



MIDTOWN UNIONSM

MIDTOWN UNIONSM BREATHES FRESH LIFE INTO URBAN DEVELOPMENT,

uniquely connecting people, places and the arts with new paths. Arts Center Way, our signature tree-lined, pedestrian-friendly thoroughfare, extends through the property leading to and from specialty shops, restaurants, green office space, modern apartment homes, and a luxury boutique hotel. Getting here comes naturally, with easy access from Peachtree Street, I-75/85 and MARTA, or by car, on bicycle or on foot.



Winner of the Atlanta
Business Chronicle
2019 Mixed-Use
Deal of the Year



Best In Atlanta
REAL ESTATE AWARDS



WATCH THE VIDEO



ATLANTA — CENTER OF THE SOUTHEAST

6 MILLION
population

Hartsfield-Jackson
International Airport is the
#1 BUSIEST AIRPORT
in the world since 1998
WITH 96 MILLION
passengers annually

5 Fortune 500 global headquarters
located in the metro area, ranking
#4 IN THE U.S.

Home to
**14 FORTUNE 500
COMPANIES**

MIDTOWN AT A GLANCE

6.1 MILLION

visitors annually

3,000 CULTURAL EVENTS

annually and the largest concentration of cultural attractions in the Southeast

150+ RESTAURANTS AND SHOPPING EXPERIENCES

1.4 MILLION

annual visitors to the Woodruff Arts Center

70,000 DAYTIME WORKERS

and 25% of the city's tech jobs

3 MARTA RAIL STATIONS

5 NOTABLE INSTITUTIONS

in close proximity: Georgia Tech, Emory, SCAD, Georgia State University, and Atlanta University Center

2X THE NATIONAL AVERAGE

in job growth

185 ACRES

of recreation and fitness at Piedmont Park



77% of residents within a 1 mile radius of Midtown UnionSM hold a **BACHELOR'S DEGREE** or higher



A PLACE TO GROW YOUR BUSINESS

The competition for talent is higher than ever, and a centrally located, well-designed office is a key recruitment tool to attract and retain the brightest minds in the Southeast.

Atlanta's top universities are a natural pool for talent for Midtown UnionSM's office tenancy:

GEORGIA INSTITUTE OF TECHNOLOGY

EMORY UNIVERSITY

SAVANNAH COLLEGE OF ART AND DESIGN (SCAD)

GEORGIA STATE UNIVERSITY

ATLANTA UNIVERSITY CENTER

CENTER YOURSELF IN THE ARTS

Surrounded by beloved and refined Atlanta institutions, Midtown UnionSM is positioned in the heart of the vibrant Midtown Arts District.

Easily walk to:

WOODRUFF ARTS CENTER

- HIGH MUSEUM OF ART
- ATLANTA SYMPHONY ORCHESTRA
- ALLIANCE THEATRE

SCAD ATLANTA

MUSEUM OF DESIGN ATLANTA (MODA)

CENTER FOR PUPPETRY ARTS

CENTER STAGE THEATER

WHOLE WORLD IMPROV THEATRE



**MIDTOWN
UNIONSM** serves
as a reflection of
the neighborhood
through integrations
of **IMMERSIVE
PUBLIC ART**

ABSOLUTELY HUMMING WITH ACTIVITY

Midtown UnionSM is a people-centric, mixed-use development. Located in a walkable, amenity-rich neighborhood, these built-in conveniences meet every need for a professional's lifestyle.



RETAIL

32,000 RSF offering indulgences and services from first-to-market shops to a mix of high-end and healthy fast-casual dining and everything in between.

1-755



RESIDENTIAL

18-floor, 355-unit modern, sustainable apartments.

1-855

1-85N



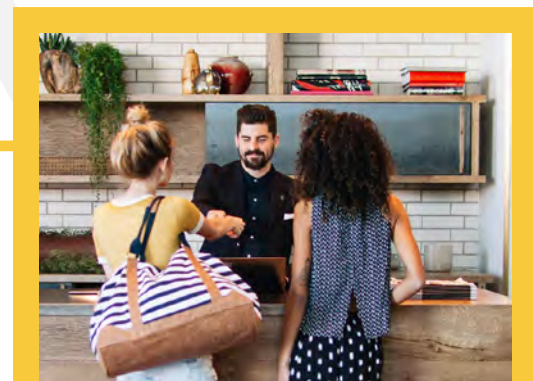
OFFICE

26-story, 588,050 RSF
Trophy office space with MOVE fitness center, MEET conference facility, and The Yard Outdoor Amenity Terrace.



