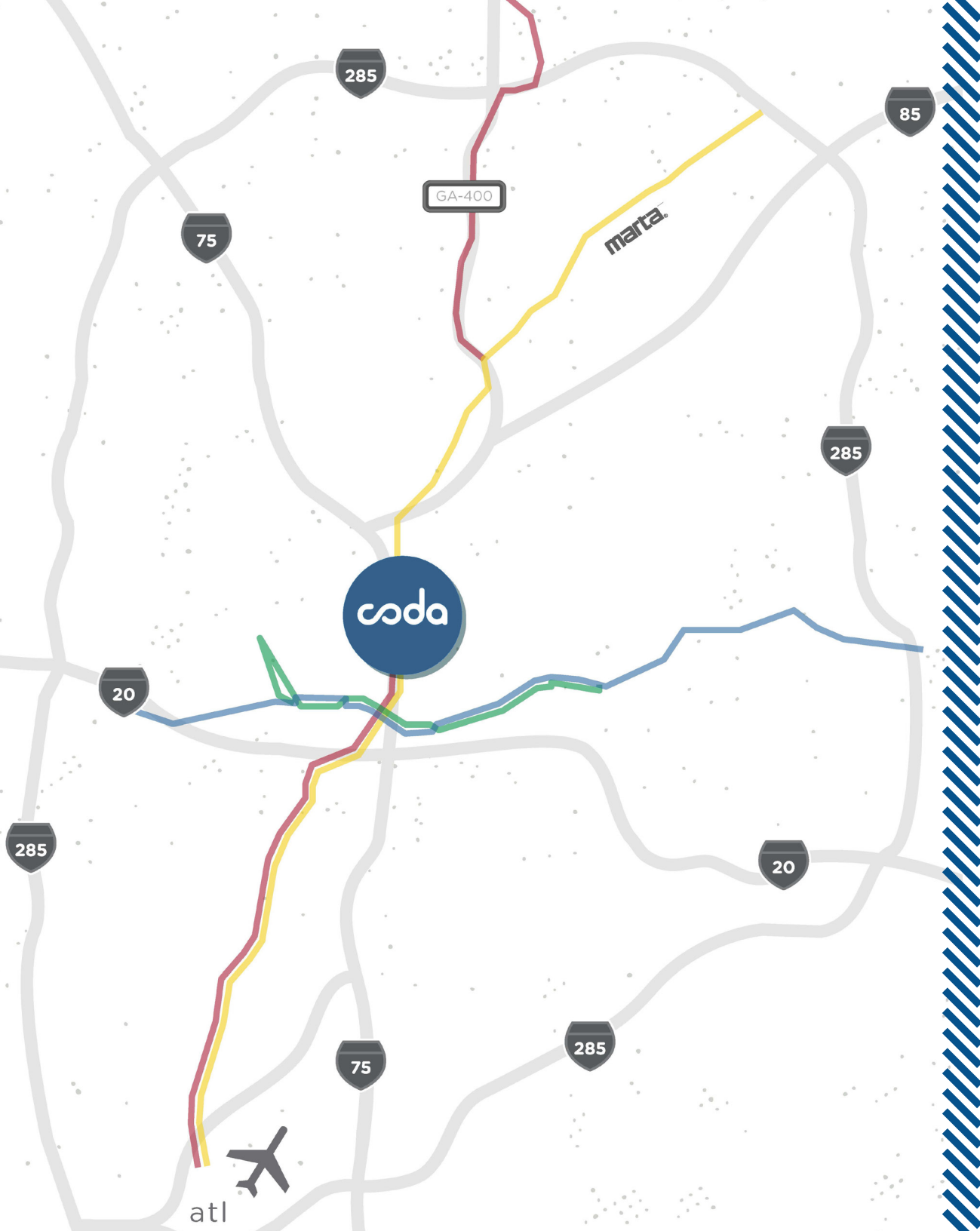
The project combines **creative workplace design** with cutting edge **research labs**, comfortable **communal spaces**, industry event space as well as unique **retail concepts** and **restaurants /bars**.

class-t
inventive, co-locate workplace design that facilitates collaboration, drives action, propels growth, and advances breakthroughs between research and industry

coda's location in **Midtown** allows for convenient access to **MARTA** and **high walkability** to multiple restaurants, shops, theaters, and museums.

As **Atlanta's** second largest **business district**, Midtown is a vibrant community with a balance of commercial, residential, and outdoor recreational areas that make it known as one of the **top neighborhoods** in the city.

watch the video '

a new mix
# of uses

coda integrates business innovation and institutional research in a completely new way. Fueled by a high-power computing center and connected to the energy of Midtown Atlanta through inspired retail and dining elements.

smart building .... mixed-use concept for a simplified workday.

top talent .... top local talent from over 50 surrounding colleges and universities.

