

TEN TWENTY

S P R I N G



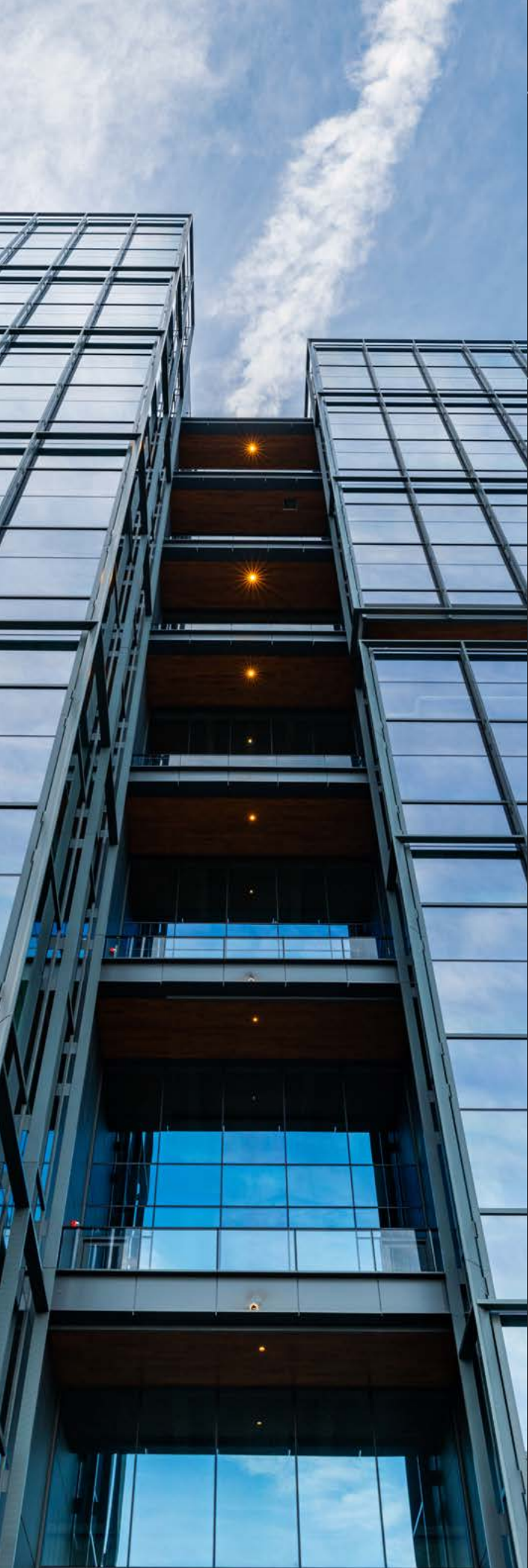


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Unleashing Innovation,
Elevating Experiences,





BUILDING FACTS

On the highest point of Midtown,
with talent and culture close at hand,
innovative office design awaits.

You'll find your new workplace oasis in
Atlanta's fastest growing neighborhood
and in the midst of the city's vibrant arts
and technology community.



360°

Views



25

Stories

OFFICE

540K

Square Feet of
Class A Office

32K+

Square Foot
Floor Plates

AMENITIES

16K

Square feet of Private
Office Terraces

20K

Square Feet of Tenant
Exclusive Amenities

PARKING &
VISIBILITY

1.85/1000

Parking Ratio

450K

Car Views Daily

RETAIL

27K

Square Feet of Historic
Philip T. Shutze designed
Retail and Gardens

8K

Square Feet
Ground Floor Retail

West Elevation

A symphony of Innovation and Elegance:
Redefining Modern Excellence. This is
Midtown's Masterpiece



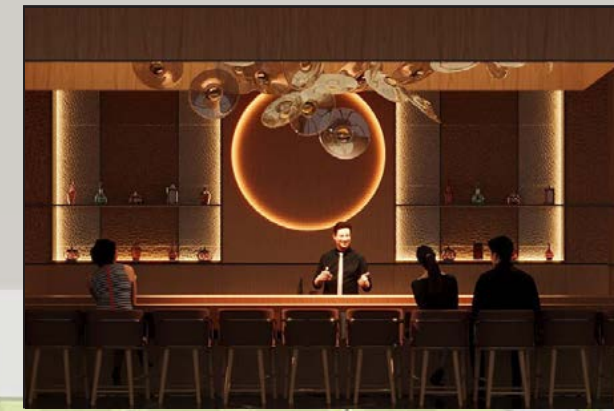
ON-SITE RETAIL

A workplace oasis by day and a vibrant gathering place by night. Spring Quarter offers over fifty thousand square feet of restaurant and retail concepts creating a rich hub of energy and excitement. Experience Midtown amenities in a whole new light.



On-Site Retail

- Leased
- Negotiating LOI
- Available



SOZOU
 Restaurant and Omakase
 From Chef **Fuyuhiko Ito**

Floor 1.5



Habaneros
 3,929 SF with 574 SF Patio
 Louisiana-based
 Mexican Restaurant



Retail/Restaurant Destination
 The Patterson re-imagined into a day-to-night food and beverage destination curated with true-to-Atlanta concepts.





