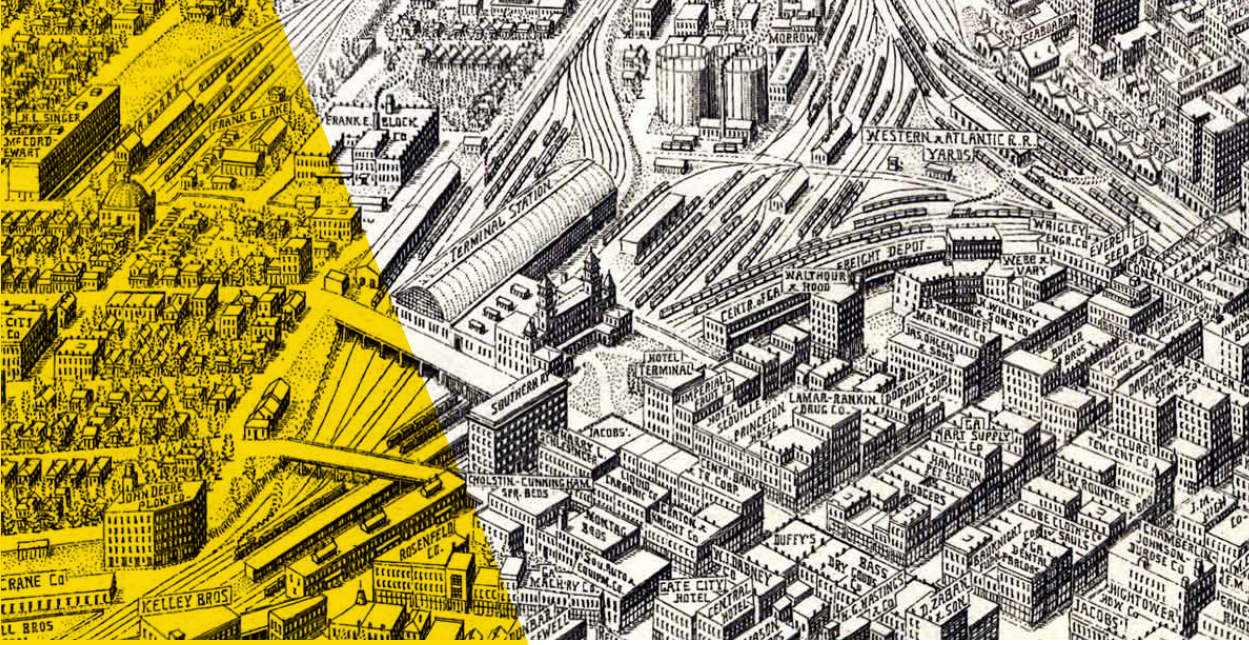


99 spring at
**CENTENNIAL
YARDS**

A CIM AND STREAM PARTNERSHIP





Southern's New Freight Depot and Office Building to Extend Two Blocks---Mitchell to Peters



PHOTO COURTESY JONATHAN PHILLIPS
VIA CURBED ATLANTA.





99 spring at
**CENTENNIAL
YARDS**

HISTORIC MIXED-USE RESTORATION

88,472 SF OFFICE BUILDING

162 FOR-RENT APARTMENT UNITS

50,000 SQUARE FEET RETAIL & ENTERTAINMENT

99 SPRING

88,472 Square feet historic office building with tons of natural daylight and fully-renovated building systems.

FREIGHT HOUSE

162 For-Rent Apartments | 675 SF Average Unit Size

THE CANYON

Serving as amenities for both buildings, the Canyon consists of approximately 50,000 square feet of food and beverage activation for both gameday and workday.

PARKING

Convenient surface parking totaling 450 spaces with an office ratio of 2 per 1,000 SF.

NELSON STREET BRIDGE

The reconstruction of Nelson Street provides direct access to Castleberry Hills and Mercedes Benz stadium.

