



1020 SPRING

OFFICE OVERVIEW —

Spring Street. Atlanta





Campus

4.1 acres

Class A Office

525K SF

Residential

370 units

Tenant Exclusive Amenities

20K SF

Historic, Gardens and Retail

40K+ SF

Parking (Campus)

1.2K spaces





Most Walkable Neighborhood
No. 1

Annual Economic Impact
\$19B+

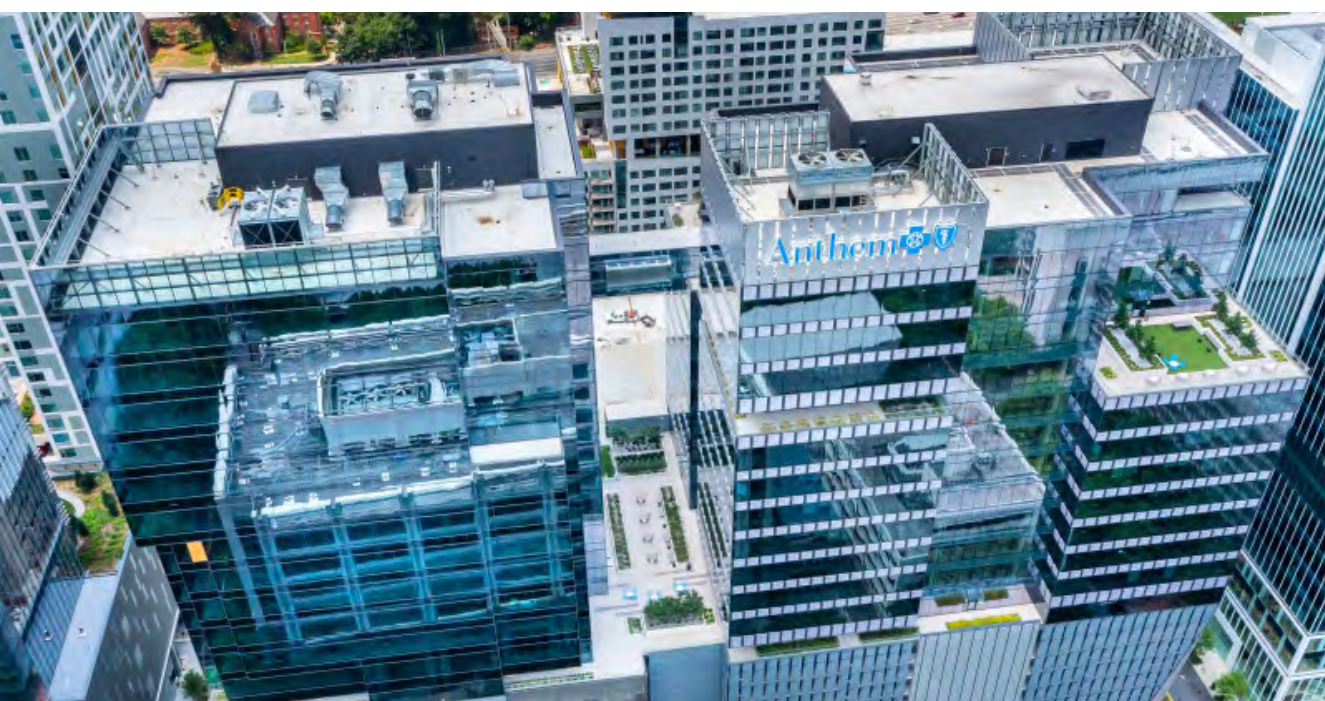
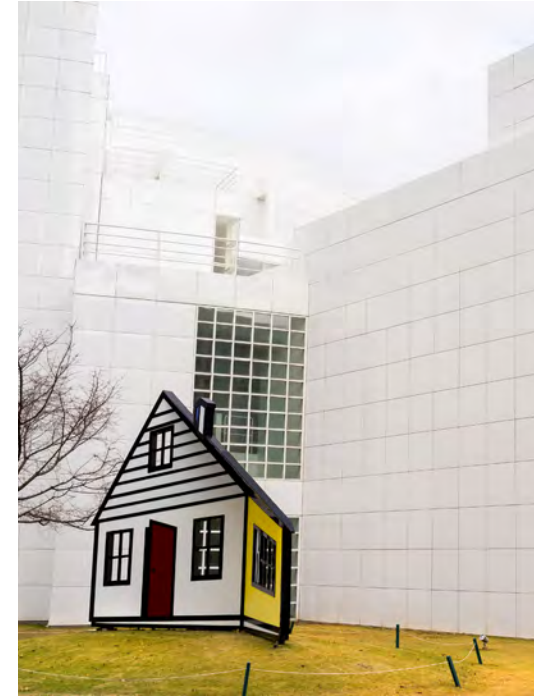
Atlanta Tech Jobs
46%