collaborative core .... cross-tenant neighborhoods and collaborative lounges

24-hour gathering spot .... a thriving tech hub with features including: The Plaza, several retail and dining options, innovation showrooms, and more.
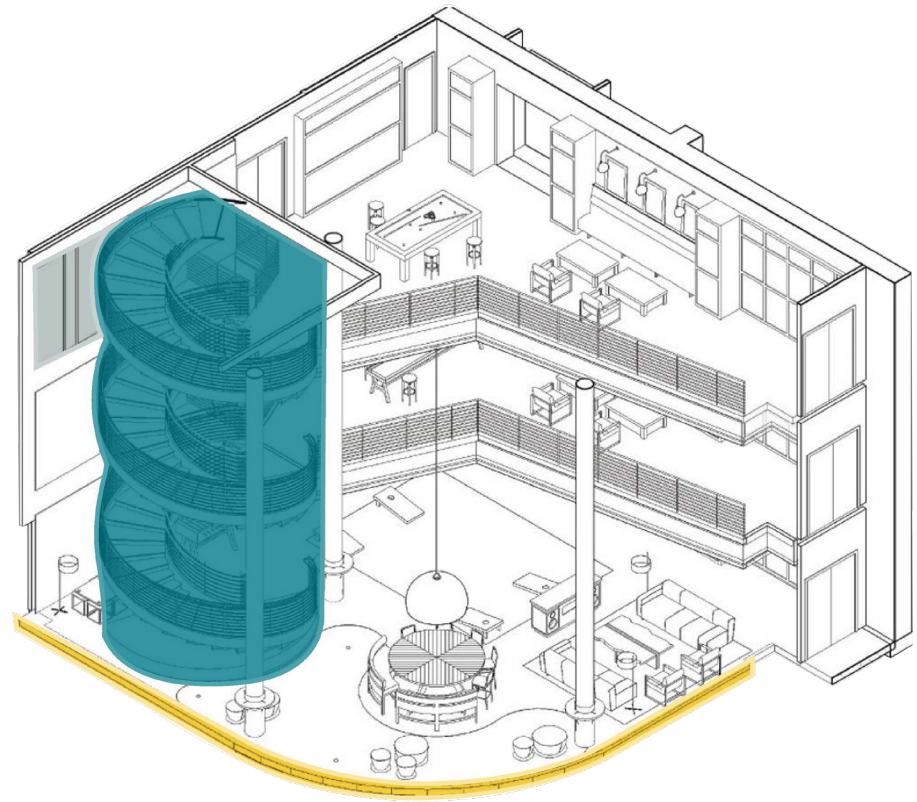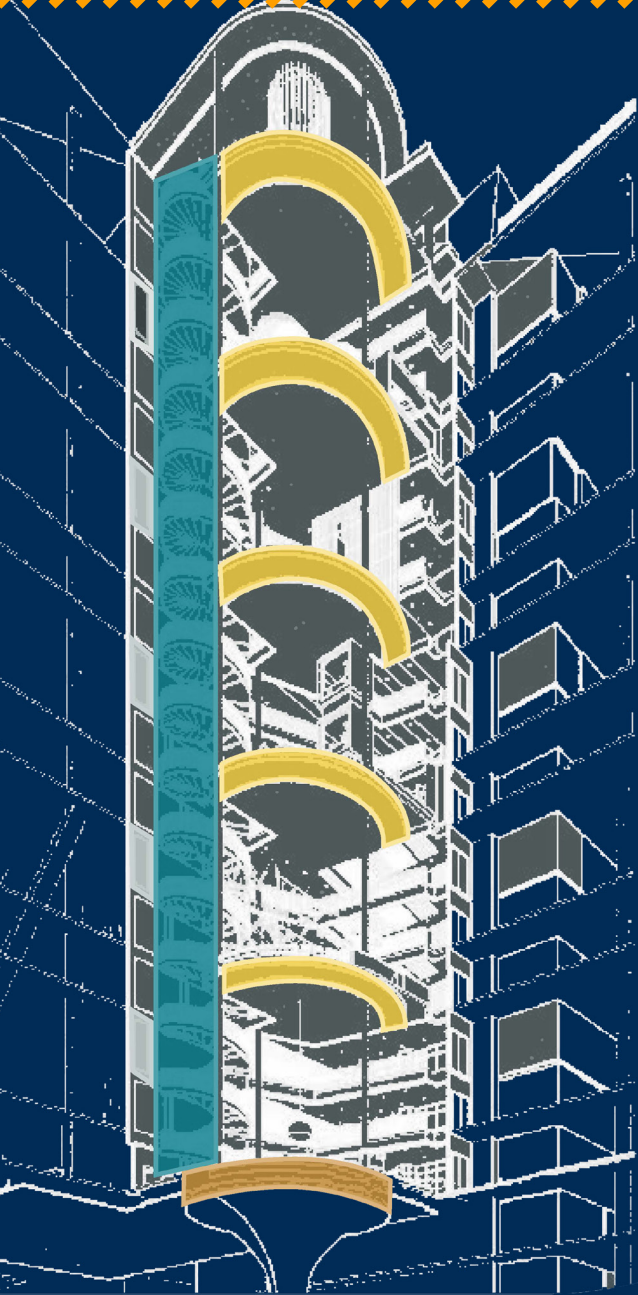
environmental design .... LEED accredited design including chilled beams, and automatic shading systems.

experience the spaces '

collaborative core

|			
🟦	sprial staircase	🟨	light cove ceilings
⬜	double layer drywall	🟧	uplift column flare

the **collective**

In addition to **coda**'s sleek innovation and robust technological advances, **The Collective** will provide vibrancy and serve as a **dining destination**, custom to coda. Comprising of 25,000 square feet of **street level restaurants**.

The Collective will wrap the historic Crum & Forster building. Offering a vast range of cuisines and flavors found from around the world.