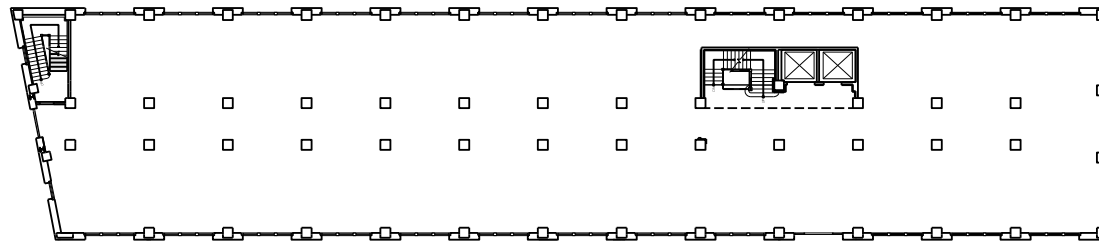


FREIGHT HOUSE

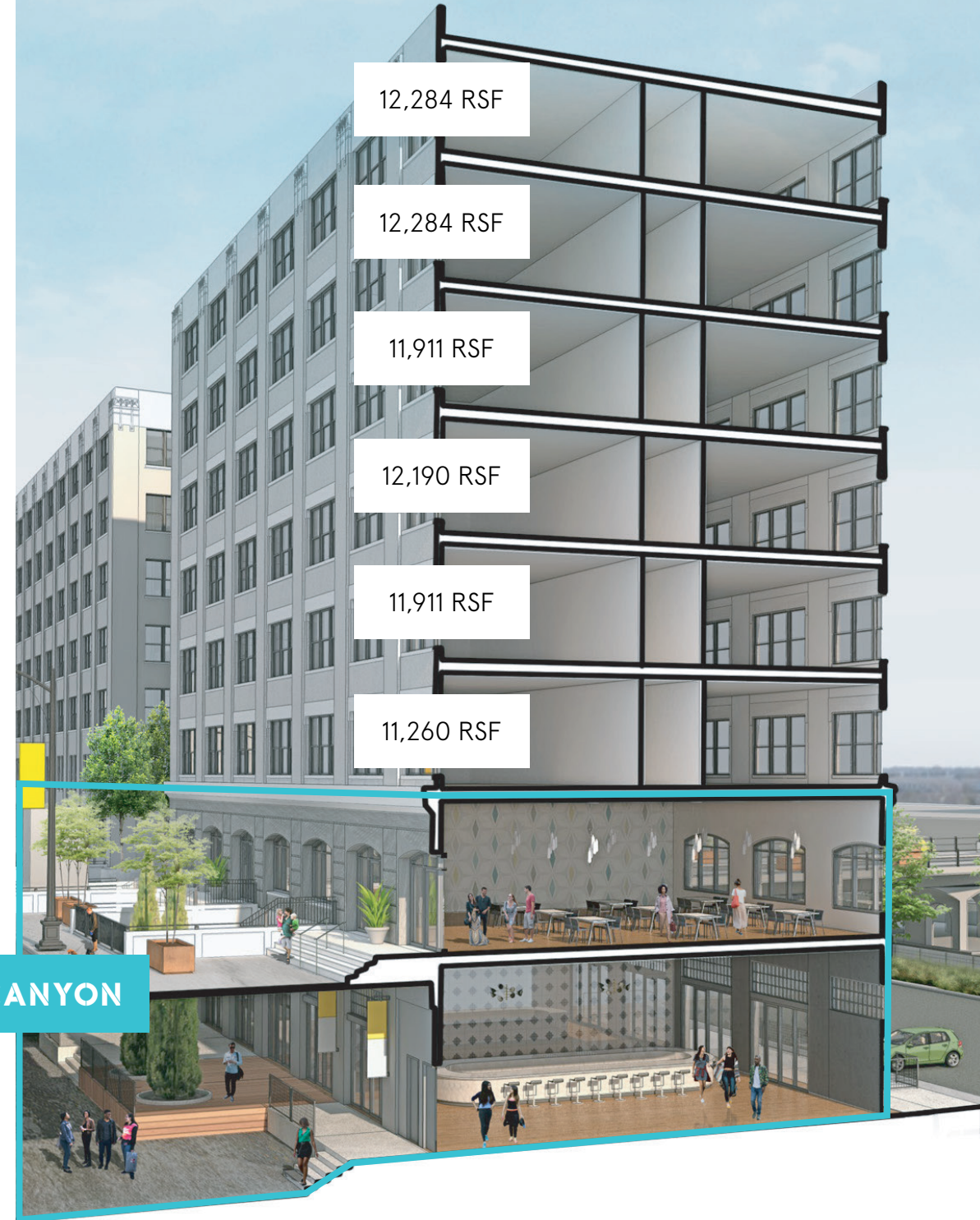


99 SPRING

OFFICE



Typical Office Floorplan

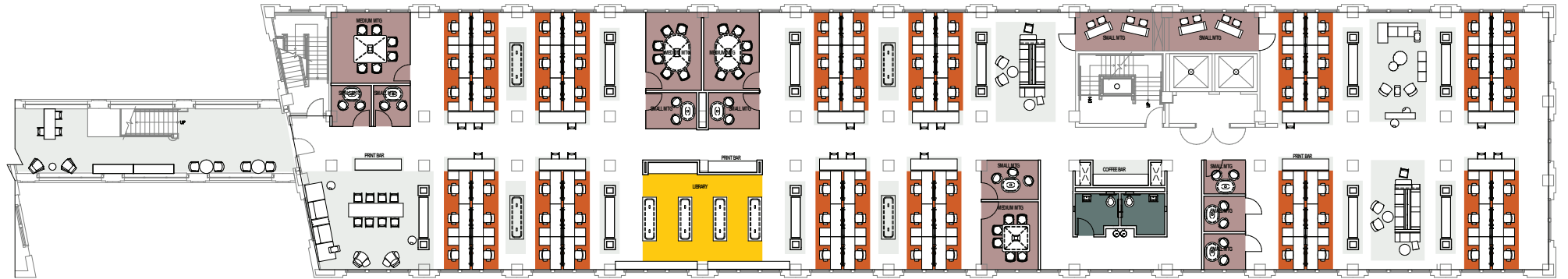


LEVEL 4

11,911 RSF

Headcount: 72

SF/Occupant: 166 SF



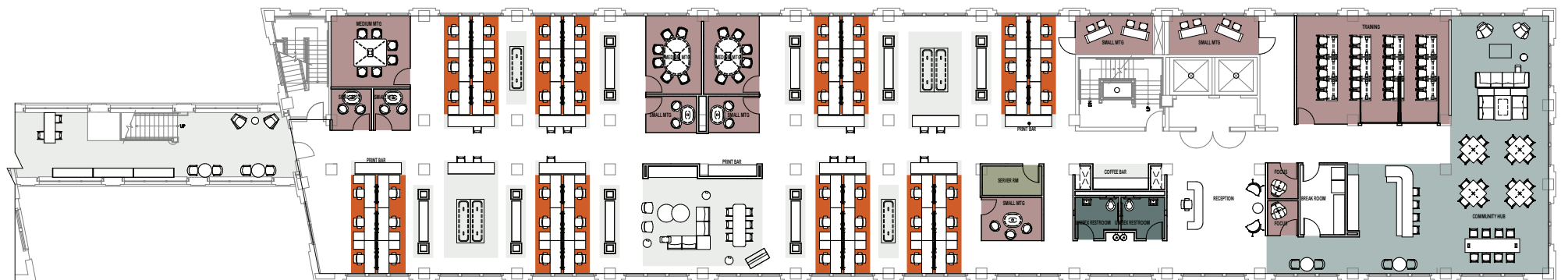
Sample Test Fit

LEVEL 3

11,260 RSF

Headcount: 48

SF/Occupant: 235 SF



Sample Test Fit

THE CANYON

UNDERSTANDING WHAT CREATED ATLANTA'S VIADUCTS

