



# MIDTOWN UNION<sup>SM</sup>

COMING Q4 2022

Midtown Union, the market-defining, multi-phased mixed-use development spanning 8.5 acres at the northern gateway to Midtown. Phase One is comprised of approximately 588,000 square feet of LEED Certified Trophy office space; an 18-story, 355 luxury unit residential tower; a 12-story, 230-key boutique lifestyle hotel; 32,000 square feet of curated retail; and over 1,900 structured parking spaces.

For office leasing, contact:

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**Granite**

 **MetLife  
Investment  
Management**

# BUILDING HIGHLIGHTS

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## OFFICE BUILDING FEATURES:

- 612,000 RSF, 26-story, class A building consisting of 588,000 RSF of office space and 24,000 RSF of retail and restaurant space
  - Efficiently designed floor plates averaging 33,500 square-feet with minimal interior columns
  - Typical ceiling height: 14' slab-to-slab allowing for a 10' finished ceiling height and abundant natural light throughout the space
  - 24/7 Security (on-site guard, surveillance cameras and card access only)
  - Sustainable design: Proposed LEED Silver
  - Skyline views
  - Generator: Base building generator for critical life safety systems plus one additional generator space available at tenant's expense for a 650-750 KV generator
  - Floor loads: 100 lbs. per SF live load on office floors
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## OFFICE LOBBY FEATURES:

- 2-story hospitality inspired lobby with terraced seating areas
  - Dual entrance to office lobby off of Arts Center Way and Spring Street
  - Coffee bar and restaurant space designed to integrate into office lobby
  - Lobby security desk with 24/7 guard station
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## ELEVATORS:

- Destination Dispatch elevators
  - 12 High-speed passenger elevators (six in each bank)
  - 2 Freight elevators with removable high hat latch
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## TOUCHLESS FEATURES:

- Automatic revolving doors in lobby
  - Hand-wave activated ADA lobby doors, elevator vestibules and tunnel doors
  - Touchless restroom fixtures and foot pulls
  - Cell phone bluetooth elevator operation
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## IMPROVED INDOOR AIR QUALITY:

- **Needlepoint Bi-polar Ionization (NPBI)** on all air handling equipment to remove VOC's, mold & mildew, pollens, bacteria, smoke, and odors. NPBI has been tested to kill and deactivate most viruses (including COVID-19) present in the air-stream of the occupied spaces
  - **4" MERV-13 Air Filters** on the main fresh air intake units as well as the on-floor air handler units will catch up to 90% of larger particles, 85% of mid-range particles and 45-50% of very small particles
  - Fresh air supply will be maximized for use with MERV filters and NPBI in place
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## AMENITY LEVEL FEATURES:

- 16' slab-to-slab heights
  - MEET conference center and training facility for 50+/- people with leading edge AV
  - Board room for 16 people
  - Pre-function area
  - The Lounge at Midtown Union
  - Wi-Fi available in all public areas
  - MOVE fitness center including men's and women's locker rooms and showers, cardio and free weight equipment, and a dedicated indoor/outdoor room for self-directed classes
  - The Yard, 11,700 SF outdoor amenity terrace, featuring beautiful landscaping and a variety of seating areas. Ideal for outdoor meetings or social gatherings, with panoramic views of the Midtown skyline
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## HVAC:

- Each floor served by one (1) HVAC self-contained unit
- Design criteria:
  - SUMMER CONDITIONS  
Outside: 94 degrees DB, 74.2 degrees WB  
Inside: 74.2 degrees DB @ 50% relative humidity
  - WINTER CONDITIONS  
Outside: 21.9 degrees DB  
Inside: 70 degrees DB

## PARKING:

- 1.8/1000 RSF provided via 1,105 parking spaces in the North Podium parking deck (358 spaces) and South Podium parking deck (747 spaces)
  - 34 electric charging stations
  - Modern parking controls and management system allowing for user-friendly access, wayfinding by means of LED directional technology and real-time metrics
  - Underground walkway from South Podium parking garage to office building
  - Four points of ingress/egress: 17th Street, West Peachtree Street, Spring Street and 16th Street
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## ELECTRICAL:

Building utilization voltages will be 480/277 volt, 3-phase, 4-wire, 60 Hz, and 280/120 volt, 3-phase, 4-wire, 60 Hz

Electrical closet on each floor provides the following equipment for tenant's use:

- One (1) 4-section 208V/120V panel, 250 amps with 84 circuits with main circuit breaker and 20 amp breakers in each position for power. One (1) 480/277V, 3PH, 4W, 225 amp lighting & heat-load panel
- Ability to add one additional 480/277 V panel
- 112.5 kva 120/208V power transformer

Tenant demand load capabilities:

- 1.0 watt/RSF: tenant lighting
- 4.0 watts/RSF: tenant power