The Collective will bring true **marketplace atmosphere** to coda. With its unique environment, The Collective will provide gathering, meeting, and dining hotspots that overlook the 20,000 square foot outdoor plaza.

first level site plan
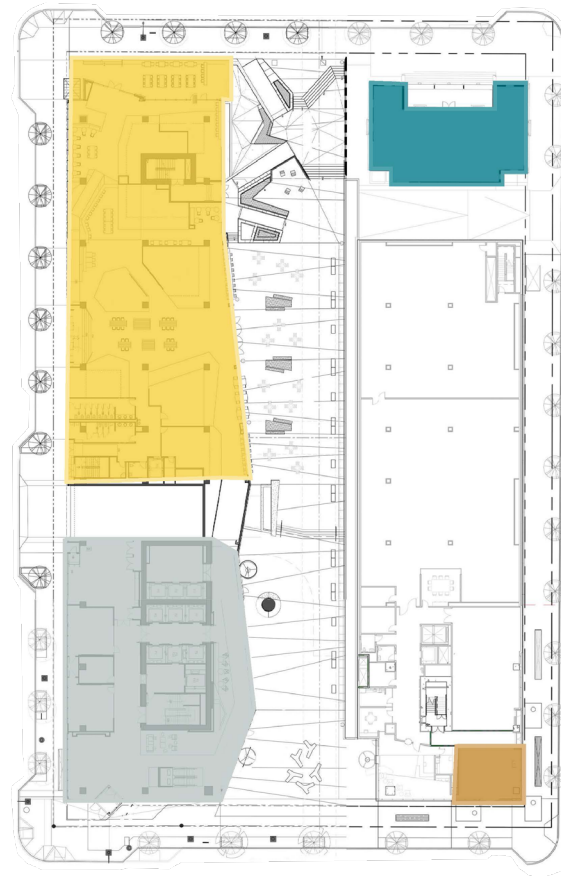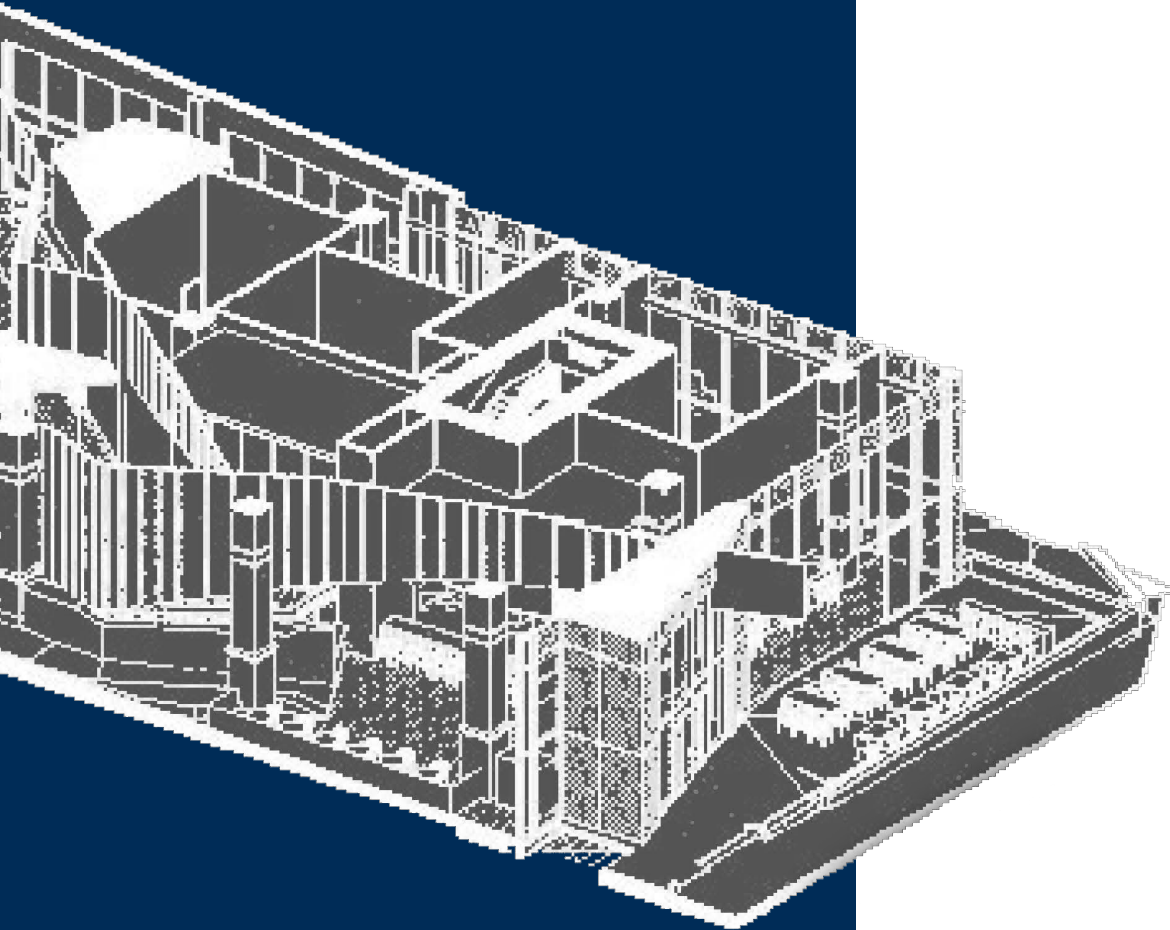
crum & forster