Built for pedestrian safety, the downtown viaduct system segmented uses for above and below ground. As the city changed, a series of subterranean catacombs lay wait to be brought back to life.

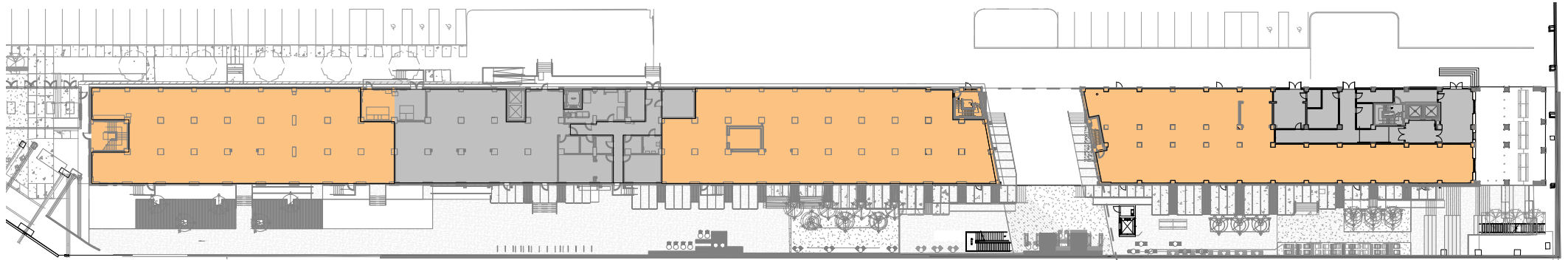
The Spring Street viaduct, constructed in 1923, creates the opportunity for 740 linear feet of shops, restaurants, and bars. Matchday or everyday –there is always something to do.