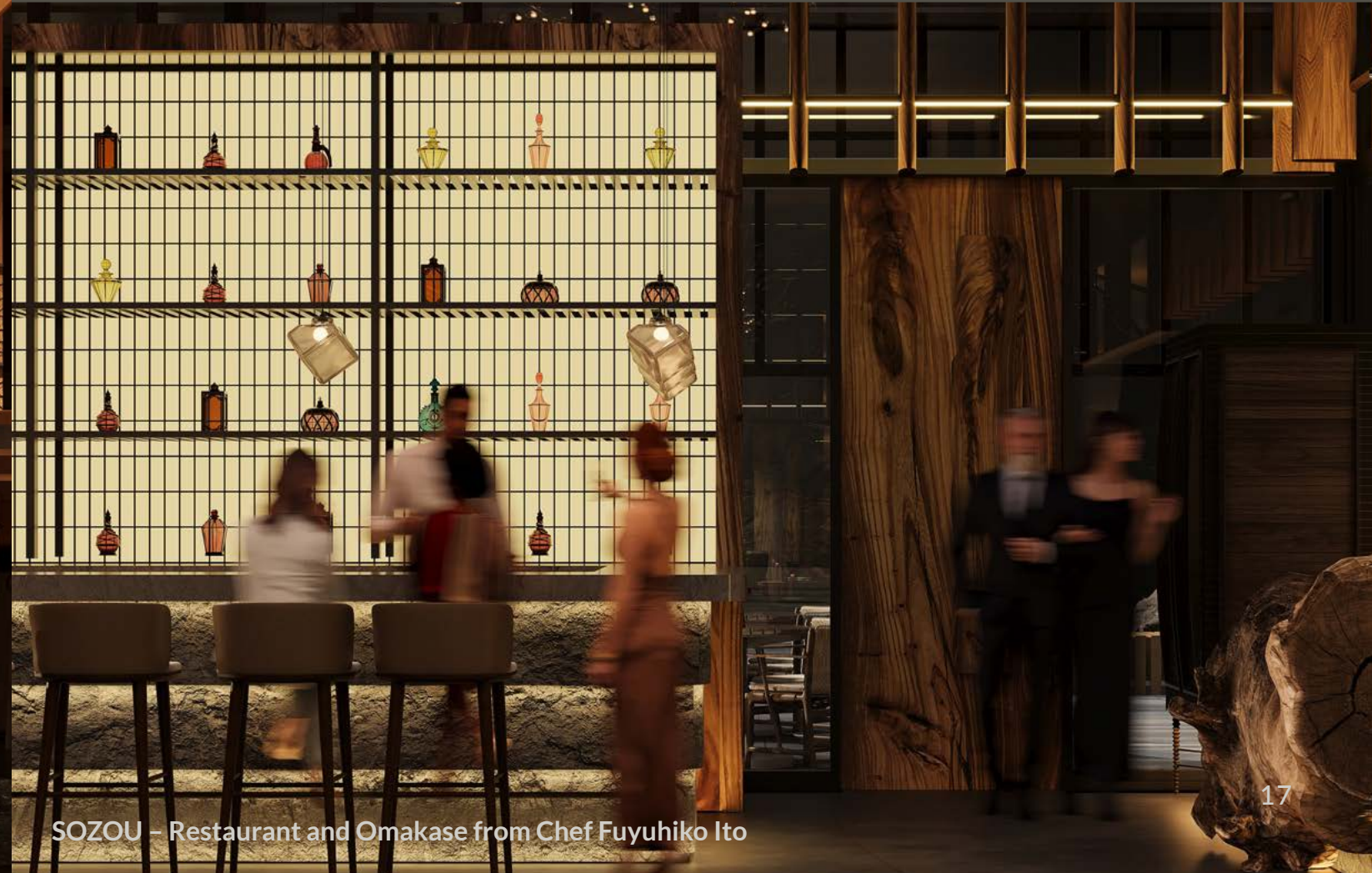
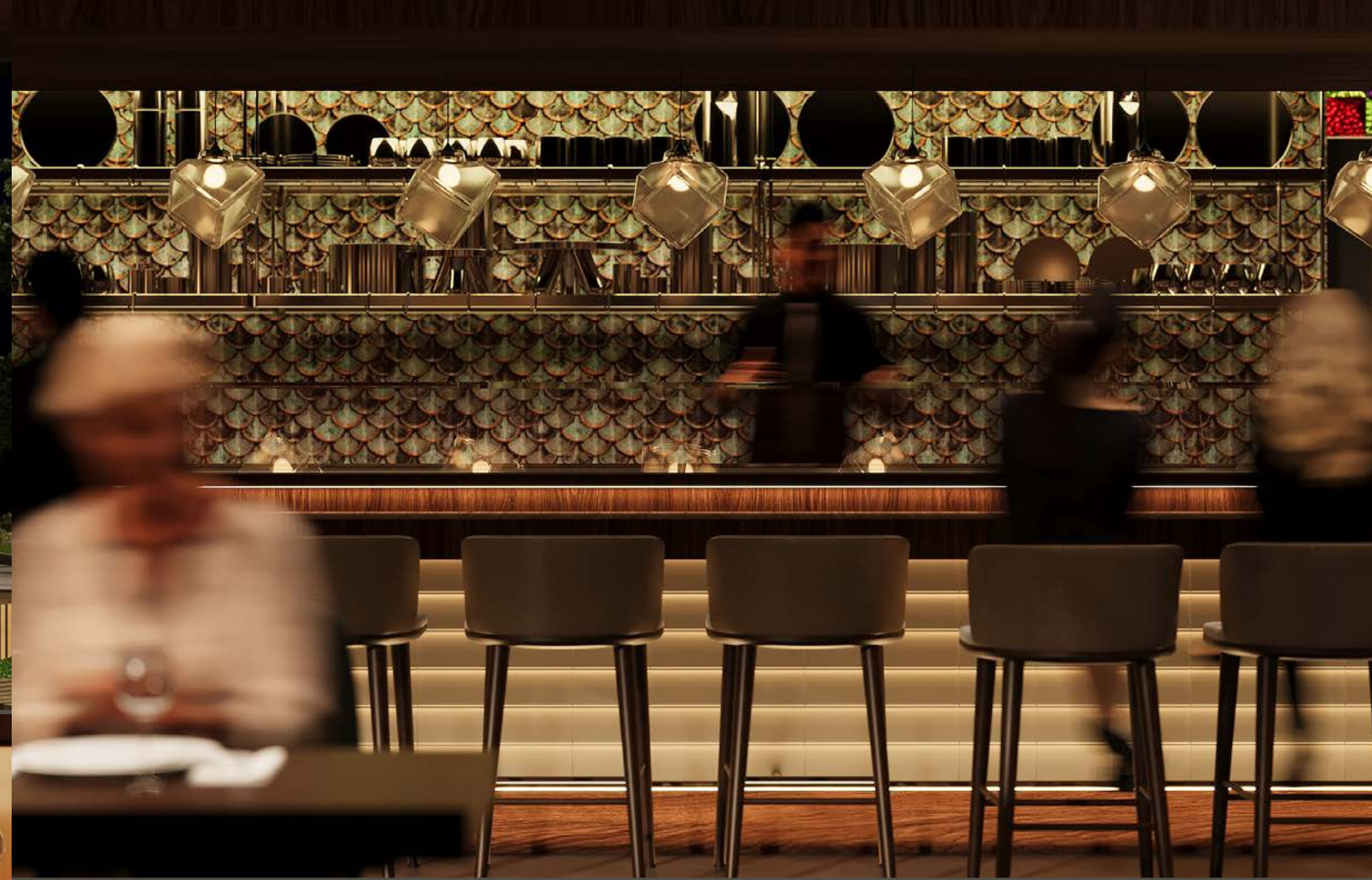
Winebar/Brasserie



