

# TEN TWENTY

S P R I N G







---

# CONTENTS

---

- 04. BUILDING FACTS  
Office, Amenities, Retail, Parking
- 08. STACKING PLAN  
Individual Floor Breakdown
- 10. ON-SITE AMENITIES  
Lobby, 8th Floor, Patterson Home
- 16. FLOOR PLANS  
Office Test Fits, Terraces
- 20. LOCATION MAP  
Midtown, Ingress-Egress, Access
- 22. WALKABLE AMENITIES  
Bars & Restaurants, Retail, Fitness
- 24. TEAM  
Portman, Blackstone, EQ, HKS/KPF/  
Michael Hsu Office of Architecture





# 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

## 530k

Square Feet of  
Class A Office

## 32k+

Square Foot  
Floor Plates

AMENITIES

## 15k

Square feet of Private  
Office Terraces

## 20k

Square Feet of Tenant  
Exclusive Amenities

PARKING &  
VISIBILITY

## 2/1000

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





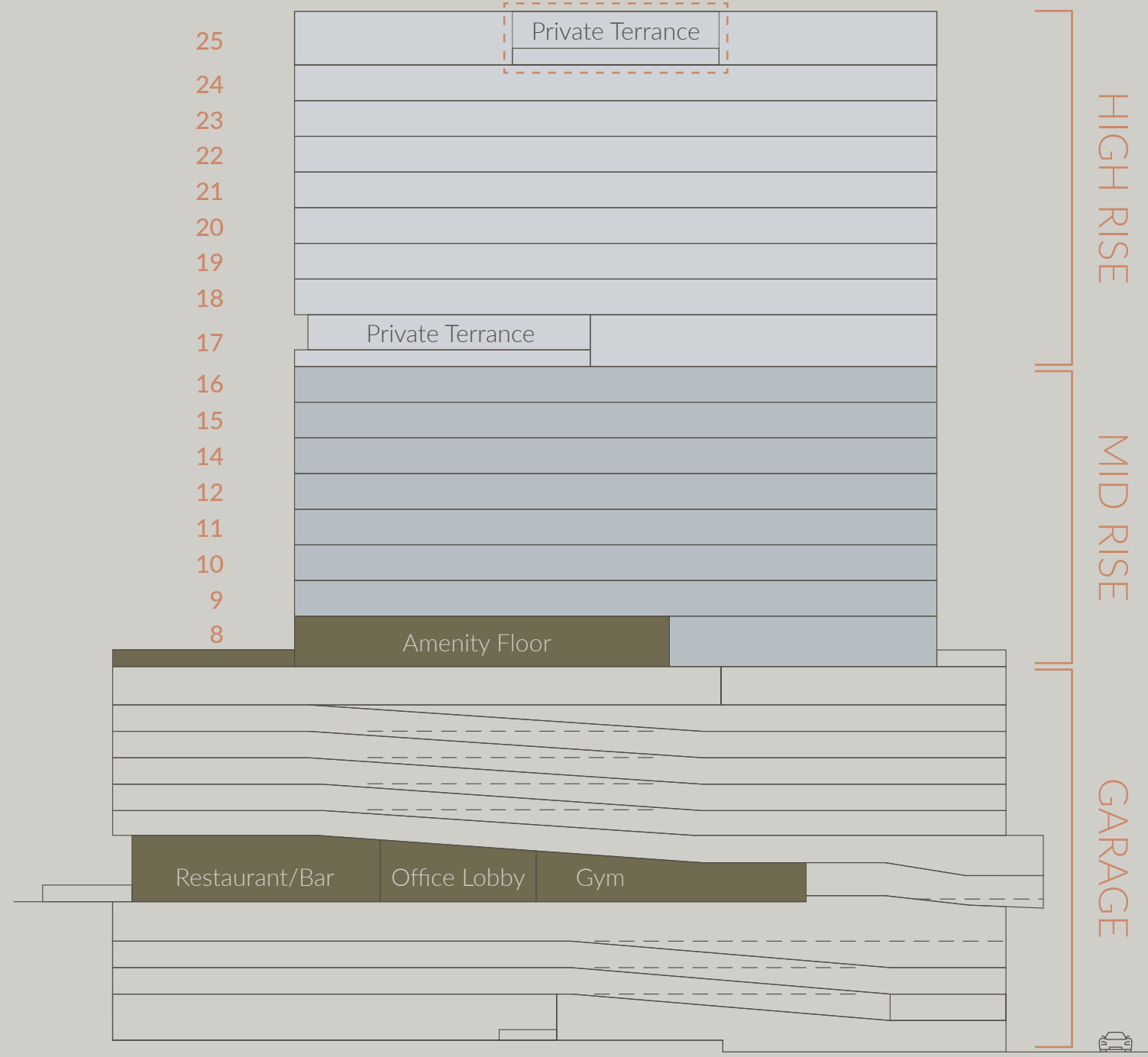
# STACKING PLAN

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.

**530k**  
**Total Square Feet of Class A Office Space**



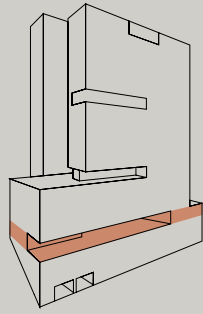
Category	Floor	RSF
HIGH RISE	25	32,115 RSF
	24	32,205 RSF
	23	32,205 RSF
	22	32,205 RSF
	21	32,205 RSF
	20	32,205 RSF
	19	32,205 RSF
	18	32,219 RSF
MID RISE	17	29,200 RSF
	16	33,911 RSF
	15	33,911 RSF
	14	33,911 RSF
	12	33,911 RSF
	11	33,911 RSF
	10	33,911 RSF
	8	14,232 RSF