LEVEL 1

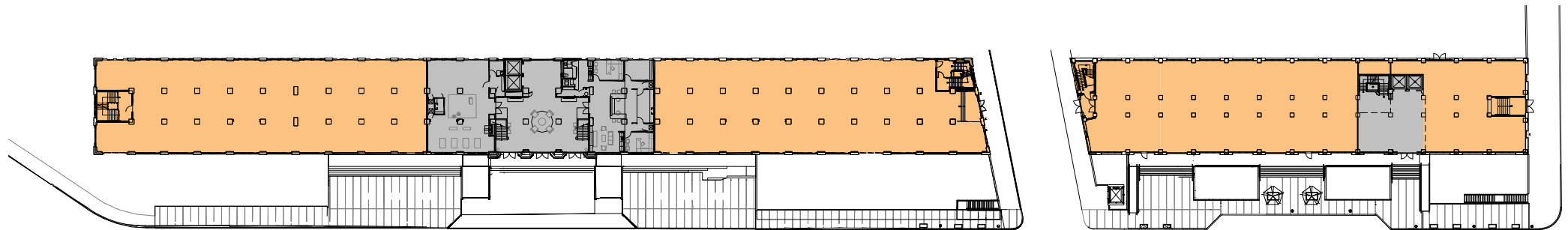
28,900 SF



RETAIL/RESTAURANT

LEVEL 2

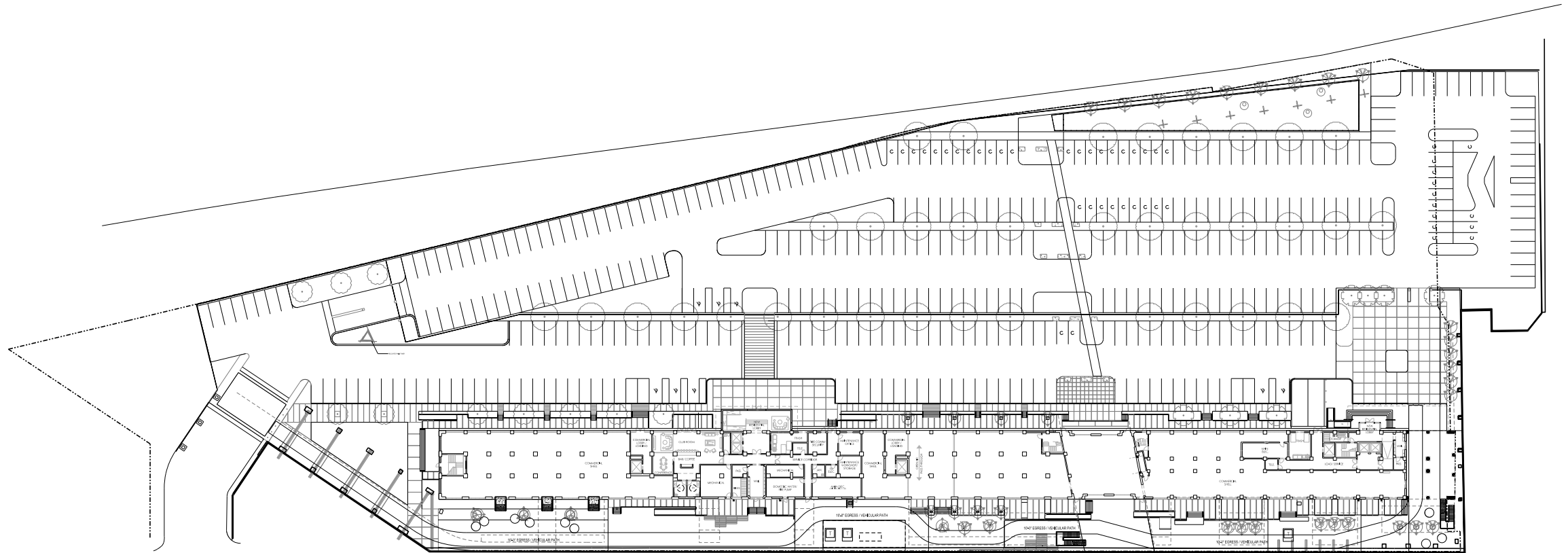
33,800 SF



RETAIL/RESTAURANT

PARKING

Convenient surface parking totaling 450 spaces with an office ratio of 2 per 1,000 SF.