the collective

office lobby

additional retail space

the **collective** floor plan

a 615 SF

b 620 SF

EL BURRO POLLO BURRITOS

e 405 SF

POKE BURRI

f 974 SF

Aviva by kameel Mediterranean Grill
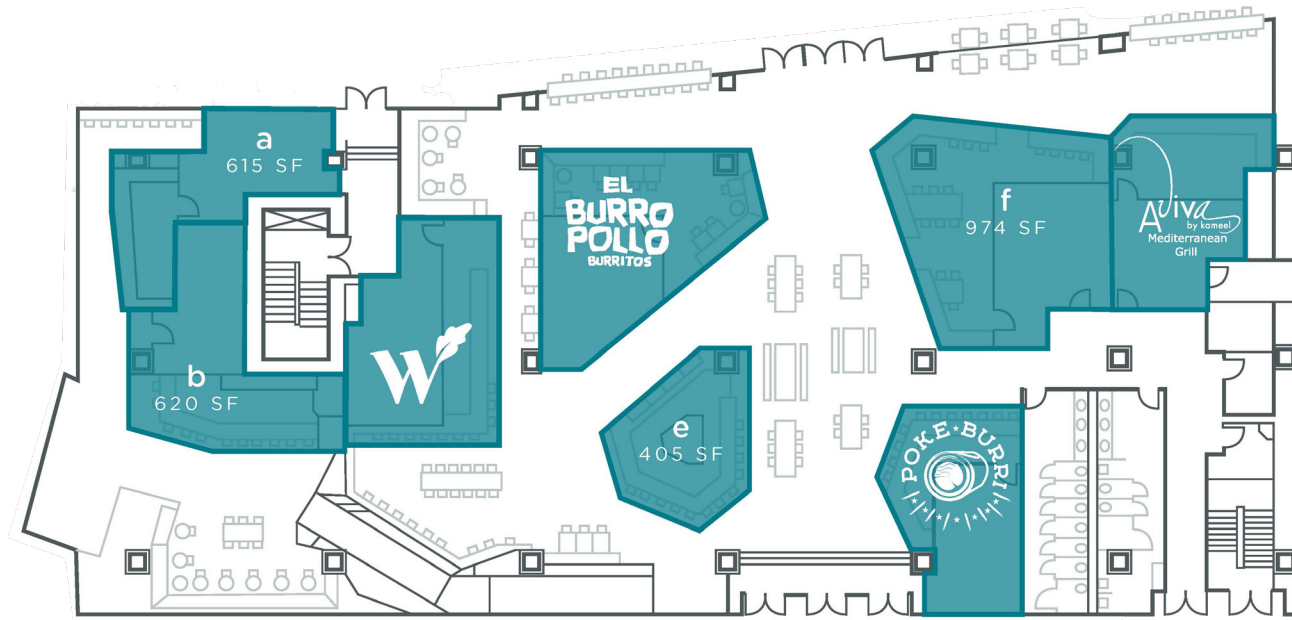
traffic counts + area demographics

	vpd
i-85	353,700
spring street	17,800
north avenue	28,900
west peachtree	18,900

	1 miles	3 miles	5 miles
population	38,766	170,283	360,831
households	17,598	80,820	163,546
avg. hh income	$91,088	$91,034	$89,852
daytime population	113,885	381,041	610,483

//////// top of the line **data center** ////////////////////////

coda will be home to one of the largest data centers in the Southeast. It includes network availability to multiple top-tier dark fiber with **redundant backbone connectivity, cross connects to on-premises carriers, connectivity to public cloud providers, and peering fabric and blended-bandwidth solutions** to meet any business requirement.

Purpose-built 98,300 SF facility with over 40,000 sf of slab and 36" raised floor space.

19.8 MW of utility power provided by Georgia Power via underground duct banks into below grade transformer vaults.

Roof mounted 2,500 kW generators provide 24 hour on-site fuel supply for each generator.

learn more about databank '