Retail Paseo



Retail Paseo & H.M Patterson Home & Gardens

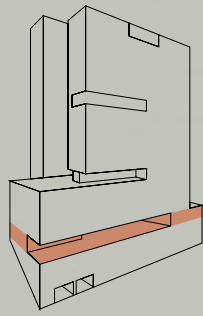


ON-SITE AMENITIES

First Floor

Throughout the property, you will find the best in class amenities as well as a pedestrian-friendly ground floor. The grounds also feature a lush, historic outdoor garden.

A rush of energy and attention to detail envelops the Spring Quarter campus.



 Valet & VIP Parking

 Bike storage

 Fitness Center & Yoga Studio

 H.M Patterson Home & Gardens



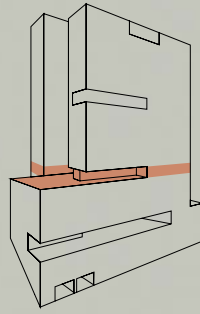
SOZOU
Restaurant and Omakase
from Chef Fuyuhiko Ito



Eighth Floor

On the eighth floor, tenants can unwind on the terrace and immerse themselves in the panoramic skyline views. The indoor/outdoor bar invites you to savor craft cocktails under the open sky or within the chic confines, creating an ambiance of relaxed sophistication.

Nestled adjacent is the co-working lounge, a hub of creativity and collaboration, offering a dynamic space for work and networking.