CENTENNIAL atlanta YARDS

50 ACRES

SIGNAGE PROGRAM

5MM SF OFFICE

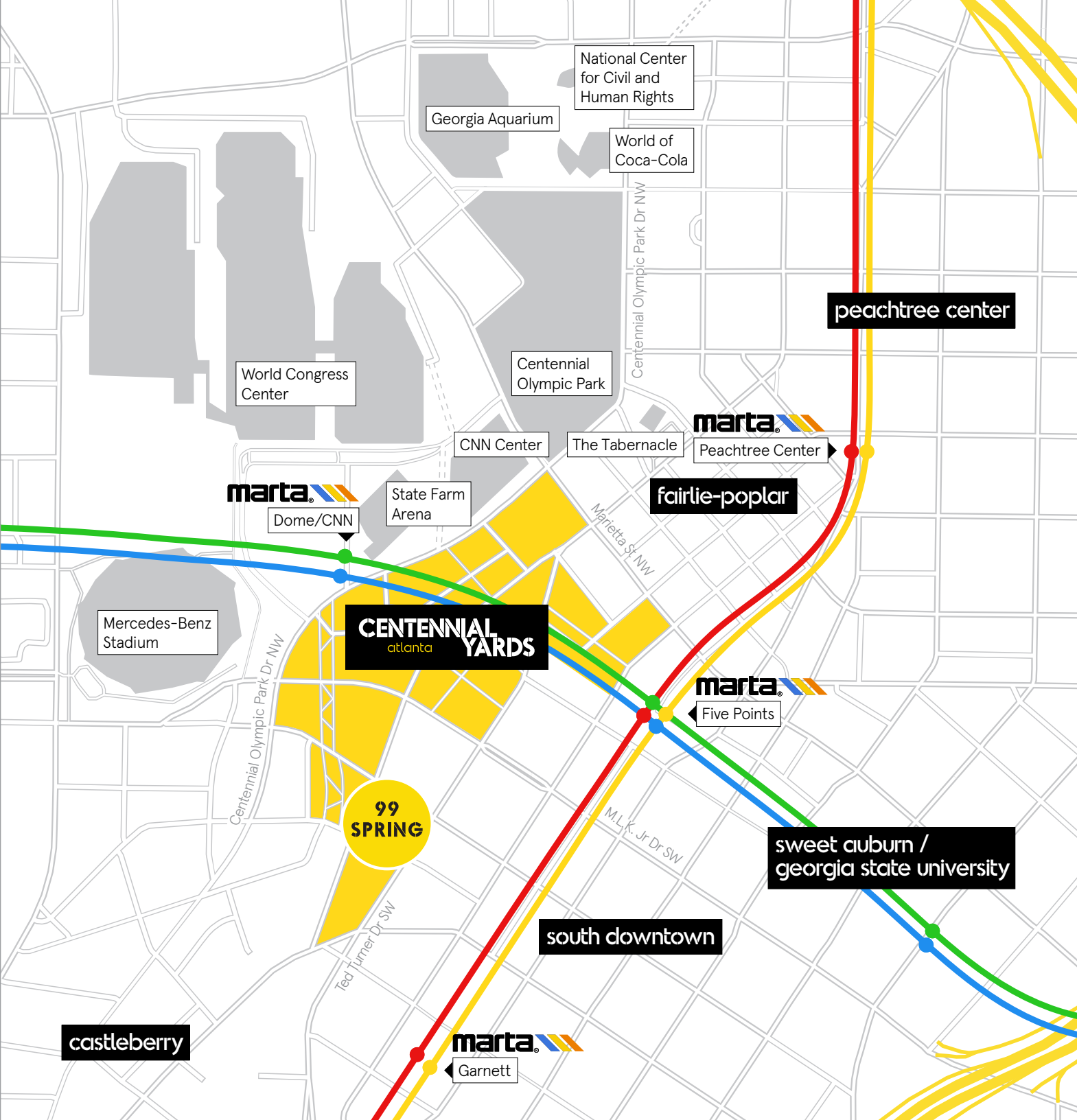
3,000 HOTEL ROOMS

3,000 RESIDENCES

20% AFFORDABLE

1MM SF RETAIL & ENTERTAINMENT

99
SPRING



ATLANTA'S BEST-CONNECTED LOCATION

TRANSIT

Direct access at Five Points and Stadium/CNN/Arena connection to PATH Parkway through Centennial Park

VISITORS

16 million annual visitors

STUDENTS

+80,000 within 3 miles: Georgia Tech (1.5 miles), Georgia State (0.5 mile), Atlanta University Center Consortium (1.4 miles)

HOTELS

~12,000 hotel rooms in walking distance

RESIDENTS

+27,000

DOWNTOWN EMPLOYEES

+120,000

CIM

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**CENTENNIAL
YARDS**

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