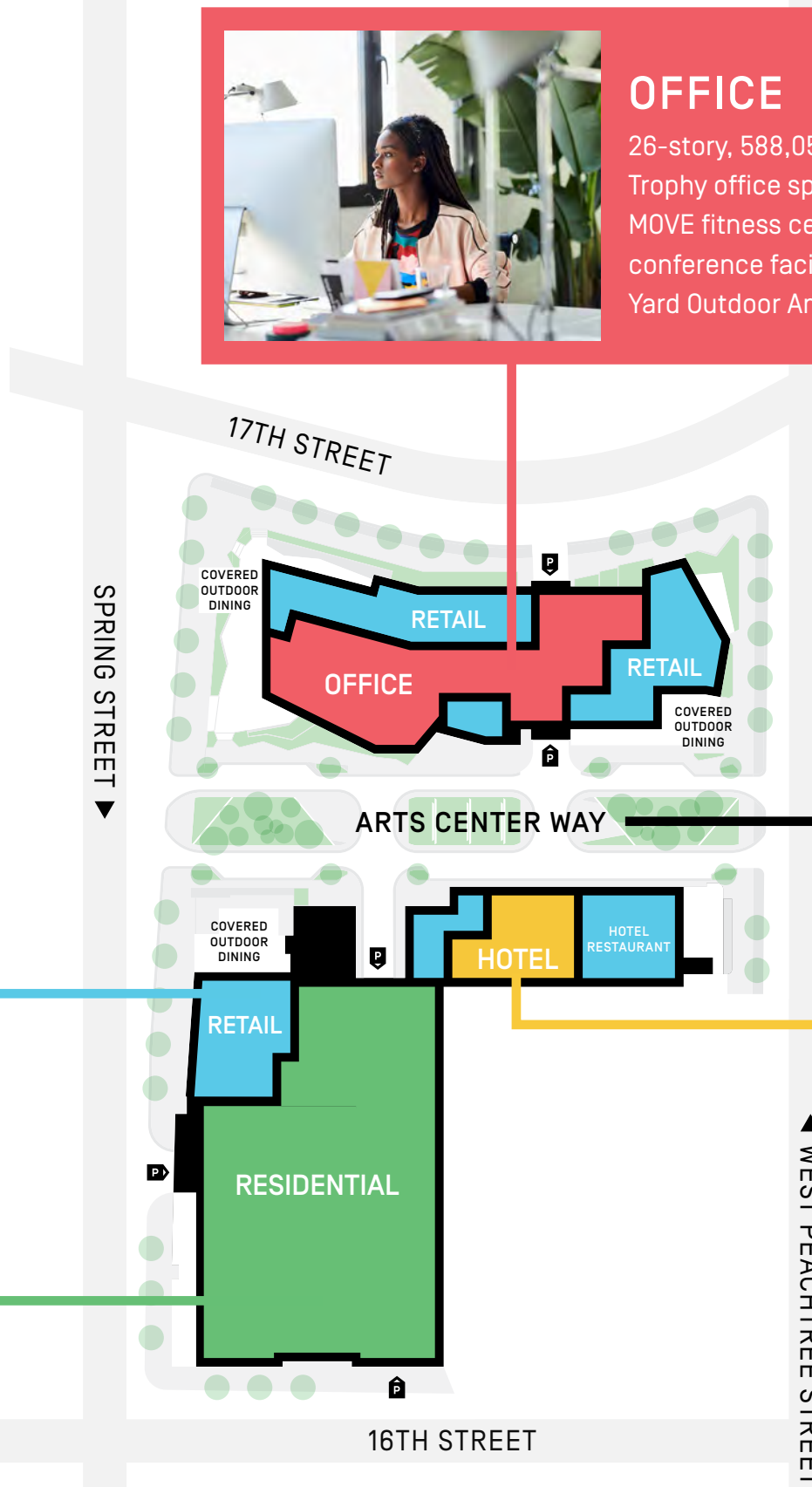
ARTS CENTER WAY

Energetic, central passageway and gathering place linking workplaces, creative spaces, specialty shops, public art, and enticing eateries.



HOTEL

12-story, 230-key boutique hotel.