# 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



Historic Patterson Home



Lobby



Breezeway



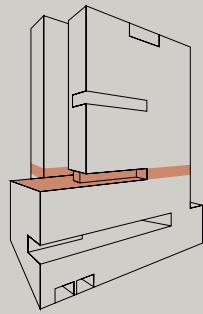
Arrival



# 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.



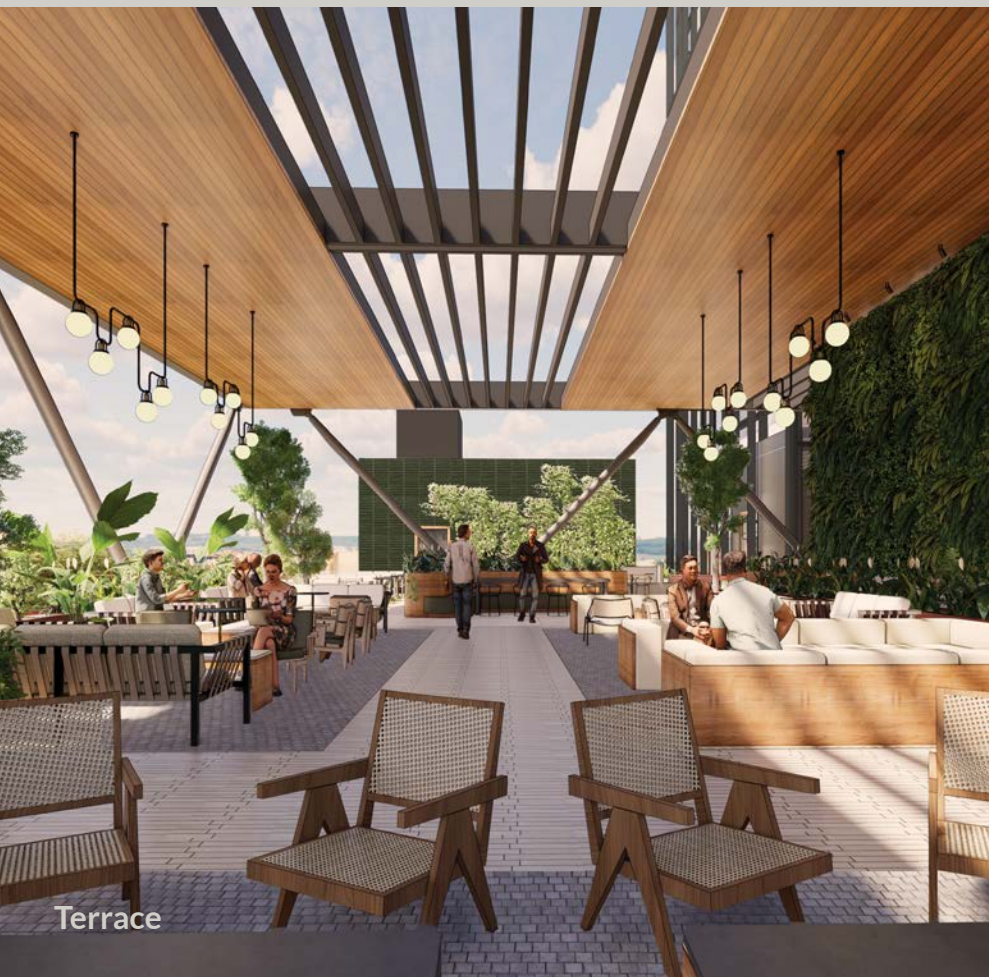