Co-working Lounge



Indoor/Outdoor Bar



North Terrace with Skyline Views



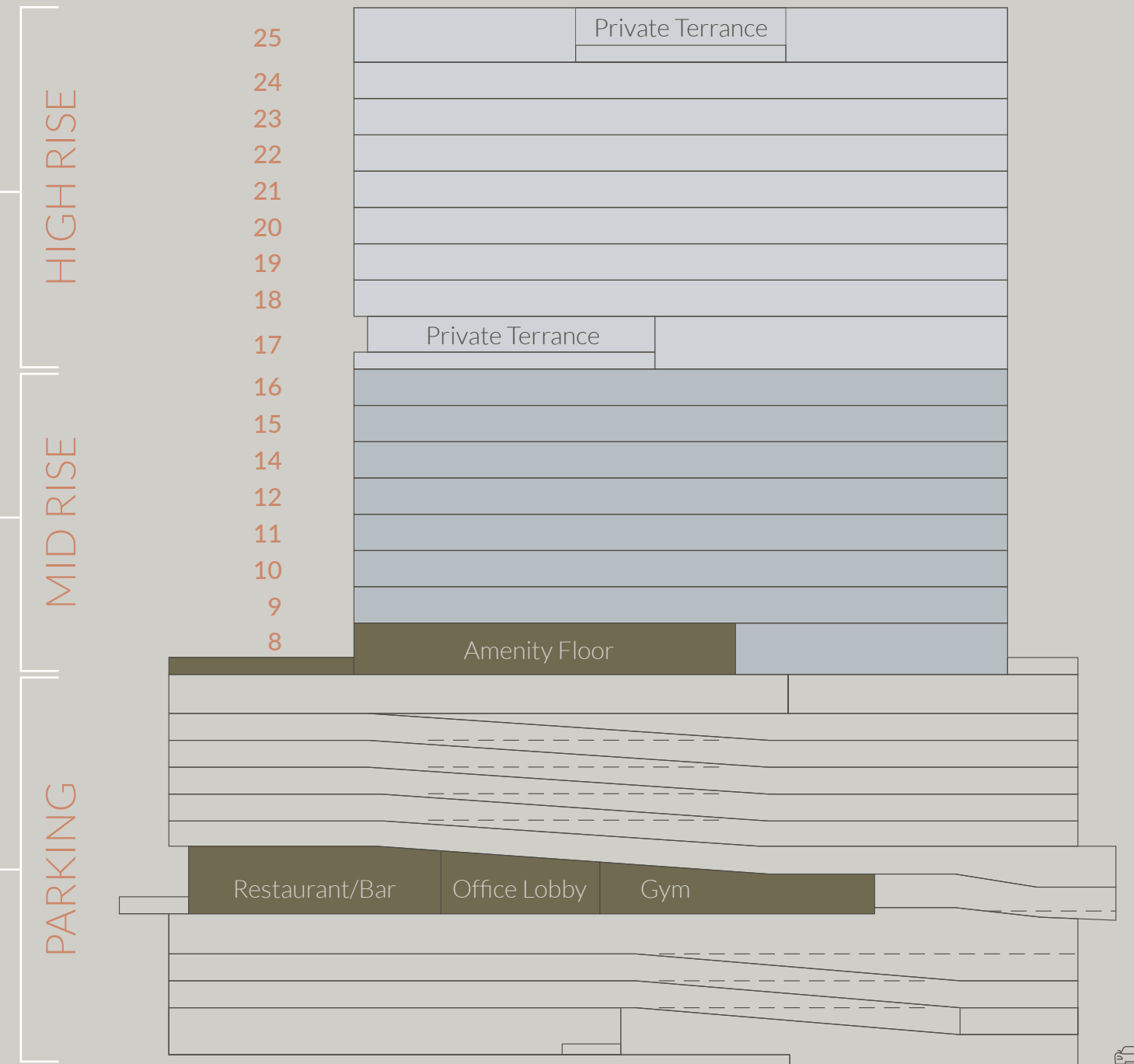


STACKING PLAN

Each floor is a testament to modernity and sophistication. From the ground floor to the pinnacle, Ten Twenty stands as a beacon of innovation and productivity, offering a harmonious fusion of urban energy and corporate elegance.

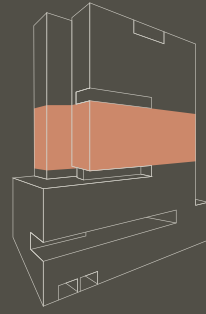
540K

Total Square Feet of Class A Office Space



FLOOR PLANS

Mid Rise (Floors 8-16)

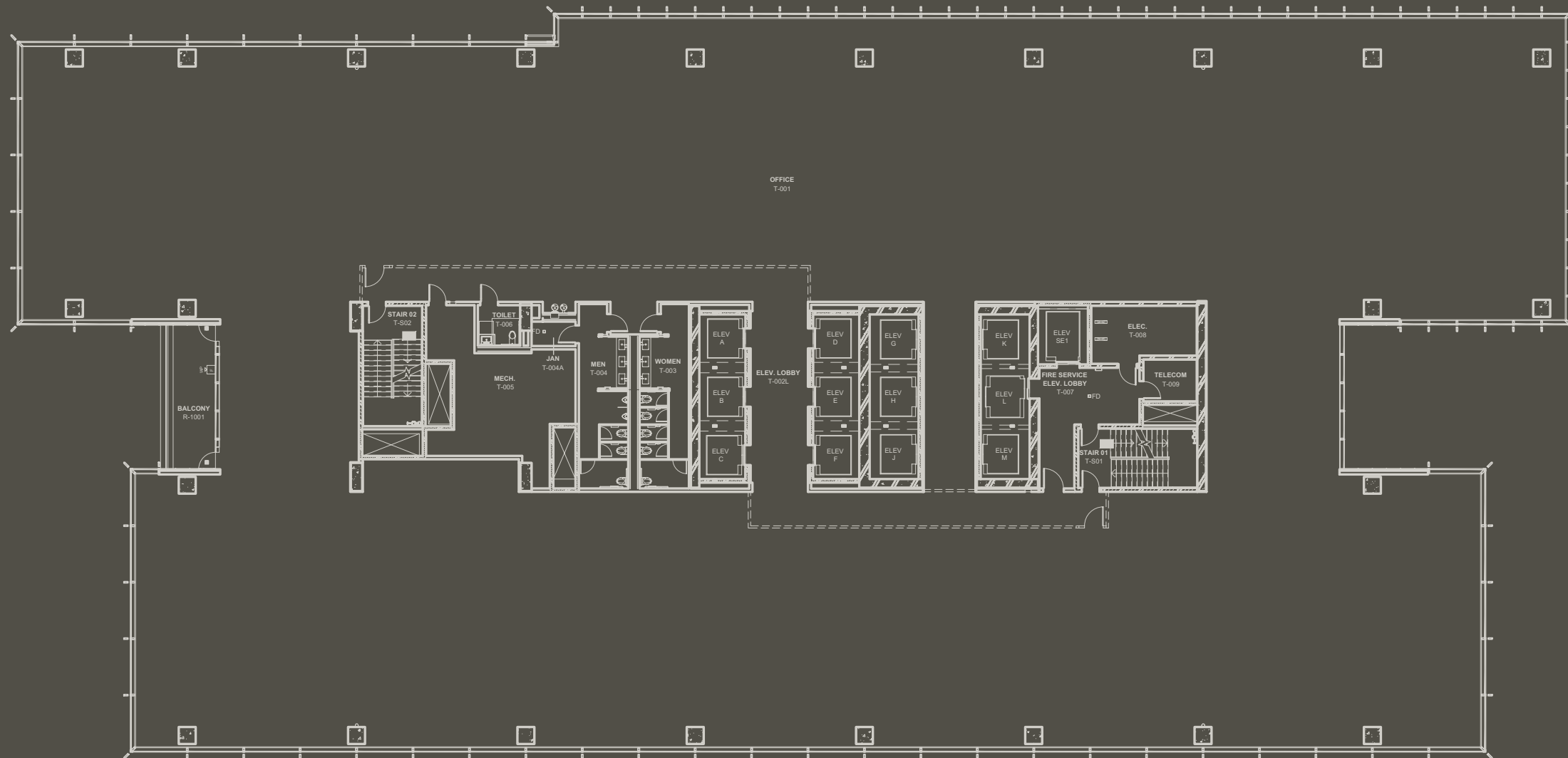


34K SF+
Floor Plates

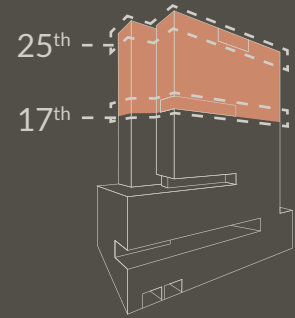
360°
Views with Floor to
Ceiling Windows

Each floor is a blank slate poised to be transformed into a dynamic workspace that encapsulates innovation and productivity.