Atlanta Finance Jobs
23%

Undergraduate and Graduate
Students from Midtown
37,500K

Undergraduate and Graduate Students
from **66** Colleges and Universities
275K

Residents with a median
age of **35**
26.5K



Square

Microsoft

NCR

ATLANTIC CENTER PLAZA
SalesLoft FISH. FISH & RICHARDSON
protiviti

Google
Smith Gambrell Russell

KING & SPALDING

COLONY SQUARE
JONES DAY Bally SPORTS
IDI Logistics Secretariat

Invesco

PROMENADE
VISA Kimley»Horn

Turner

1020 SPRING

1075 PEACHTREE
BCG pwc

1100 PEACHTREE
KILPATRICK TOWNSEND
YAHOO!

CENTERGY ONE
atdc AT&T FOUNDRY+
EMERSON SIEMENS
ucb THE HOME DEPOT
DELTA Georgia Tech Enterprise Innovation Institute
Georgia Tech VenturoLab Southern Company

THE HISTORIC BILTMORE
h Hypothesis

Georgia Tech

848 SPRING ST. NW
SANDBOX ATL GARAGE

TECH SQUARE RESEARCH BUILDING
Georgia Tech CREATE-X

TECH SQUARE LABS

CODA
CISCO KEYSIGHT TECHNOLOGIES
AUTODESK

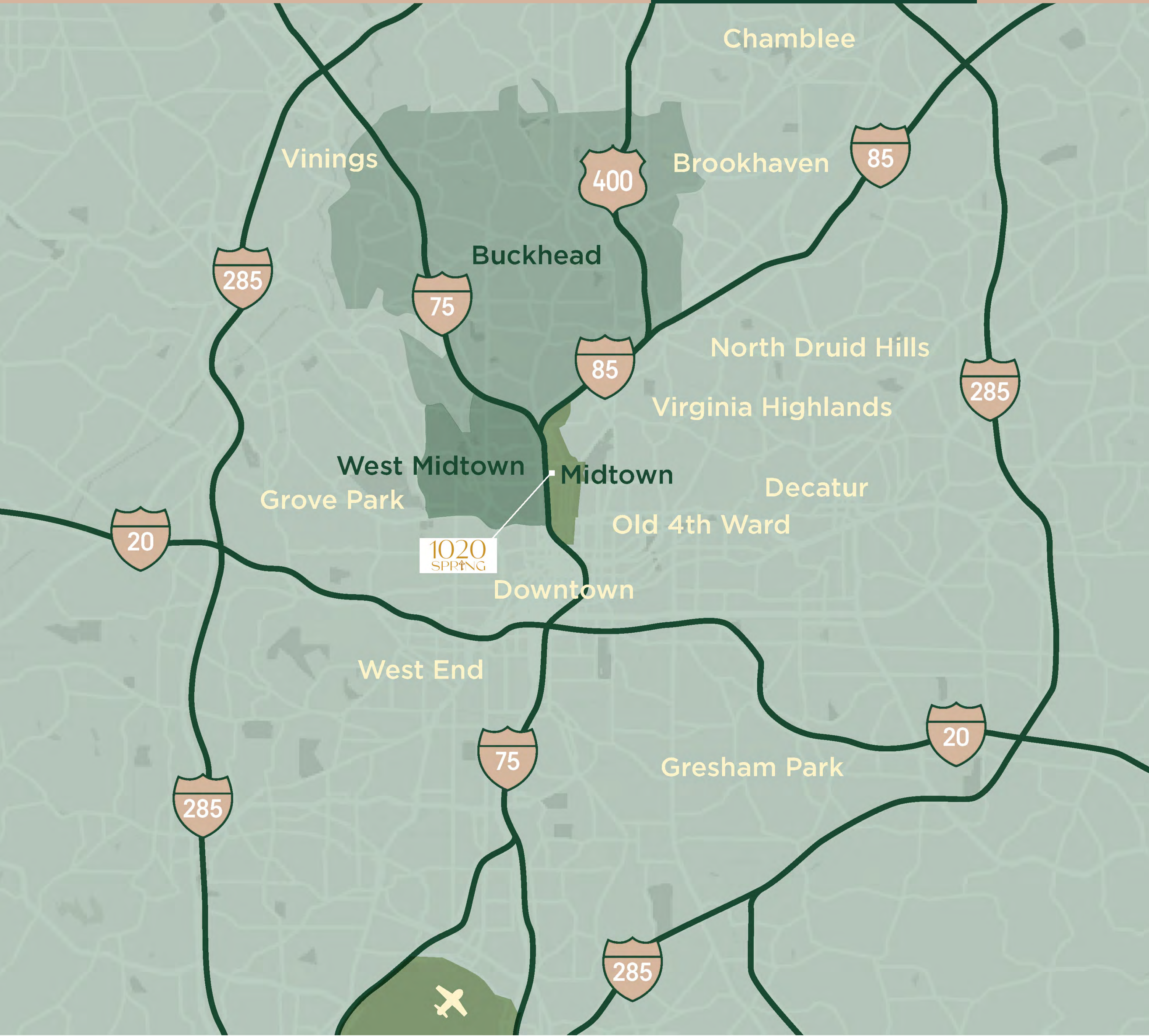
Anthem

NORFOLK SOUTHERN NS

Honeywell


Kabbage

Micron



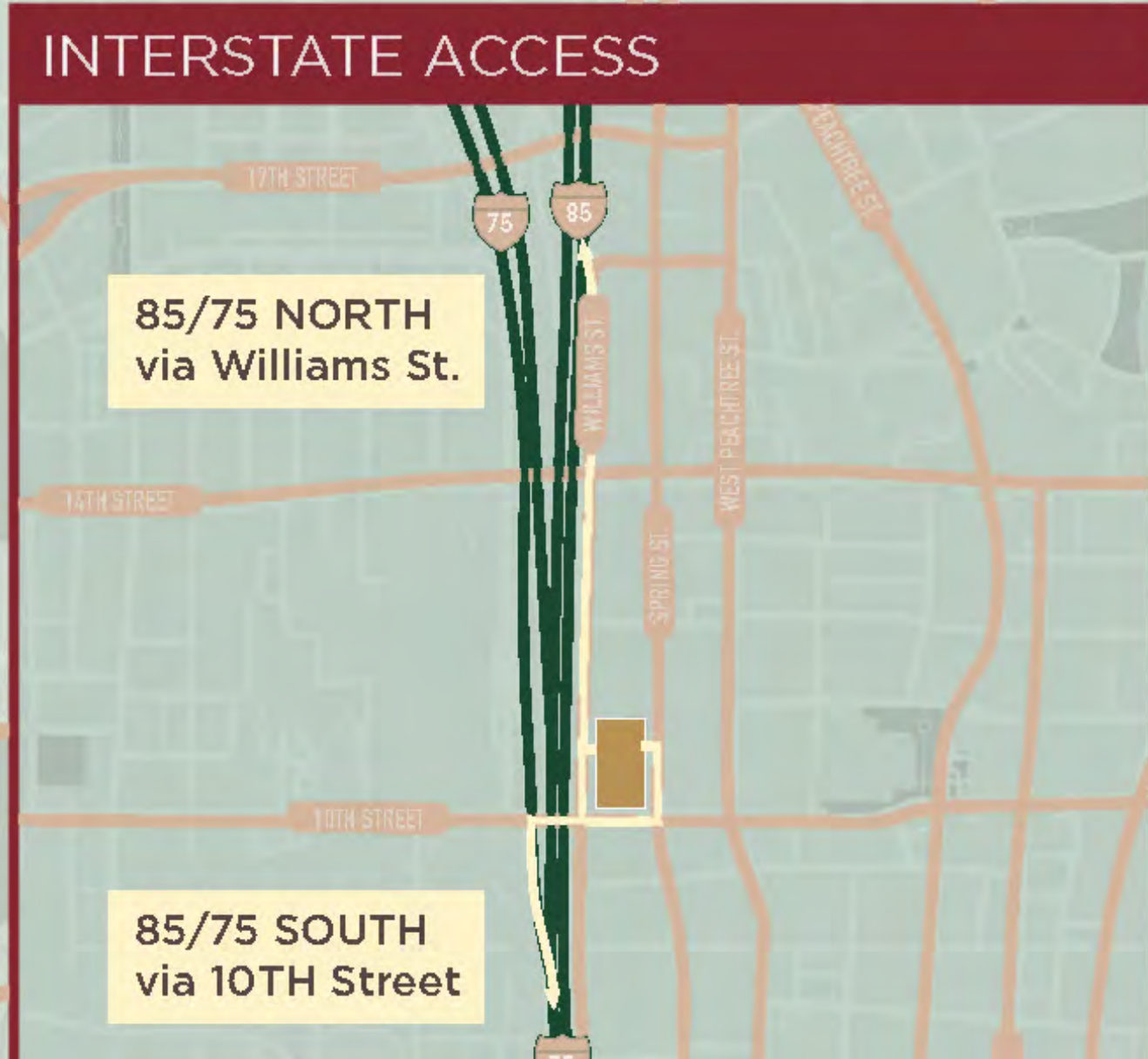
DRIVING TIMES:

West End	19 mins
Grove Park	17 mins
Decatur	16 mins
Brookhaven	15 mins
Chamblee	14 mins
Morningside	13 mins
Buckhead	12 mins
Old 4th Ward	11 mins
Virginia Highlands	10 mins
West Midtown	9 mins

 **Walkability Score** **84**

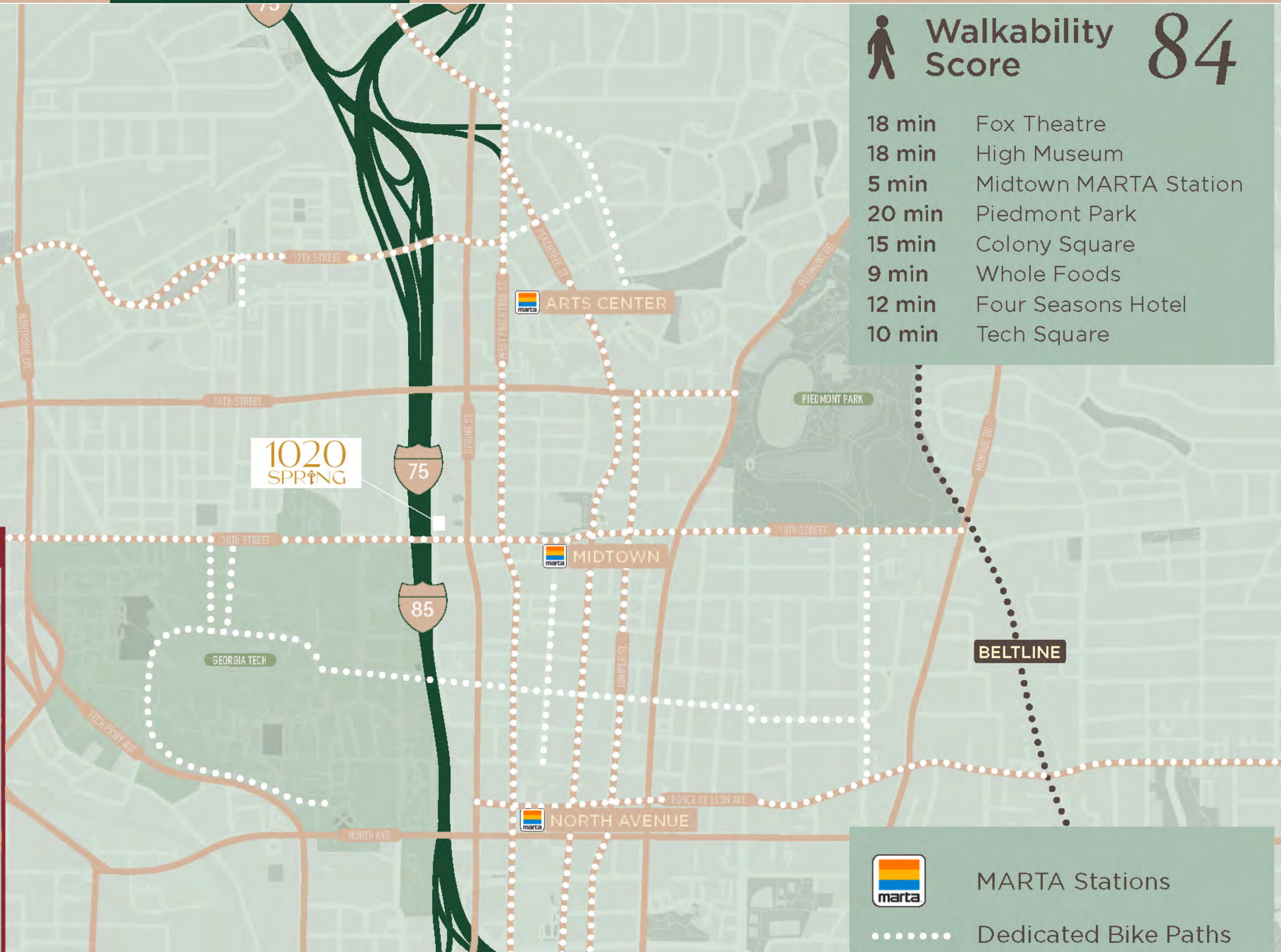
- 18 min Fox Theatre
- 18 min High Museum
- 5 min Midtown MARTA Station
- 20 min Piedmont Park
- 15 min Colony Square
- 9 min Whole Foods
- 12 min Four Seasons Hotel
- 10 min Tech Square