Co-working Lounge



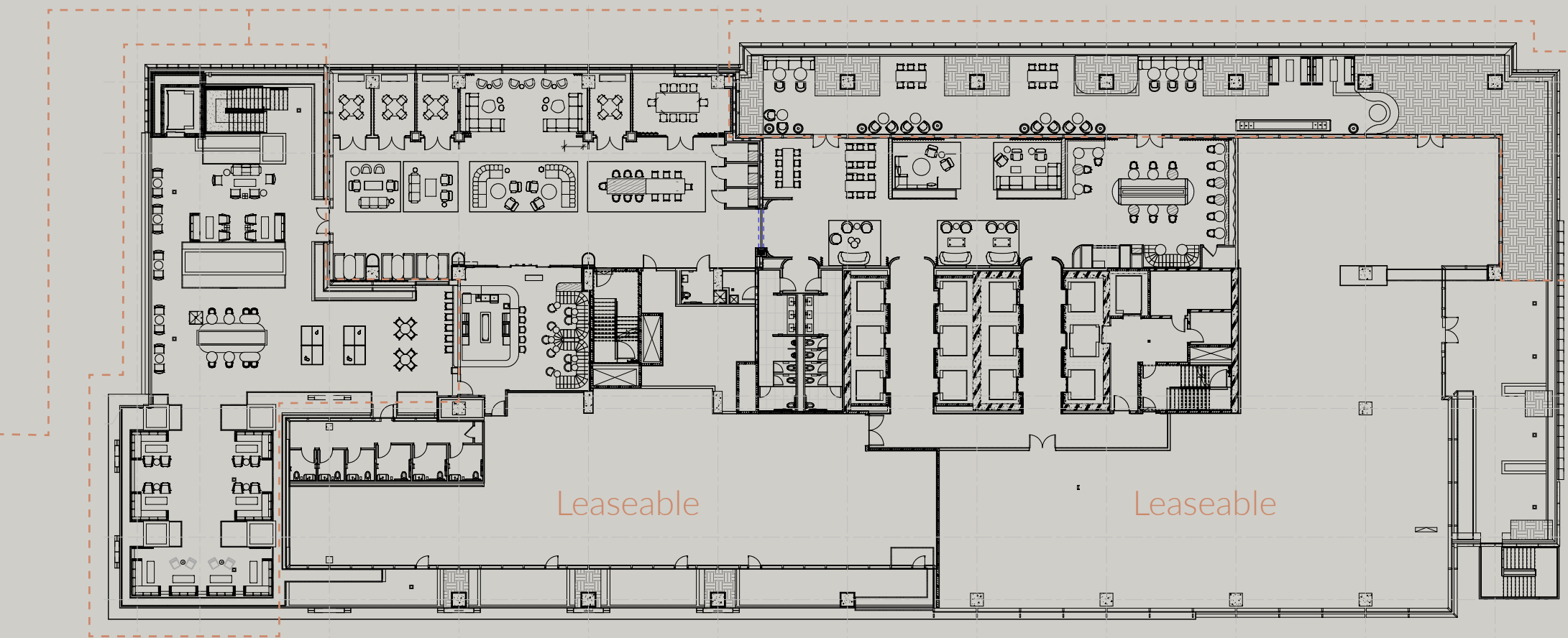
Indoor/Outdoor Bar



North Terrace with Skyline Views



Terrace



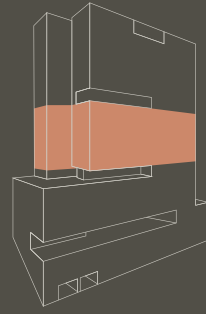






# FLOOR PLANS

Mid Rise  
(Floors 8-16)