With floor-to-ceiling windows and commanding, 360-degree panoramic views, you'll feel the anticipation of a horizon yet to be defined, where your ideas will unfold against a backdrop of the city's skyline and limitless inspiration.

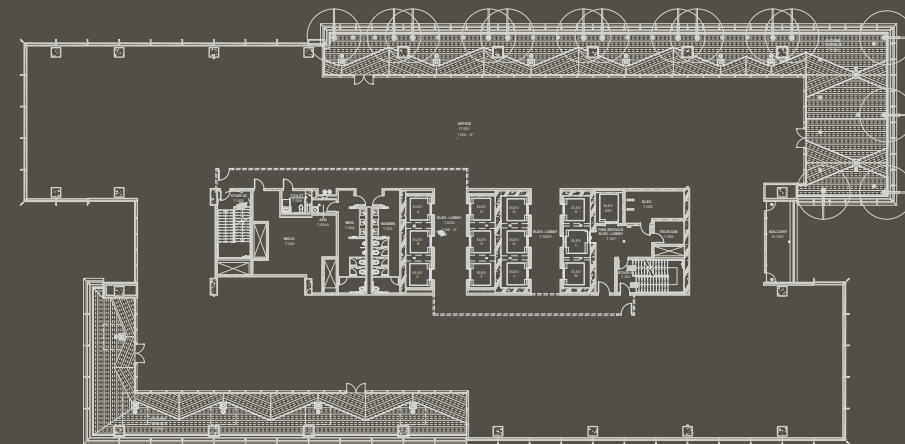
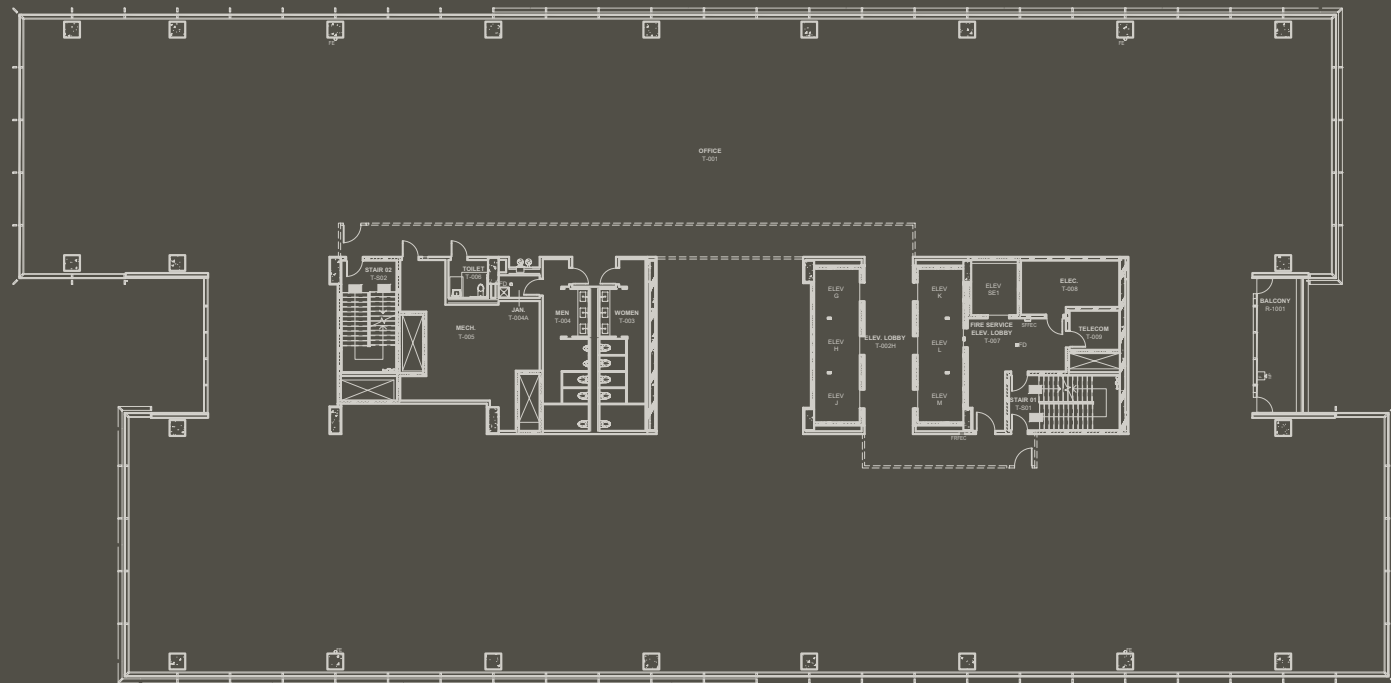


High Rise (Floors 17-25)