DATABANK

centralized location in the
heart of midtown

Georgia Tech

85

75

exit 250

exit 249

tech square

ncr

12th street
williams street nw
spring street
west peachtree street
peachtree street
juniper street
peachtree place
8th street ne
7th street ne
6th street ne
5th street ne
4th street ne
3rd street ne
5th street ne
techwood drive nw
tech parkway nw
marietta street
north avenue nw
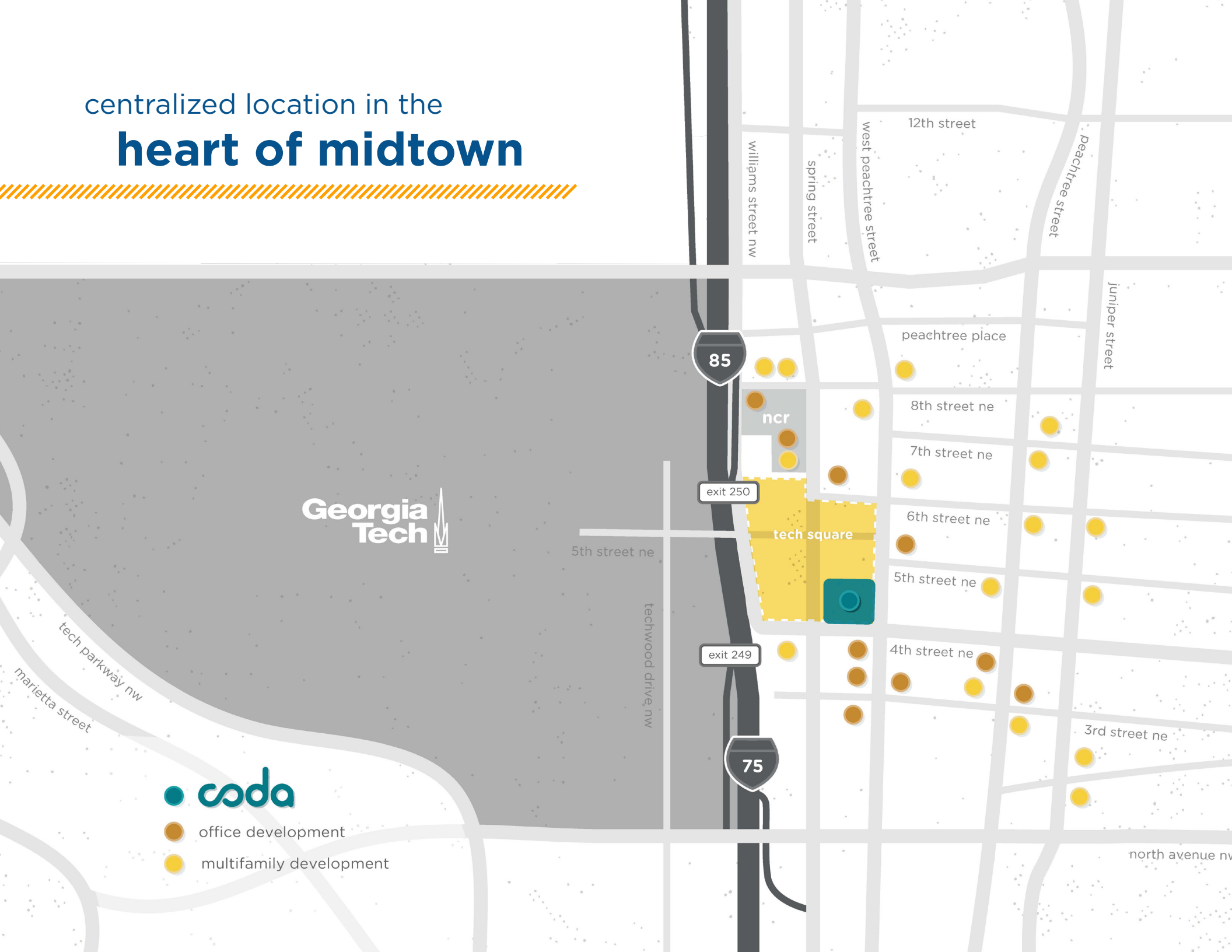
coda
- office development
- multifamily development

Georgia Tech

coda will provide companies the rare opportunity to co-locate with others who are embedded in the **Georgia Tech** ecosystem - home to some of the top engineering and computer science programs in the world. Technology pioneers and enthusiasts alike will intermingle on coda's campus, evoking an undeniable vitality.

RECOGNIZED GEORGIA TECH PROGRAMS:

rank	program
#4	Best Undergraduate Engineering Program
#5	Graduate Public Affairs Information & Technology Management
#6	Undergraduate Computer Engineering
#6	Graduate Artificial Intelligence
#6	Graduate Computer Science Systems
#7	Graduate Computer Engineering
#8	Graduate Computer Science Theory
#9	Graduate Computer Science
#10	Undergraduate Management Information Systems