Street-Level Retail ▶



Chef-Driven Restaurants ▼



Artisan Coffee Bar ▶





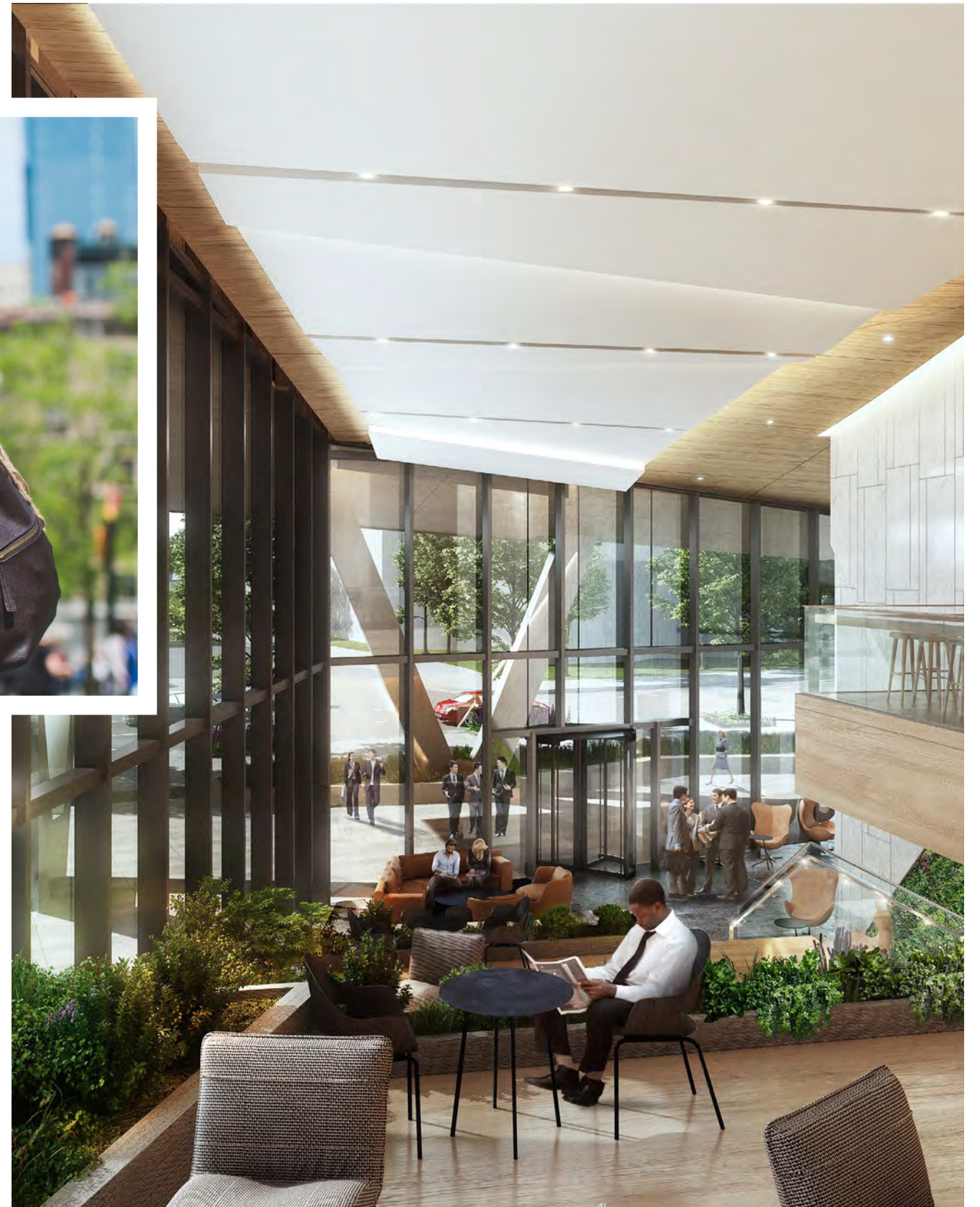
A [WORK] OF ART



A UNION OF DIFFERENCE

Experience what working and living well means for your organization at Midtown UnionSM.

Our LEED Certified office designs pay considerable attention to light, air and water quality, as well as comfort. All customers gain access to a shared rooftop patio on the 8th floor, along with our proprietary MEET Conference Center, MOVE fitness center and The Lounge at Midtown UnionSM. With a prime location accessible by car, train, bike and pedestrian footpaths, Midtown UnionSM invites all Atlanta working professionals to our doors.



OFFICE HIGHLIGHTS

588,050 RSF

LEED Certified Trophy office space

33,500 RSF

floor plates

1.8 PER 1,000 SF

covered parking ratio

26 STORIES

AMENITY FLOOR

Including:

- MOVE Fitness Center
- MEET Conference Center and Training Facility
- The Yard Outdoor Amenity Terrace
- Common Area Wifi
- The Lounge at Midtown UnionSM

PUBLIC ART

CHEF-DRIVEN RESTAURANTS

BOUTIQUE HOTEL

SPECIALTY SHOPS





HEALTH & WELLNESS

OPEN FLOOR PLATE DESIGN

which accommodates adequate social distancing through multiple work station set-ups

TOUCHLESS FEATURES

Including:

- 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
-

INNOVATIVE AIR FILTRATION SYSTEM

utilizes Needlepoint Bipolar Ionization air purification



◀ The Yard Outdoor Amenity Terrace ▼



Street-Level Retail ▼





▲ MEET Conference Center



▲ MOVE Fitness Center



ALL PATHS LEAD TO MIDTOWN UNIONSM

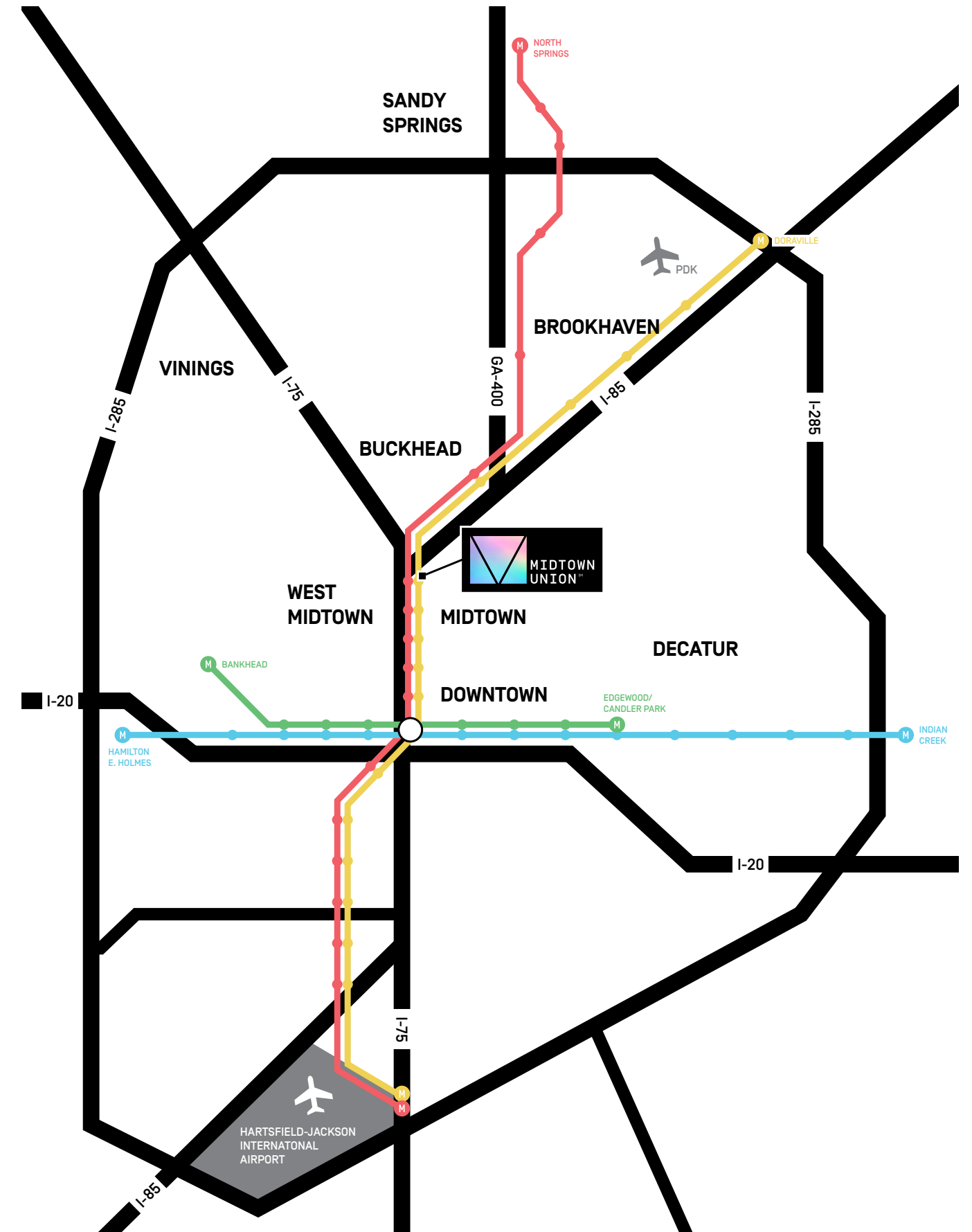
Midtown UnionSM sits at the gateway to Midtown. Across from Arts Center MARTA Station and adjacent to the 17th Street bridge, Midtown UnionSM links neighborhoods throughout the metro Atlanta area.