INTERSTATE ACCESS



85/75 NORTH
via Williams St.

85/75 SOUTH
via 10TH Street



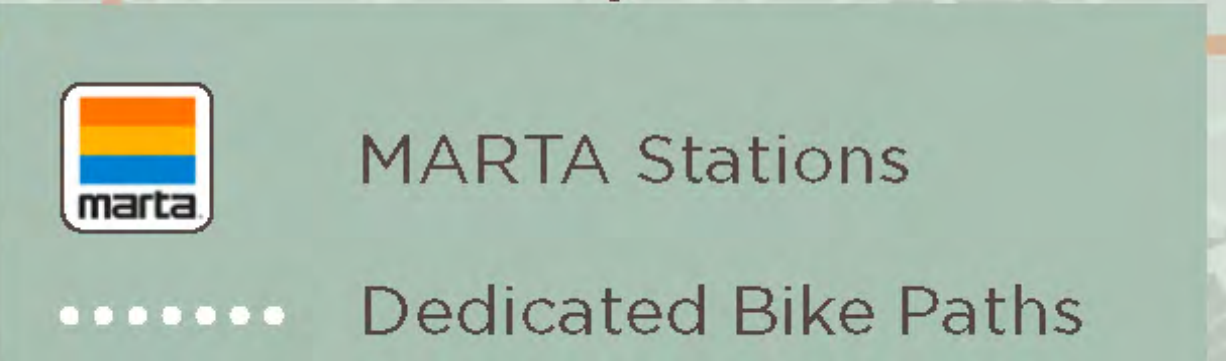
1020 SPRING

MARTA STATIONS: ARTS CENTER, MIDTOWN, NORTH AVENUE

DEDICATED BIKE PATHS (Dotted Orange Line)

LANDMARKS: GEORGIA TECH, PIEDMONT PARK, TECH SQUARE

STREETS: 17TH STREET, 14TH STREET, 10TH STREET, 10TH STREET, POND DE LEON AVE, NORTH AVE, WEST MARIETTA ST, HOWELL HILL RD, NORTHSIDE DR, SPRING ST, WEST PEACHTREE ST, PEACHTREE ST, JUNKER ST, POND DE LEON AVE, MORTON DR