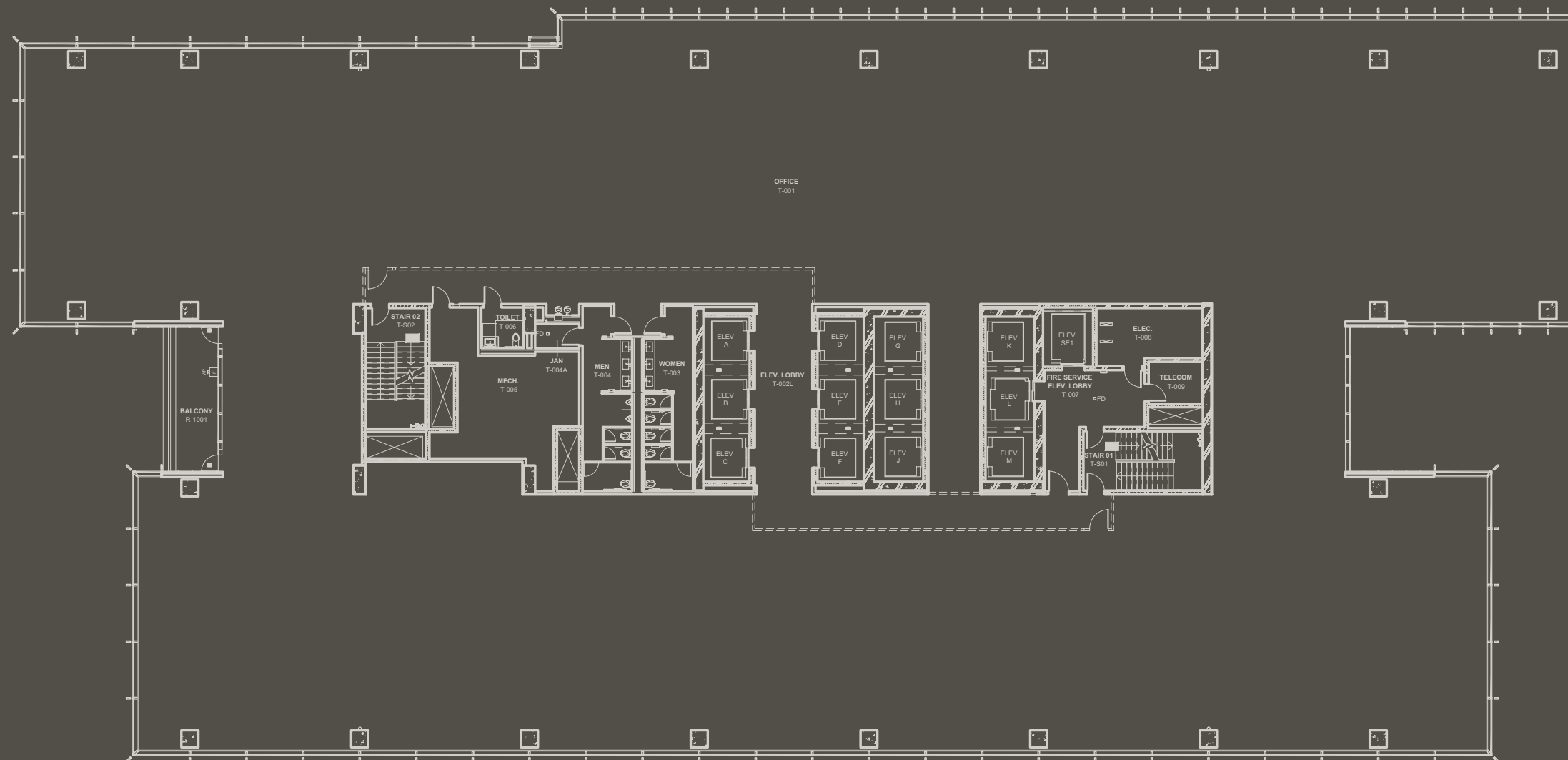


33K SF+  
Floor Plates

360°  
Views with Floor to  
Ceiling Windows

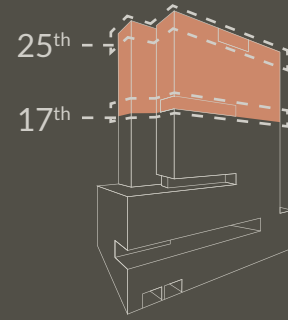
Each floor is a blank slate poised to be transformed into a dynamic workspace that encapsulates innovation and productivity.