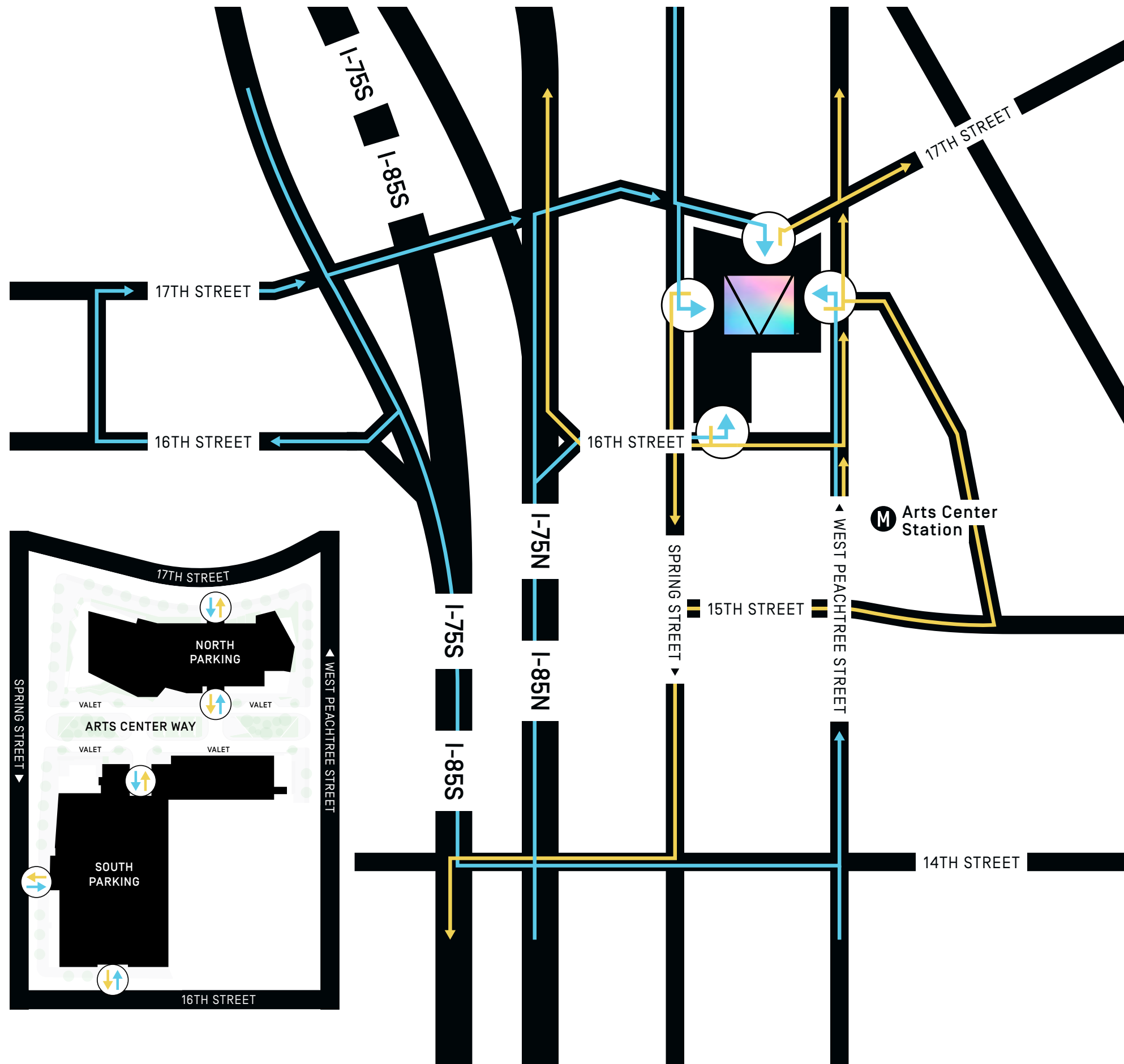
TRANSIT TIMES

- Midtown Station—2 MINUTES
- Five Points Station—7 MINUTES
- Buckhead Station—8 MINUTES
- Chamblee Station—14 MINUTES
- North Springs Station—19 MINUTES
- Airport Station—24 MINUTES

DRIVE DISTANCE

- Hartsfield-Jackson—13 MILES
- Downtown Atlanta—3 MILES
- West Midtown—2 MILES
- Buckhead—2 MILES
- Brookhaven—8 MILES
- Sandy Springs—14 MILES





A DESTINATION WITH EXCEPTIONAL ACCESS

1,105 OFFICE PARKING SPACES
1.8/1000 RSF ratio

34 ELECTRIC CHARGING STATIONS

5 POINTS OF ACCESS

Ingress/Egress from:

- 17th Street
- Arts Center Way
- Spring Street
- 16th Street
- West Peachtree Street

