

## PRESS RELEASE

### **Midtown Union's Class-AA Office Tower Tops Out in Midtown Atlanta**

*The Large, Mixed-Use Project's 26-Story Office Building, 26-Story Residential Tower and 14-Story Kimpton Hotel Have All Topped Out and Are On Schedule for Completion Q3 2022*

ATLANTA – October 6, 2021 – [MetLife Investment Management \(MIM\)](#), MetLife Inc.'s (NYSE: MET) institutional asset management business, and [Granite Properties](#), a commercial real estate investment, development and management company, today announced the topping out of Midtown Union's Class-AA, 26-Story, 612,000 square foot office tower in Midtown Atlanta. Anchored by the future headquarters of Invesco, the building will offer a sustainable and wellness-focused workspace, and is pursuing LEED and Fitwel certifications.

Midtown Union, a mixed-use development encompassing nearly a full city block, and consisting of three towers (office, residential and a hotel), is designed by [Cooper Carry](#), and developed by three different partnerships. The fully integrated project includes an extension of Arts Center Way creating a new, pedestrian-friendly retail destination in Midtown with shops and restaurants. General contractor, [Brasfield & Gorrie](#), began constructing the three towers simultaneously in November 2019, for a unified delivery in Q3 2022. Topping out in close procession, the 26-story, 355-unit residential tower, "the Mira at Midtown Union," reached the milestone in June, and the 14-story, 230-key hotel, to be operated by Kimpton Hotels & Restaurants, reached its height in March.

"With Midtown Union's office, residential and hotel towers topped out, we're pleased to see this lifestyle destination coming to life," said Robert Merck, global head of Real Estate and Agriculture at MetLife Investment Management. "We're confident that Midtown Union will create significant benefits for tenants, the surrounding community, and the city at large," he added.

"We're pleased to achieve this major construction milestone and are thrilled to be on schedule to complete this large, transformative project in Midtown Atlanta," said John Robbins, Senior Managing Director of Granite Properties. "Midtown Union's office tower will embody the highest quality of design, construction and amenities to offer an inviting, sustainable, healthy and productivity enhancing work environment to top talent," he added.

Located steps from Midtown's Arts District, and stretching along the lush park setting of Arts Center Way, the Midtown Union office building is designed to foster collaboration, creativity and community. Office workers can work, socialize or

unwind in the airy, multi-level hospitality lobby, and enjoy fresh air and natural light at the 12,000 square foot landscaped outdoor amenity terrace on the 8<sup>th</sup> floor. The amenity terrace will connect to a fitness center, boardroom, conference meeting facilities and a customer lounge offering additional common spaces to gather. Each floor will feature 14-ft floor-to-ceiling glass, allowing natural light to permeate throughout the entire floor. Health and wellness features will include the installation of the clean air technology, Needlepoint Bipolar Ionization, in the building's HVAC system; motorized revolving entry doors; touchless fixtures in restrooms; outdoor green spaces to work and meet; and, a destination dispatch elevator system, allowing office workers to operate elevators remotely via their smartphone.

"With ample open space and greenery within a park setting, Midtown Union will be a healthy and well place to work whether that happens at your desk or at the elevated landscape deck," said Bill Halter, Principal in the Office Workplace Studio at Cooper Carry. "We applied a biophilic design strategy that integrates this new era office building within a natural setting."

In addition to the office tower, Midtown Union consists of:

- A luxury apartment complex called the Mira at Midtown Union developed by [StreetLights Residential](#) and MetLife Investment Management. The building will offer studio, one-, two-, or three-bedroom floor plans, ranging in size from 496 to 1,731 square feet. Numerous luxury amenities are planned, including concierge services, a coffee bar, a resident bar and lounge, conference and co-working spaces, a pet spa, and an outdoor amenity deck with a pool, seating and grilling stations overlooking Midtown Atlanta.
- A Kimpton hotel developed by MetLife Investment Management and [AMS Hospitality](#). The hotel will offer a chef-driven restaurant and bar, a second-story bar and lounge, and 5,400 square feet of meeting and events space.
- An extension of Arts Center Way creating a new pedestrian-friendly retail destination offering 32,000 square feet of shops and restaurants as well as green space.
- 635,000 square foot parking deck providing 1,909 parking spaces.