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.



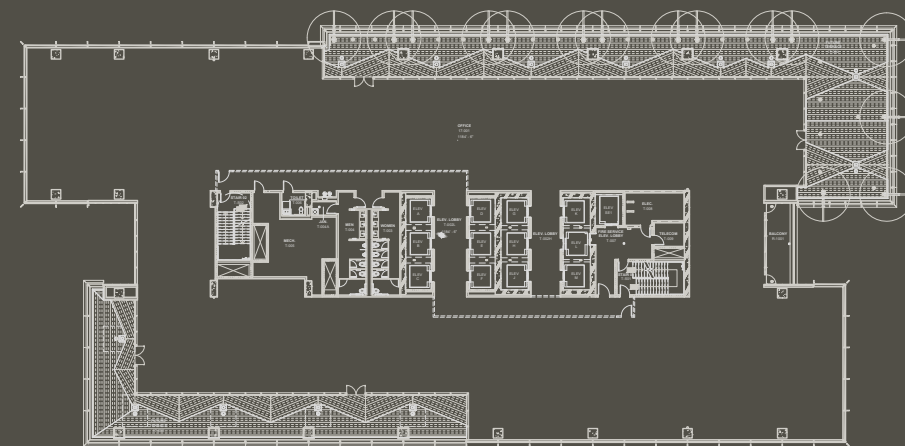
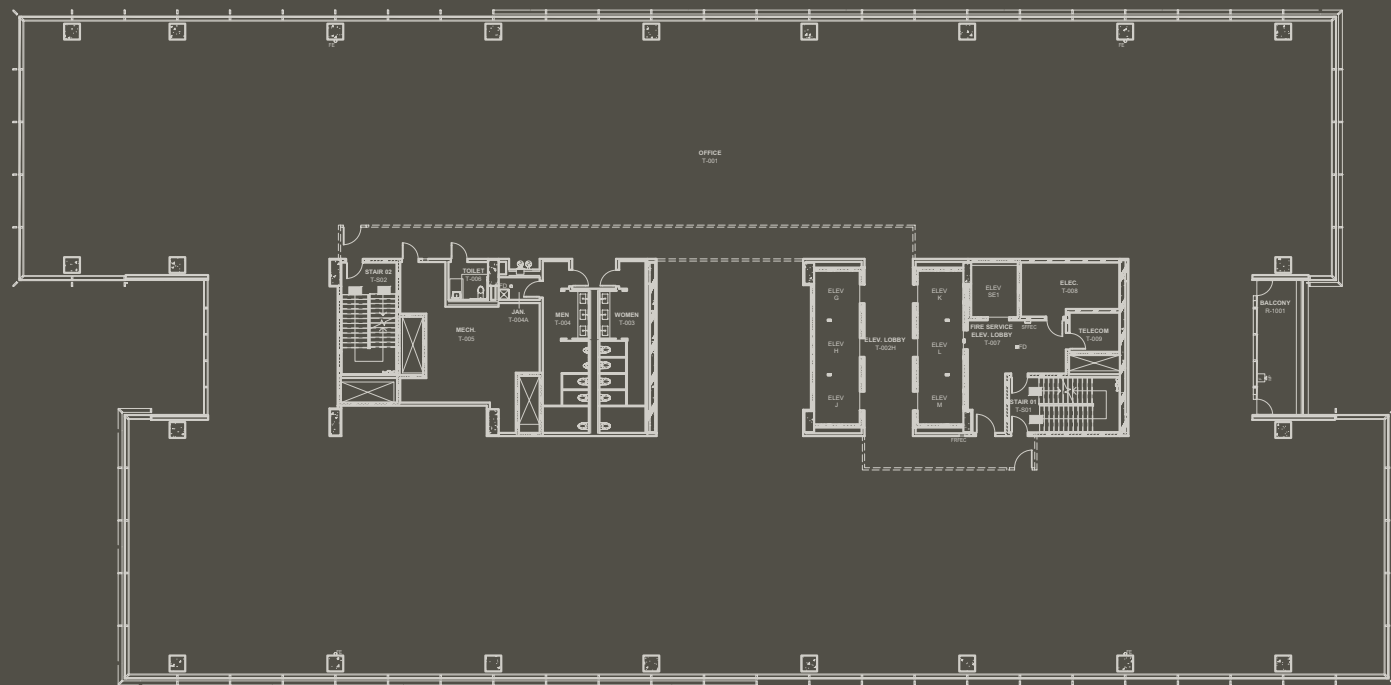