innovation centers

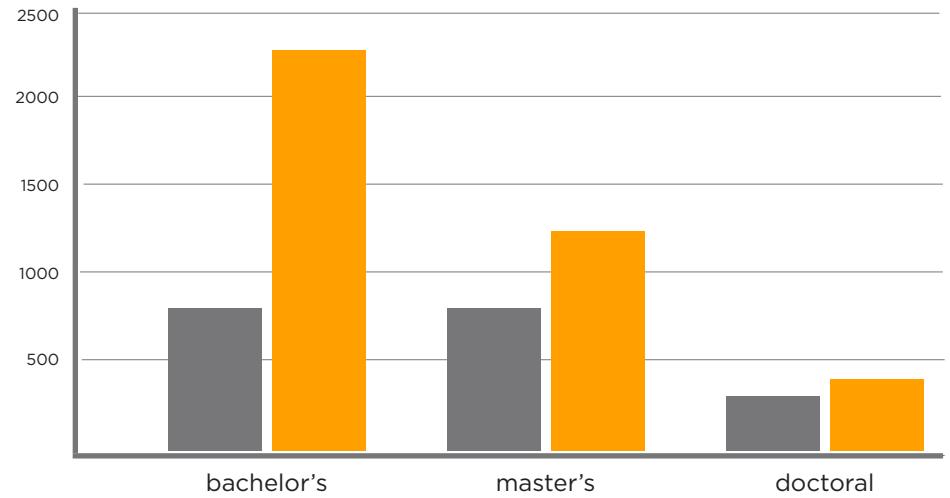|			
1	**Anthem Innovation Studio** Opened in 2016	**14**	**UCB** Solution Accelerator
2	**GA Tech's Enterprise** Innovation Center	**15**	**ThyssenKrupp Elevator** Research Innovation Center
3	**AT&T Foundry** Innovation Center	**16**	**Georgia Electronics** Design Center
4	**Boeing** Manufacturing Development Center	**17**	**VentureLab** Cross-market startup studio and incubator
5	**Chick-Fil-A** Innovation Satellite Office	**18**	**Flashpoint** Business Risk Intelligence
6	**Coca-cola** Development and Innovation Lab	**19**	**DiMoS Lab** Georgia State University's Department of Computer Science
7	**Emerson** Helix Innovation Center	**20**	**GA Tech** Scheller College of Business
8	**The Home Depot** Technology Center	**21**	**Ga Tech** Global Learning Center
9	**Keysight Technologies** Software Design Center	**22**	**Anthem** Technology Center
10	**NCR** World Headquarters	**23**	**SimTigrate** Design Lab
11	**Panasonic Automotive** Innovation Center	**24**	**Delta Innovation Center** The Hanger
12	**Siemens** Data Analytic and Applications Center	**25**	**Invesco** Innovation Center
13	**Southern Company** Energy Innovation Center		
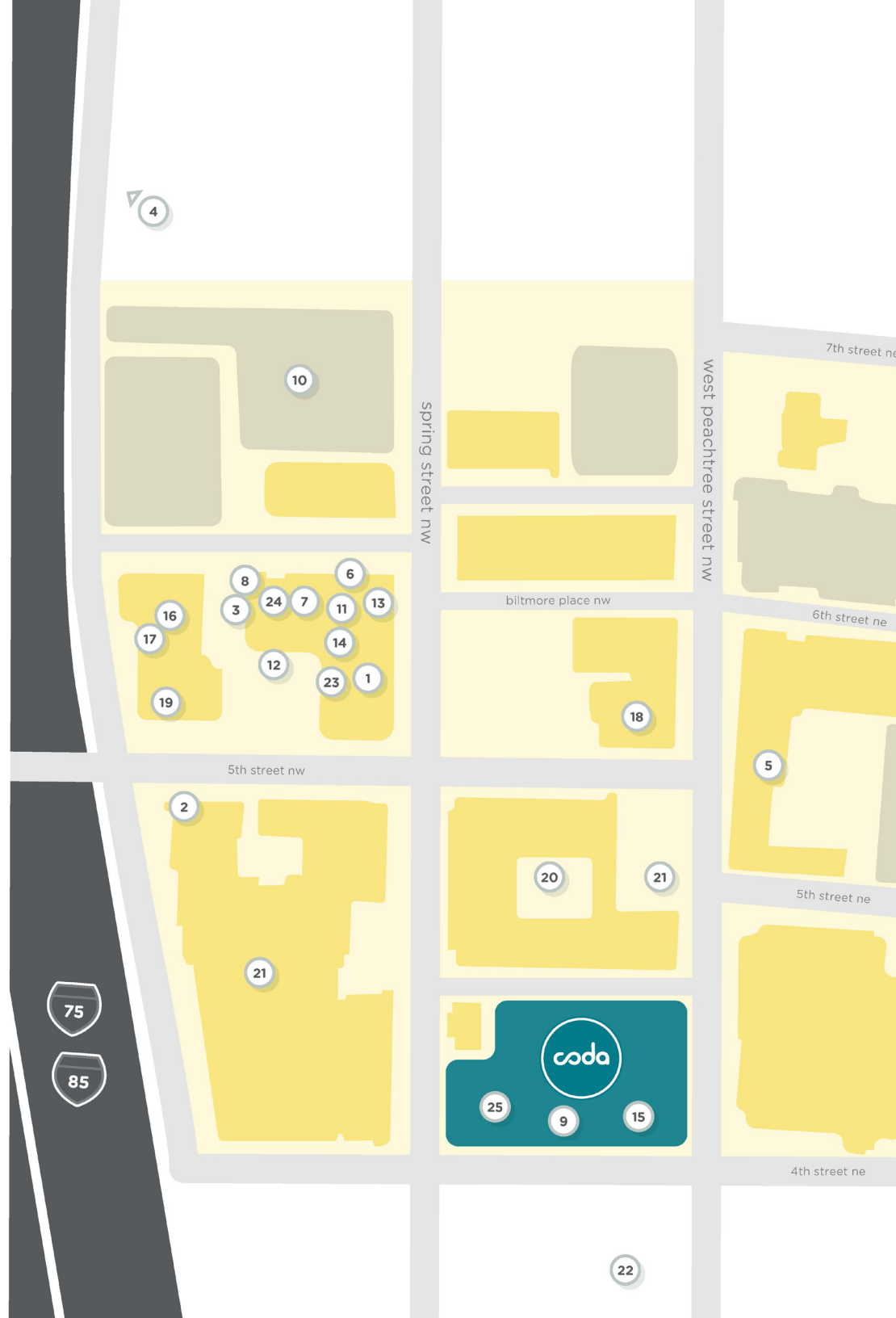
atlanta
tech talent

degrees awarded by school + type

- MIT, Engineering (includes Computers)
- **Georgia Tech, Computing + Engineering**

Bar chart showing degrees awarded by school and type. Y-axis scale: 500, 1000, 1500, 2000, 2500.

| Degree type	MIT, Engineering	Georgia Tech, Computing + Engineering
bachelor's	~800	~2280
master's	~800	~1230
doctoral	~300	~400

an active part of
tech square

Since Georgia Tech started this initiative in 2001, **Technology Square** has experience **immense growth** and continues to thrive as companies flock to the area. At the core of this innovation hub, **coda** will serve as a **catalyst for tech breakthroughs** throughout the region.