 MARTA Stations

 Dedicated Bike Paths

1020 SPRING HIGHLIGHTS AND DATA

Stories

25

Floor Plates

30K SF

Views

360°

Visibility to over

450K
cars daily

Private Terraces

15K SF

Amenities

20K SF

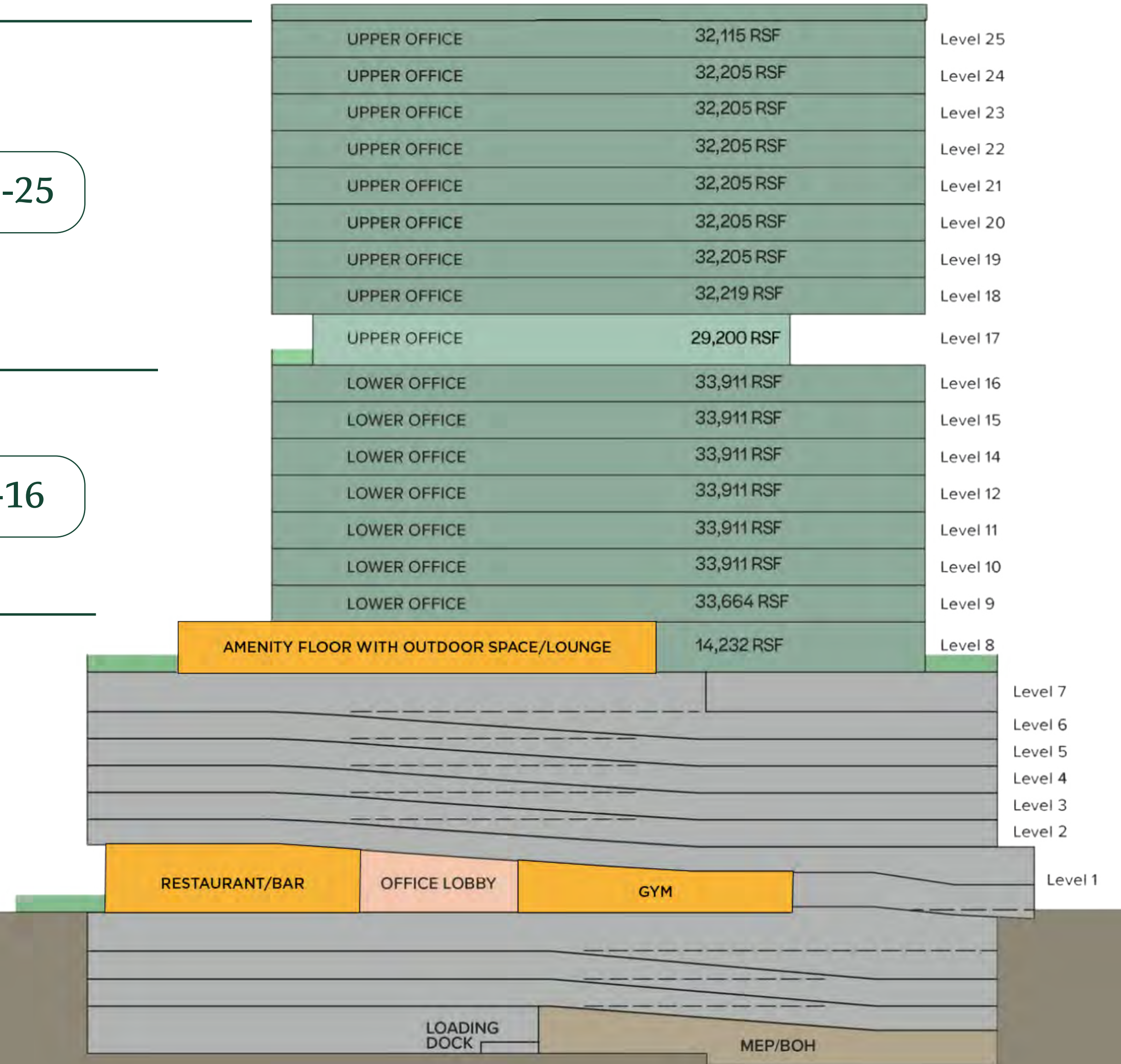
Parking Ratio

2/1000



Floors 17-25

Floors 9-16





Floors 17-25
32,205 RSF



Floors 17-25
32,205 RSF



— OPEN CEILING CONCEPT —

**Work
Stations**

136

**Private
Offices**

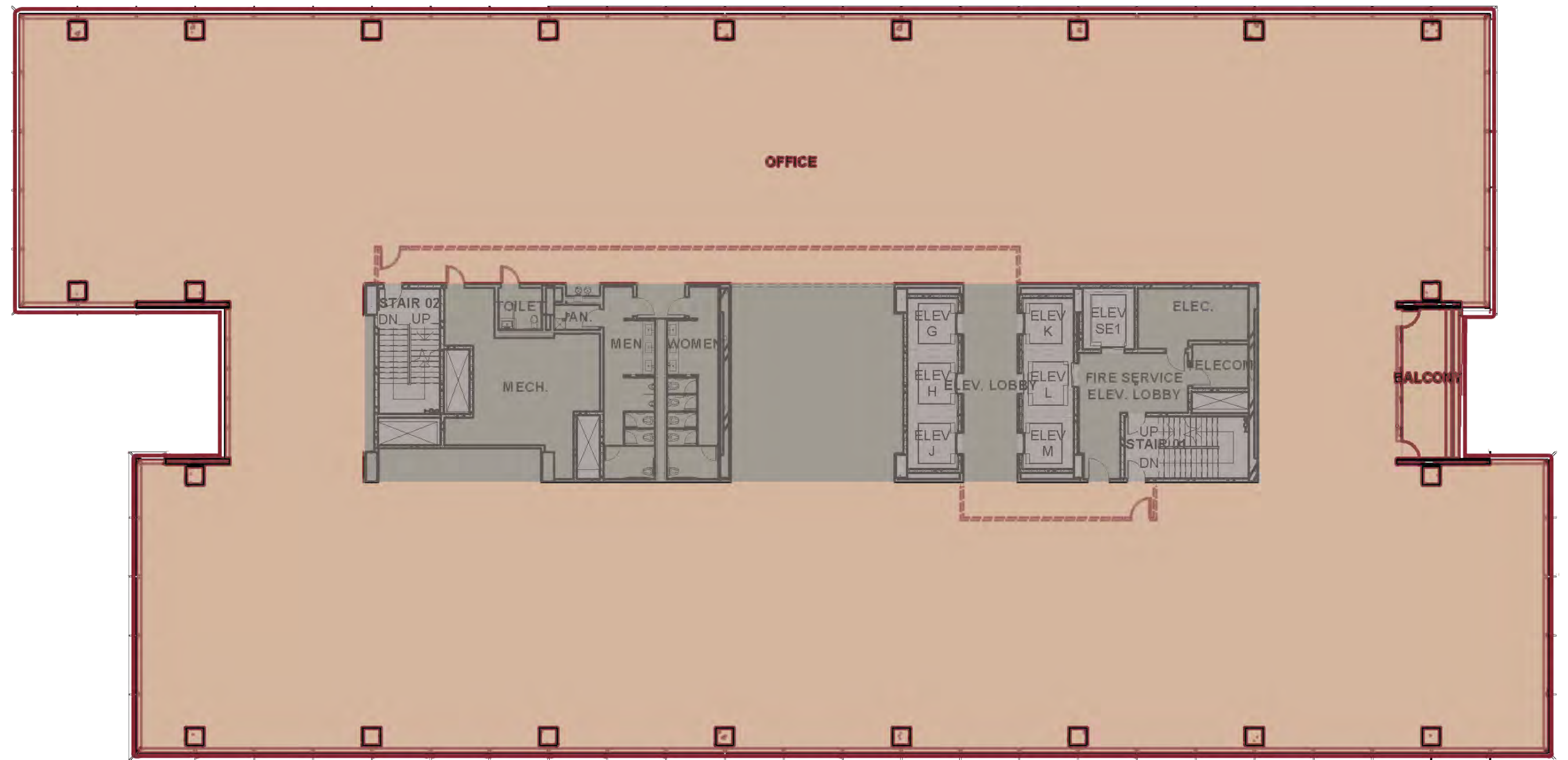
25

**Collaboration
Spaces**

16

**Phone and
Break Rooms**

14



Floors 9-16

33,911 RSF



Floors 9-16
33,911 RSF



— OPEN CEILING CONCEPT —

**Work
Stations**

85

**Private
Offices**

31

**Collaboration
Spaces**

18

**Phone and
Break Rooms**

8

**Conference
Rooms**

2



Exterior, North Elevation, Evening



Exterior, Spring Street, Arrival



Exterior, Ride Share, Drop Off



Ground Floor, Lobby & Reception



Ground Floor, Fitness Center



Amenity Floor, Coworking Lounge



Amenity Floor, North Terrace



HKS



KPF



Michael Hsu
Office Of Architecture





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