2 MINUTE WALK

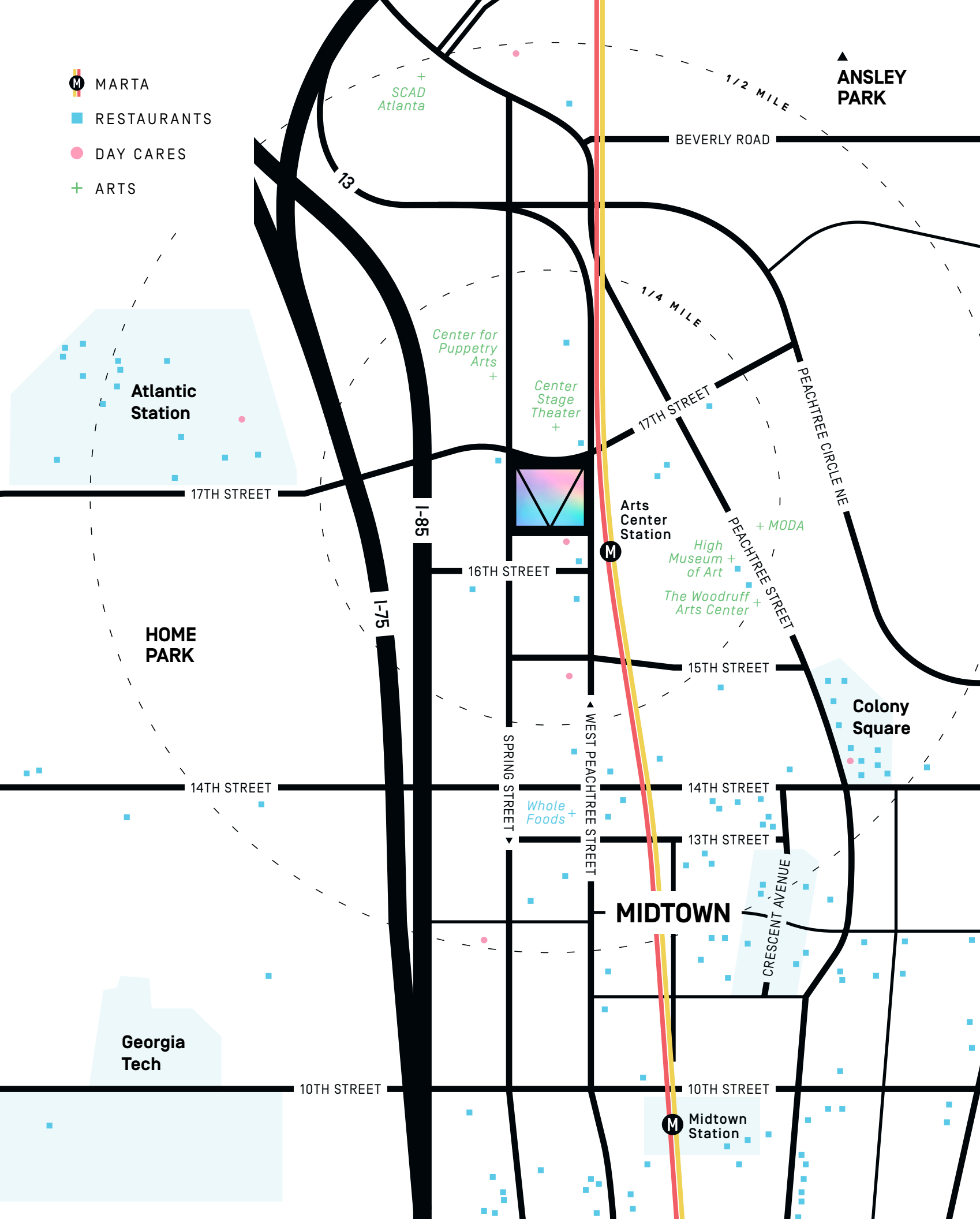
to Arts Center MARTA Station

DESIGNATED RIDESHARE

Drop-Off/Pick-Up Area

INGRESS EGRESS

-  MARTA
-  RESTAURANTS
-  DAY CARES
-  ARTS



MIDTOWN UNIONSM :

32,000 RSF of onsite restaurants & retail

CURATED RETAIL TO TARGET:

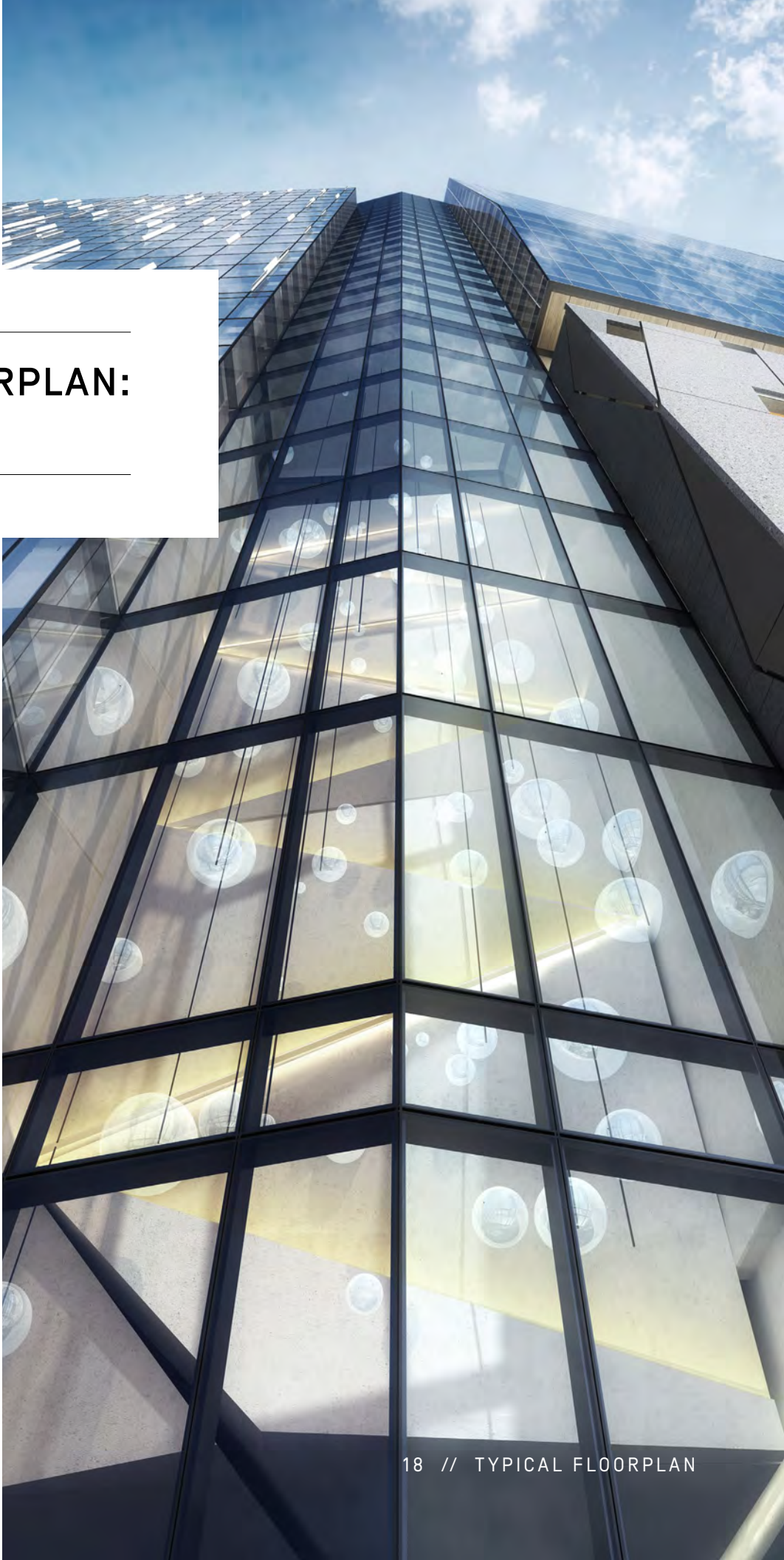
- CHEF-DRIVEN RESTAURANTS**
- SPECIALTY HOTEL RESTAURANT & BAR**
- FAST-CASUAL CONCEPTS**
- SPECIALTY FITNESS CONCEPT**
- COFFEE HOUSE**