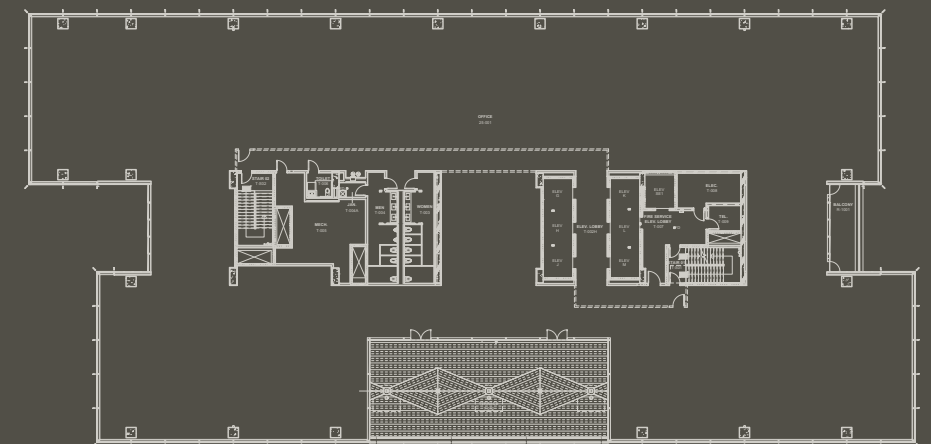
32K SF+
Floor Plates

OPEN AIR
Private Office Terrace
on Every Floor
(Expansive Terraces on
17th and 25th floors)

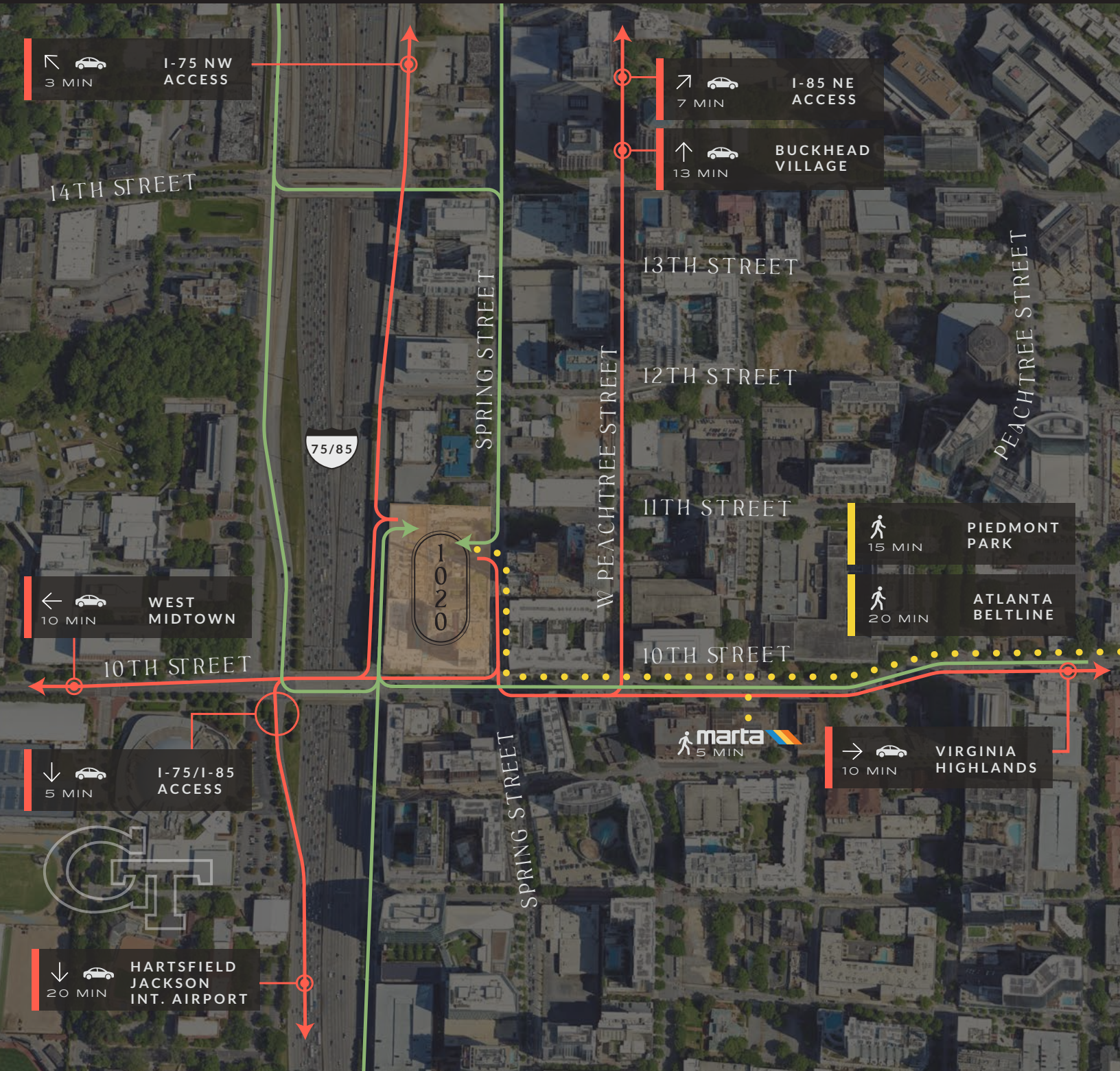


17TH
Floor (29,200 RSF)

25TH
Floor (32,115 RSF)



NEIGHBORHOOD/ MIDTOWN



DRIVE TIMES

- 1. West Midtown 9 mins
- 2. Virginia Highlands 10 mins
- 3. Old 4th Ward 11 mins
- 4. Buckhead 13 mins
- 5. Morningside 13 mins
- 6. Brookhaven 14 mins
- 7. Chamblee 15 mins
- 8. Decatur 16 mins
- 9. Grove Park 17 mins
- 10. West End 19 mins