"Complicated projects often don't require a complicated solution. They just need great people working hard together, marching down a clearly defined path toward a common goal," said Brasfield & Gorrie Vice President and Division Manager Mike Foushee. "The people on this project have exemplified everything that the word 'team' represents. We're grateful for the partnership that we share with MetLife, Granite Properties and Cooper Carry, and we look forward to tackling more challenges together in the future."

Midtown Union offers exceptional accessibility via four points of ingress and egress, offers "first-on/first-off" access to the I-75/85 Connector, and is a 2-minute walk

from the Arts Center MARTA Station, providing an alternative for tenants, visitors, residents and guests.

Midtown Union's office building is 50 percent leased. The office and retail spaces are being leased by Brooke Dewey and Adam Viente (office) and Coleman Morris (retail) of JLL.

### **About MetLife Investment Management**

MetLife Investment Management, MetLife, Inc.'s (NYSE: MET) institutional asset management business, is a global fixed income, private capital and real estate investment manager providing tailored investment solutions to institutional investors worldwide. MetLife Investment Management provides public and private pension plans, insurance companies, endowments, funds and other institutional clients with a range of bespoke investment and financing solutions that meet a range of long-term investment objectives and risk-adjusted returns over time. For more information, visit <https://investments.metlife.com>.

### **About MetLife**

MetLife, Inc. (NYSE: MET), through its subsidiaries and affiliates ("MetLife"), is one of the world's leading financial services companies, providing insurance, annuities, employee benefits and asset management to help its individual and institutional customers navigate their changing world. Founded in 1868, MetLife has operations in more than 40 markets globally and holds leading positions in the United States, Japan, Latin America, Asia, Europe and the Middle East. For more information, visit [www.metlife.com](http://www.metlife.com).

### **About Granite Properties**

Granite Properties is a privately held commercial real estate investment, development and management company founded in 1991. Granite owns more than 10 million square feet of high quality office space in Dallas, Houston, Atlanta, Denver, Southern California and Nashville. Granite is an established investor, developer and manager with a focus on sustainable, high-quality projects. More than \$7.7 billion in real estate transactions and more than 28 million square feet of real estate development and acquisitions have been completed by Granite. Current plans for acquisition and development projects in Atlanta, Boston, Dallas, Houston and Southern California are valued at over \$1 billion. Granite focuses on creating extraordinary customer experiences through mixed-use environments, rich in amenities, customer-centric service, and innovative wellness features. The firm has been named as one of Fortune Magazine and Great Place to Work Best Workplaces for the last nine consecutive years. For more information, visit: [www.graniteprop.com](http://www.graniteprop.com).

### **About Brasfield & Gorrie**

Founded in 1964, Brasfield & Gorrie is one of the nation's largest privately held construction firms, providing general contracting, design-build, and construction management services for a wide variety of markets. We are skilled in construction

best practices, including virtual design and construction, integrated project delivery, and Lean construction, but we are best known for our preconstruction and self-perform expertise and exceptional client service. Brasfield & Gorrie has 12 offices and more than 3,200 employees. Our 2020 revenues were \$3.9 billion. *Engineering News-Record* ranks Brasfield & Gorrie 22nd among the nation's "Top 400 Contractors" for 2020. Brasfield & Gorrie is *ENR Southeast's* 2021 Contractor of the Year.

### **About Cooper Carry**

Cooper Carry provides architecture, planning, landscape architecture, interior design, environmental graphic design, branding and sustainability consulting services. Founded in 1960, the firm specializes in the design of education, government, hospitality, mixed-use, office, residential, restaurants, retail, senior living, science + technology, and transit projects. The firm has designed projects in 45 states and globally in the Caribbean, Middle East, Asia, Africa and Central America. Cooper Carry approaches its work as a collaborative ecosystem. Its multiple studios and services come together daily to provide each project the depth of knowledge needed to meet and exceed objectives. Cooper Carry's leaders are advocates and authorities for their specialties, empowered by decades of expertise to make decisions that prioritize placemaking, civic space, and the greater good of communities, tenants, residents and visitors. For more information, visit Cooper Carry's website at [coopercarry.com](http://coopercarry.com) and follow the design firm on Facebook, Instagram, Twitter and LinkedIn.