10+ RESTAURANTS within a **1/4 MILE** radius

50+ RESTAURANTS within a **1/2 MILE** radius

8 DAY CARES within a **1 MILE** radius

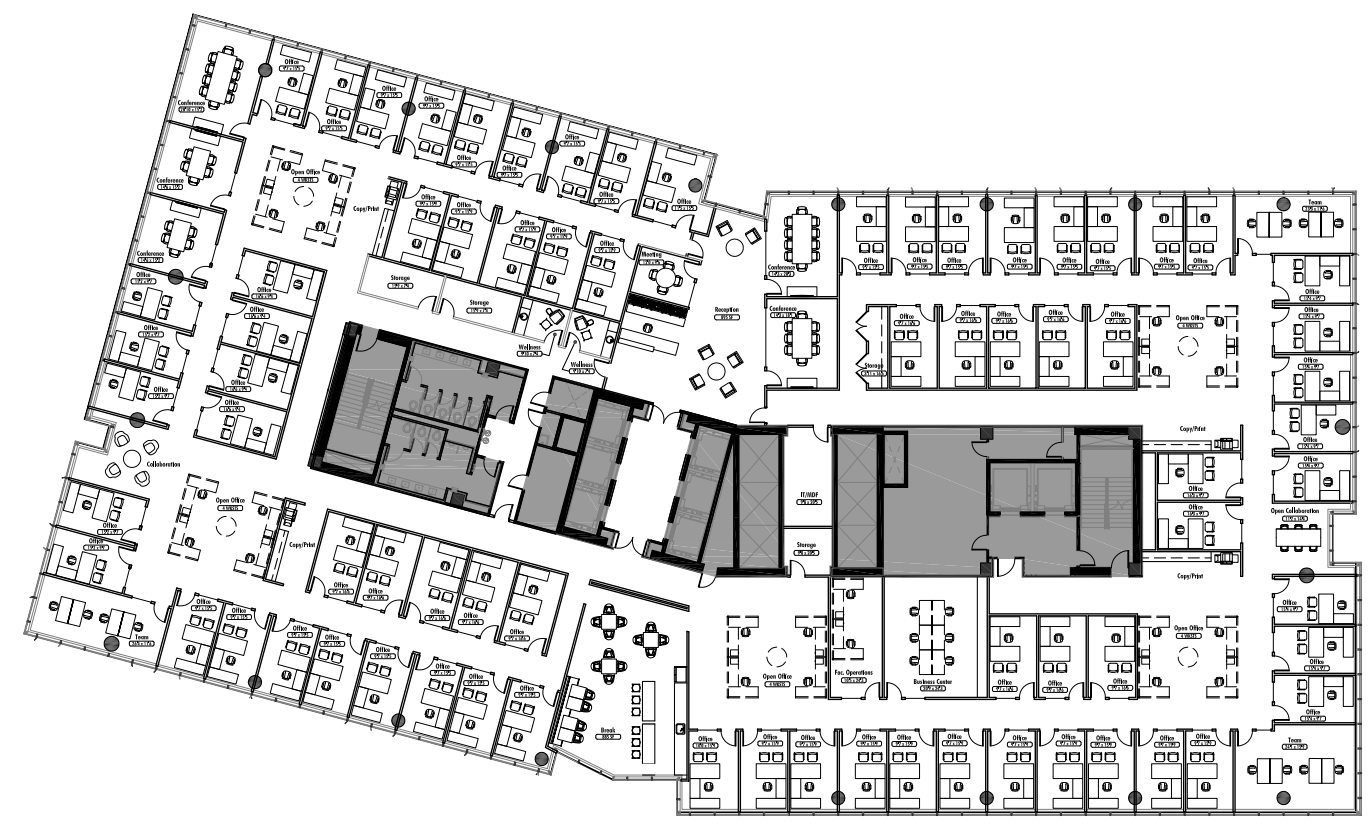
2 MINUTE MARTA ride to **MIDTOWN STATION** offering
30+ RESTAURANTS WALKABLE from the station



TYPICAL FLOORPLAN:
33,500 RSF

CONCEPTUAL SPACE PLAN

- 49 Exterior Offices
- 24 Interior Offices
- 16 Workstations
- 6 Conference Rooms
- 3 Team Breakout Areas



METLIFE INVESTMENT

MANAGEMENT serves institutional investors by combining a client-centric approach with deep and long-established asset class expertise. Focused on managing Public Fixed Income, Private Capital and Real Estate assets, we aim to deliver strong, risk-adjusted returns by building tailored portfolio solutions. We listen first, strategize second, and collaborate constantly as we strive to meet clients' long-term investment objectives. Leveraging the broader resources and 150-year history of the MetLife enterprise helps provide us with deep expertise in navigating ever changing markets. We are institutional, but far from typical.



GRANITE PROPERTIES is one of the country's leading privately held commercial real estate investment, development and management companies with more than 160 team members across five national offices. Since 1991, Granite has developed or acquired over 27.5 million square feet of commercial real estate and completed transactions worth over \$7 billion. The company's current portfolio includes 10.1 million square feet of Class A office space. At the heart of our success is the extraordinary customer experience that we create in each and every asset through our mixed-use environments rich in amenities and our customer-centric service.



JLL is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with nearly 300 corporate offices, operations in over 80 countries and a global workforce of 86,000.





**MIDTOWN
UNION**SM



For office leasing, contact:

ADAM VIENTE

404 995 6551

adam.viente@am.jll.com

BROOKE DEWEY

404 995 2138

brooke.dewey@am.jll.com