19B+

Annual Economic Impact

NO. 1

Most Walkable Neighborhood

24K+

New Jobs Announced since 2015

86K+

Daytime Employees

46%

Of Atlanta's Tech Jobs

23%

Of Atlanta's Finance Jobs

26.5K+

Residents With a Median Age of 35

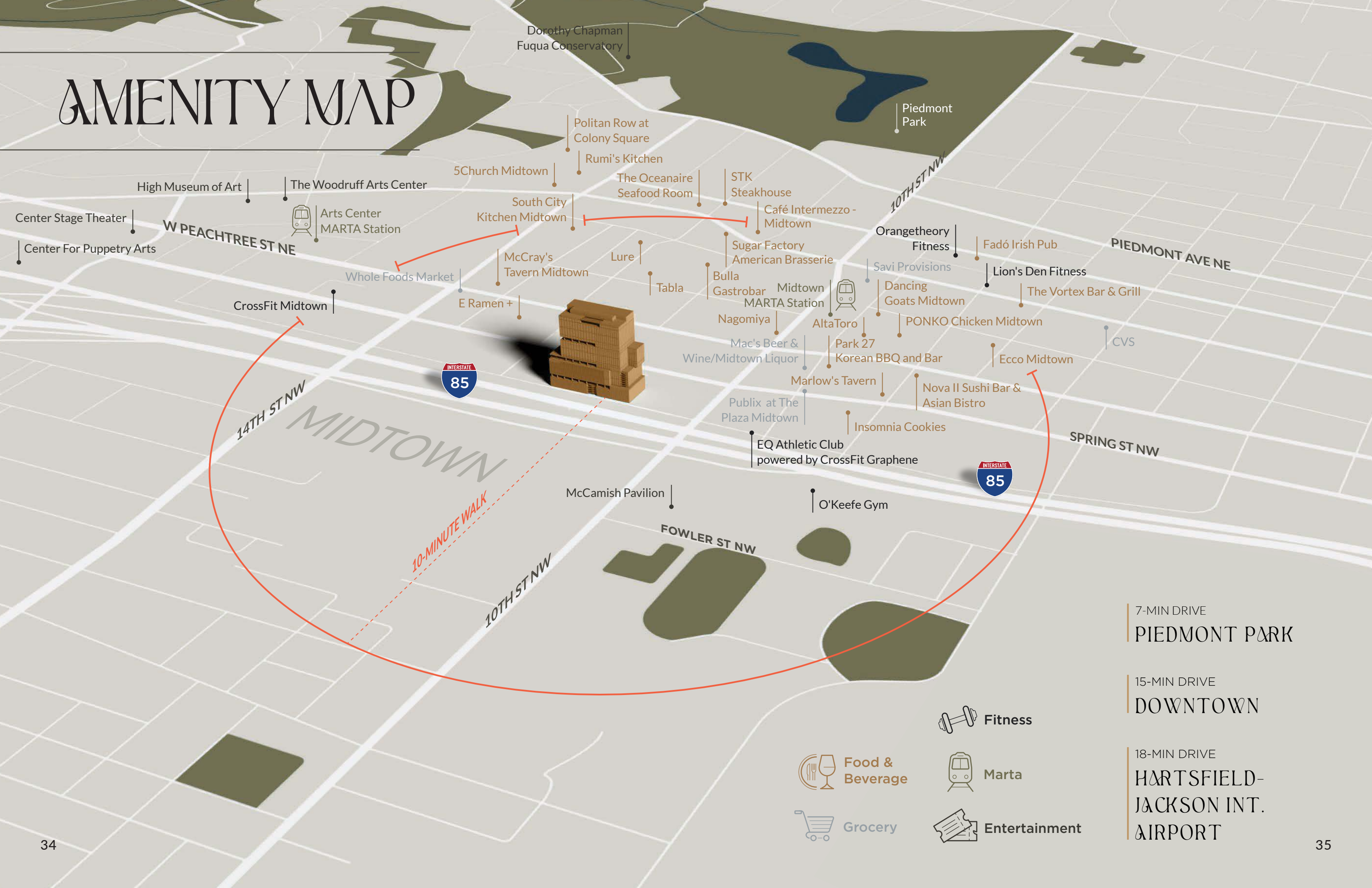
275K+

Undergraduate and Graduate Students from 66 Colleges and Universities in Atlanta

37.5K+

Undergraduate and Graduate Students in Midtown

AMENITY MAP



Dorothy Chapman Fuqua Conservatory

Piedmont Park

Politan Row at Colony Square

Rumi's Kitchen

5Church Midtown

The Oceanaire Seafood Room

STK Steakhouse

High Museum of Art

The Woodruff Arts Center

South City Kitchen Midtown

Café Intermezzo - Midtown

Center Stage Theater



Arts Center MARTA Station

Center For Puppetry Arts

W PEACHTREE ST NE

McCray's Tavern Midtown

Lure

Sugar Factory American Brasserie

Orangetheory Fitness

Fadó Irish Pub

Whole Foods Market

Tabla

Bulla Gastrobar

Savi Provisions

Lion's Den Fitness

CrossFit Midtown

E Ramen +

Midtown MARTA Station

Nagomiya

Dancing Goats Midtown

The Vortex Bar & Grill



Mac's Beer & Wine/Midtown Liquor

Park 27 Korean BBQ and Bar

PONKO Chicken Midtown

CVS