# High Rise (Floors 17-25)



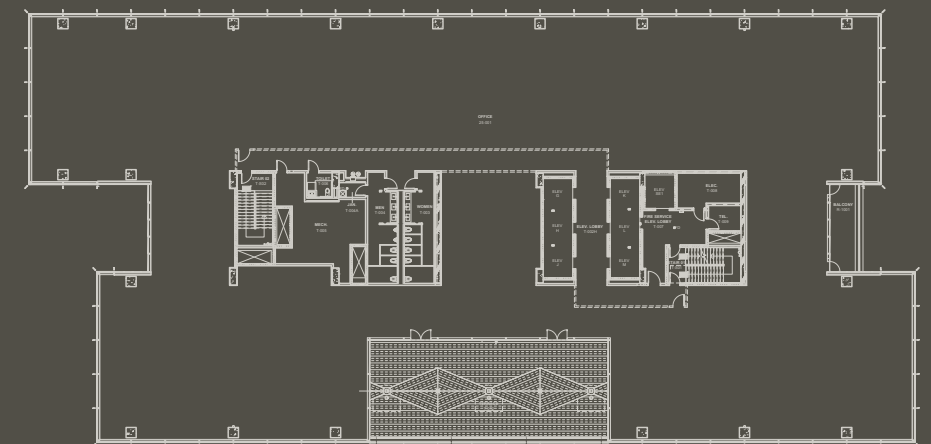
**32K SF+**  
Floor Plates

**OPEN AIR**  
Private Office Terrace  
on Every Floor  
(Expansive Terraces on  
17<sup>th</sup> and 25<sup>th</sup> floors)