view the transformation '

connect to the community '
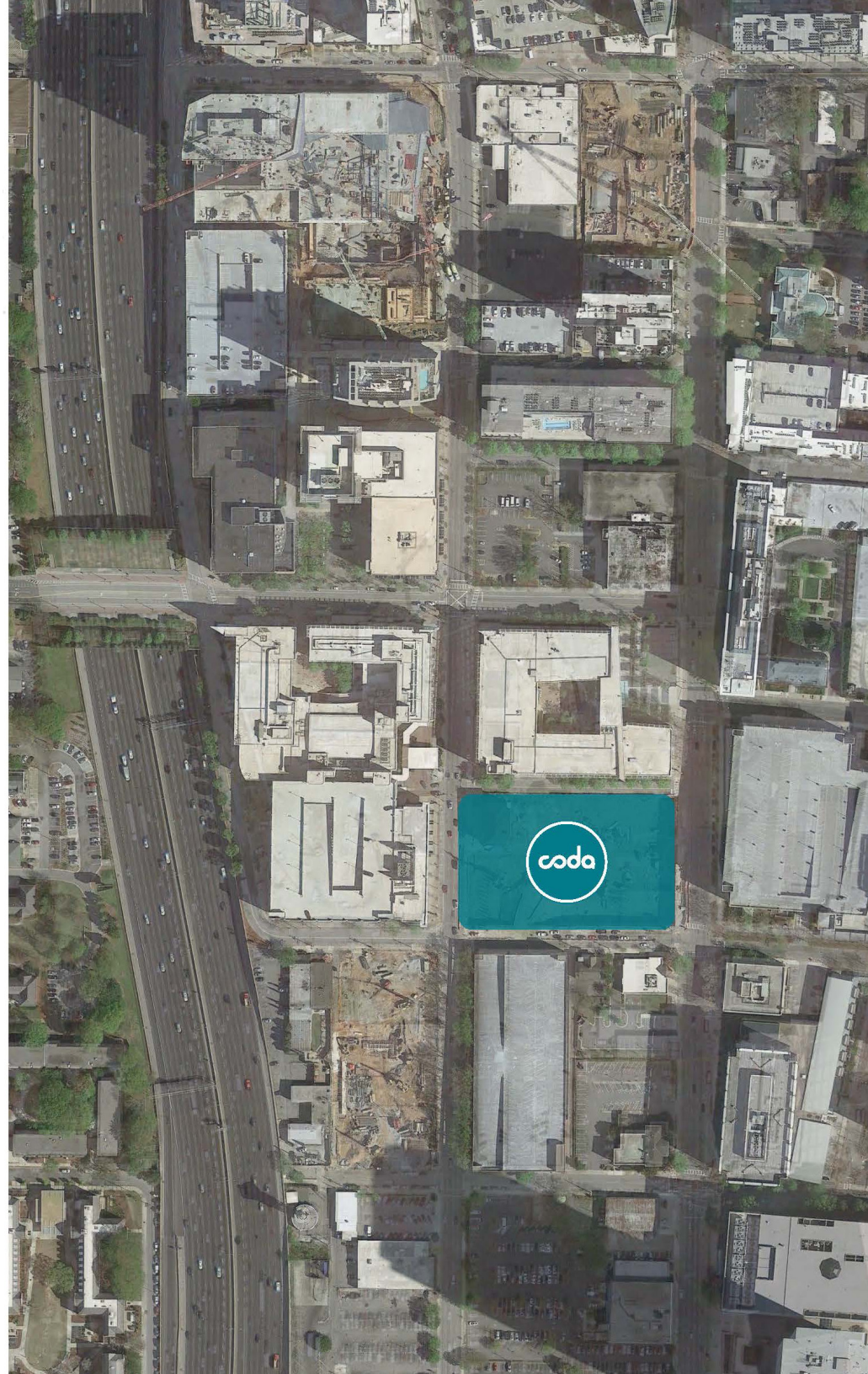
a history of
tech square