14TH ST NW

MIDTOWN

10-MINUTE WALK

10TH ST NW

FOWLER ST NW

Publix at The Plaza Midtown

Marlow's Tavern

Nova II Sushi Bar & Asian Bistro

Ecco Midtown

SPRING ST NW



McCamish Pavilion

O'Keefe Gym

7-MIN DRIVE
PIEDMONT PARK

15-MIN DRIVE
DOWNTOWN

18-MIN DRIVE
HARTSFIELD-JACKSON INT. AIRPORT



Food & Beverage



Fitness



Marta



Grocery



Entertainment

DEVELOPMENT TEAM



75M

Square Feet Developed

27+

Projects Currently in Development

15B+

Development Cost at Time of Construction

15M

Square Feet of Office Space

1.8M+

Square Feet of Retail Space

22

Hotels

EQUITY PARTNERS

Blackstone

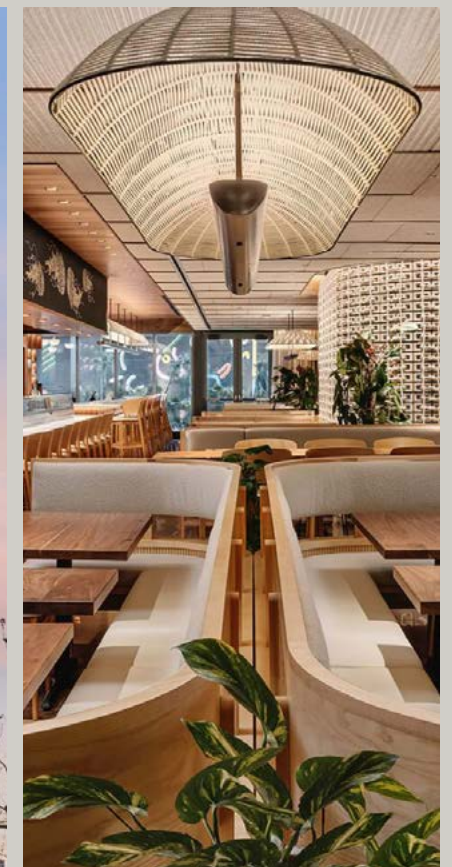
Perform Properties

ARCHITECTS

HKS

KPF

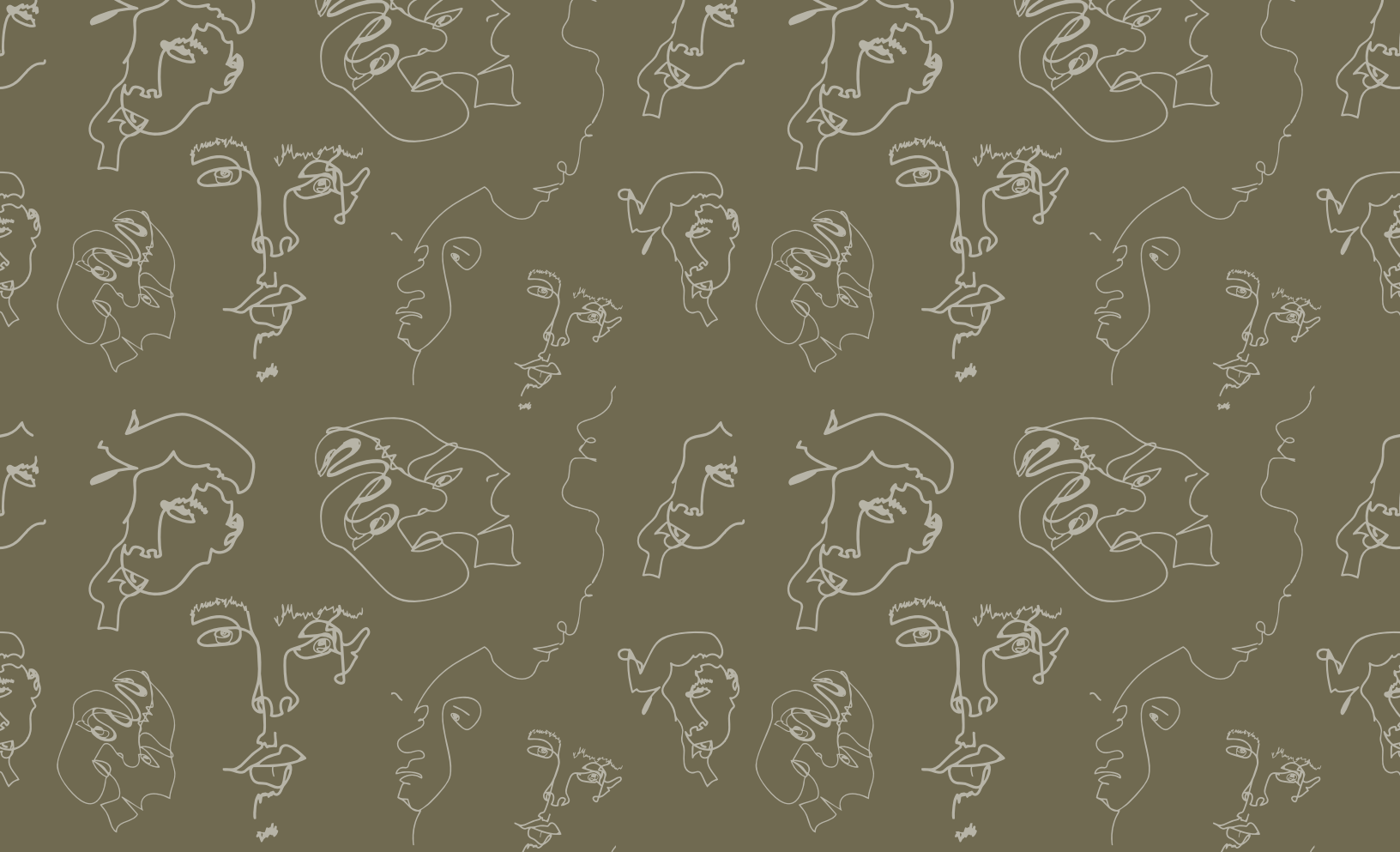
Michael Hsu
Office Of Architecture



The future of innovative office design atop the highest point in midtown, where talent and culture are steps away.

Discover your new workplace oasis in the heart of Atlanta's fastest growing neighborhood and hub of technology, art, access & community.





TEN TWENTY

S P R I N G

OFFICE LEASING

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PORTMAN

Perform
Properties

Blackstone

STREAM