2000
Georgia Tech announces **Technology Square** project

2001
Groundbreaking

2003
Tech Square opens including **ATDC,** Georgia Tech's Global learning center, and research lab, **EDI**

2006
Fifth Street Bridge renovations completed

2011
NCR Corp's Biltmore innovation Center opens

2012
Georgia Tech Global Center for **medical innovations** opens

2013
Panasonic Innovation Center and **AT&T Foundry** open

2015
Coca-Cola Enterprises, Southern Co. and **Delta Air Lines** open innovation centers.

Worldplay, Fintech Accelerator launches at **ATDC, Tech Square Labs** open

2016
Georgia tech and John Portman announce $375 million coda project.
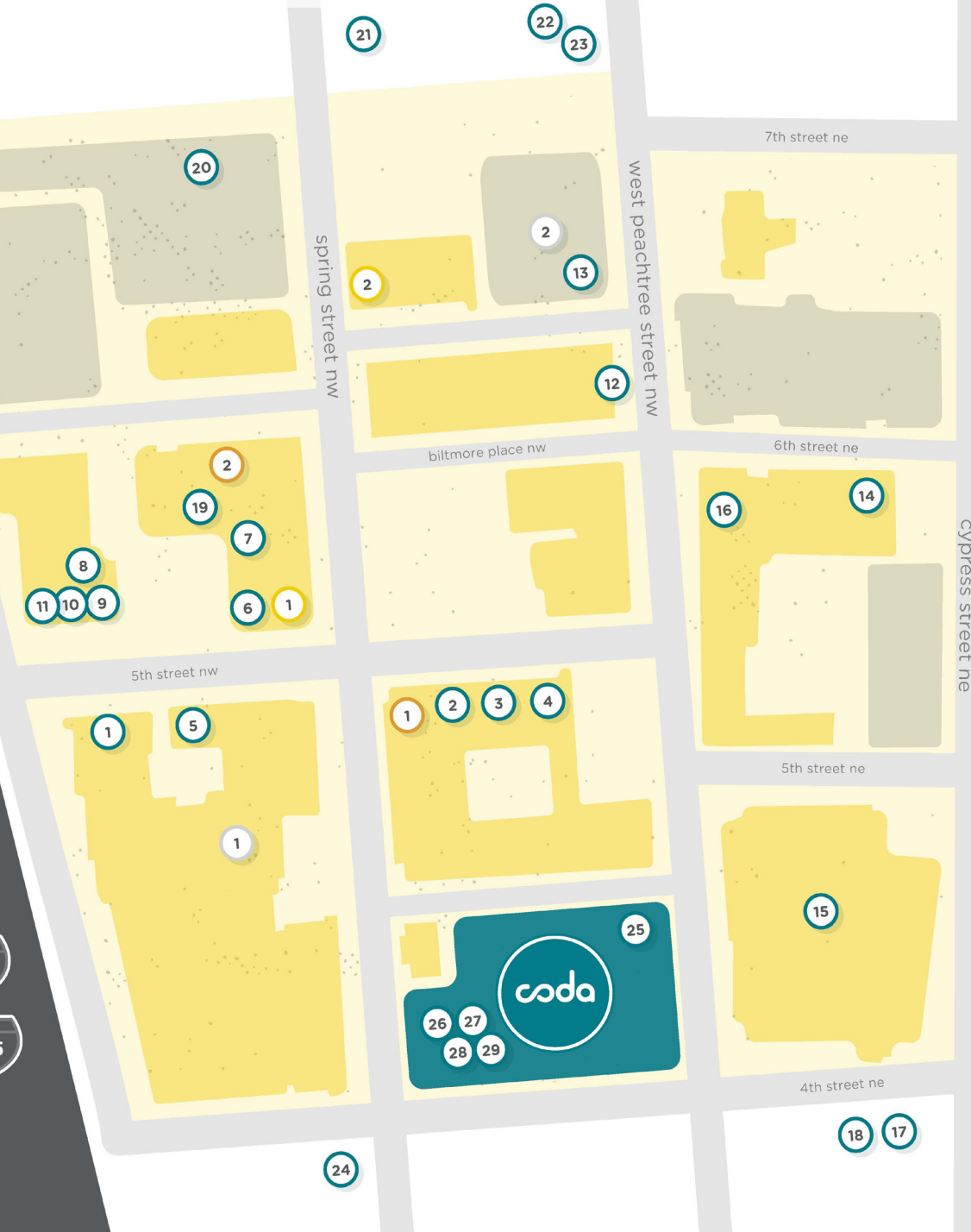
Emerson Innovation Center opens.

Keysight Technologies announces it will open an innovation center.

Georgia Tech Foundation reaches an agreement to buy **Biltmore Hotel.**

convenient walkability

dine

1	Tin Drum Asian Kitchen	16	Atwoods Pizza Cafe
2	Starbucks	17	Willy's
3	Ray's New York Pizza	18	Chick-Fil-A
4	The Barrelhouse	19	NrGize Smoothie Cafe
5	Chuck's Famous	20	Wired by Octane
6	The Canteen	21	Publix
7	Umma's House Korean	22	Kuroshia Sushi
8	Subway	23	J. Christophers
9	Yogli Mogli	24	Starbucks
10	Moe's Southwest Grill	25	SunTrust
11	Gyro Brothers	26	Aviva Mediterranean Grill
12	MidCity Cafe	27	Sushi Burri
13	Community Smith	28	Wildleaf
14	Cypress Street Pint & Plate	29	El Burro Pollo
15	Cafe Kia-Ora		

rest

1	Georgia Tech Hotel & Conference	2	Renaissance Atlanta Midtown

bank

1	PNC	2	Square 1

shop/exercise

1	Barnes & Noble	2	LA Fitness

current availabilities

collaborative core	high-performance computing	Georgia Tech

floorplates
37,000 SF

office
653,000 SF

high-performance computing space/data center
80,000 SF

street level retail
25,000 SF

outdoor plaza
20,000 SF

collaborative areas
on each floor

view floor plans '

	19,000 SF Available		21
	19,000 SF Available		20
Keysight Technologies			19
24,000 SF Available	Keysight		18
Dematic			17
AutoDesk	BAC, QCF, MSA, & Energy		16
AutoDesk	Health Analytics		15
20,000 SF Available	GTRI & IPaT		14
CSE	CSE & GTRI		13
IDEaS	Shared Services & GTRI		12
Machine Learning & OIT	Health Analytics		11
Office of Information Technology (OIT)	IISP		10
Office of Information Technology (OIT)	IISP		9
GA Tech Applied Research Corporation	GTRI		8
Invesco	4,000 SF	Loyal Health	GTRI	7
ThyssenKrupp	7,000 SF	GTRI		6
WeWork	OIT		5
WeWork			4
WeWork			3
GA Tech Showcase	Conference space		2
Lobby retail, The Collective			1

IDEaS	Institute for Data Engineering and Science		IPaT	Institute for People and Technology
CSE	Computational Science and Engineer		BAC	Business Analytics Center
GTRI	Georgia Tech Research Institute		QCF	Quantitative & Computational Finance Program
IISP	Institute for Information Security and Privacy		MSA	Master in Business Analytics

opportunity zone

tax credits

Opportunity Zone Designation allows for significant state **tax credits** to companies bringing new qualifying jobs to the State of Georgia located at coda.

Companies can enjoy an income tax or payroll tax credit equal to $3,500/ qualifying new job per year for five years.

learn more '

for more information

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