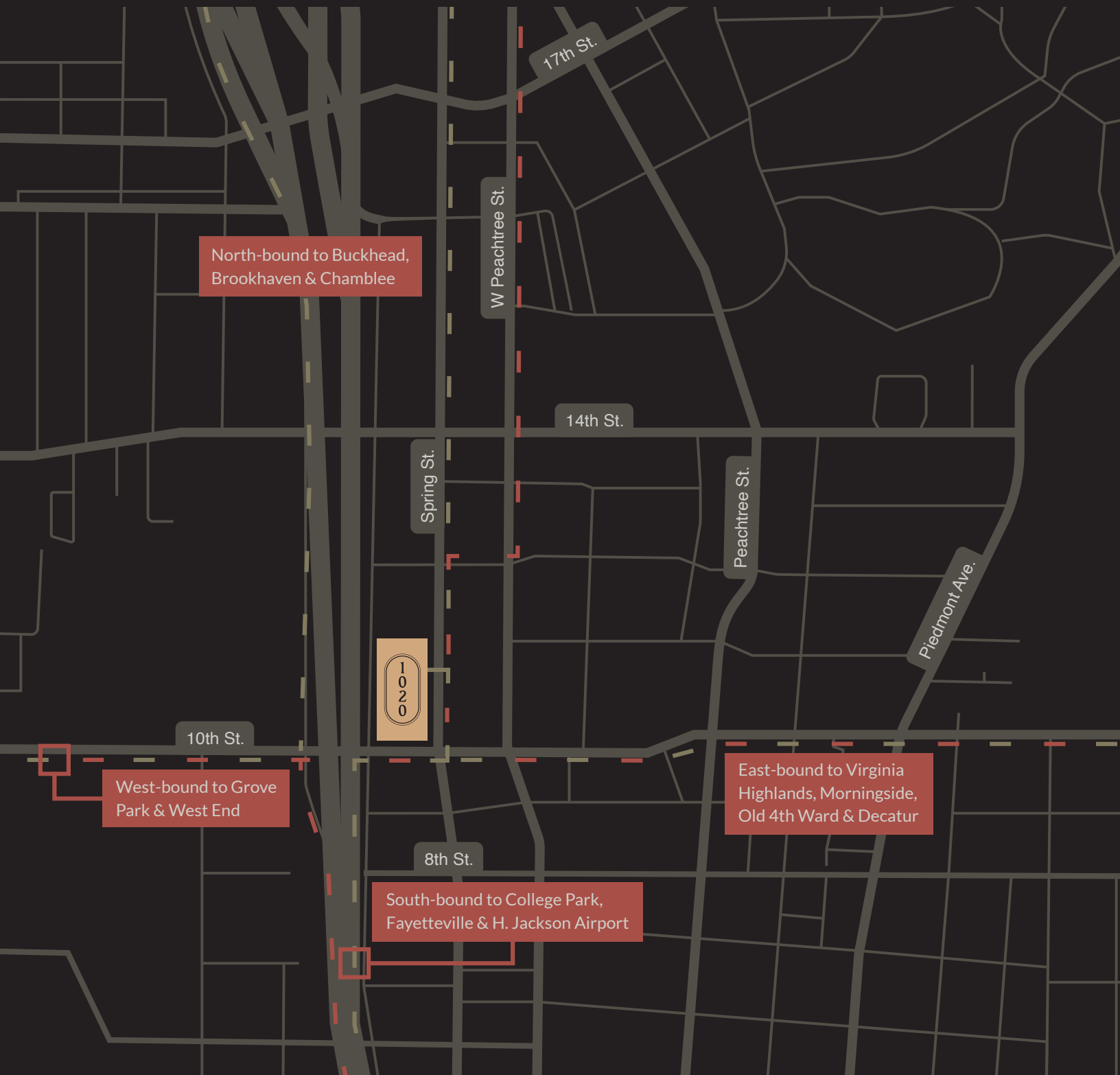
**17<sup>TH</sup>**  
Floor (29,200 RSF)

**25<sup>TH</sup>**  
Floor (32,115 RSF)





# NEIGHBORHOOD/ MIDTOWN



Perched within Midtown Atlanta's bustling heart, Ten Twenty sits on the ideal location within the city's most prolific neighborhood.

With an enchanting blend of cultural richness and business vitality, Midtown offers a canvas of museums, eateries, and innovation. From our vantage point, we witness the spirited pulse of art, commerce, and community merging seamlessly below.

## DRIVE TIMES

West Midtown	9 mins
Virginia Highlands	10 mins
Old 4th Ward	11 mins
Buckhead	12 mins
Morningside	13 mins
Chamblee	14 mins
Brookhaven	15 mins
Decatur	16 mins
Grove Park	17 mins
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

High Museum of Art | The Woodruff Arts Center

Center Stage Theater | Center For Puppetry Arts | Arts Center MARTA Station

W PEACHTREE ST NE

Politan Row at Colony Square | Rumi's Kitchen | 5Church Midtown | The Oceanaire Seafood Room | STK Steakhouse

South City Kitchen Midtown | Café Intermezzo - Midtown

Whole Foods Market

McCray's Tavern Midtown

Lure

Tabla

Sugar Factory American Brasserie

Orangetheory Fitness

Fadó Irish Pub

PIEDMONT AVE NE

CrossFit Midtown



Bulla Gastrobar | Midtown MARTA Station

Savi Provisions

Lion's Den Fitness

The Vortex Bar & Grill

Nagomiya

AltaToro

Dancing Goats Midtown

PONKO Chicken Midtown

CVS

14TH ST NW

MIDTOWN

10-MINUTE WALK

10TH ST NW

Mac's Beer & Wine/Midtown Liquor

Park 27

Marlow's Tavern

Ecco Midtown

Publix at The Plaza Midtown

Insomnia Cookies

Nova II Sushi Bar & Asian Bistro

SPRING ST NW



McCamish Pavilion

O'Keefe Gym

FOWLER ST NW

7-MIN DRIVE  
**PIEDMONT PARK**

15-MIN DRIVE  
**DOWNTOWN**

18-MIN DRIVE  
**HARTSFIELD-JACKSON INT. AIRPORT**



Fitness



Food & Beverage



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

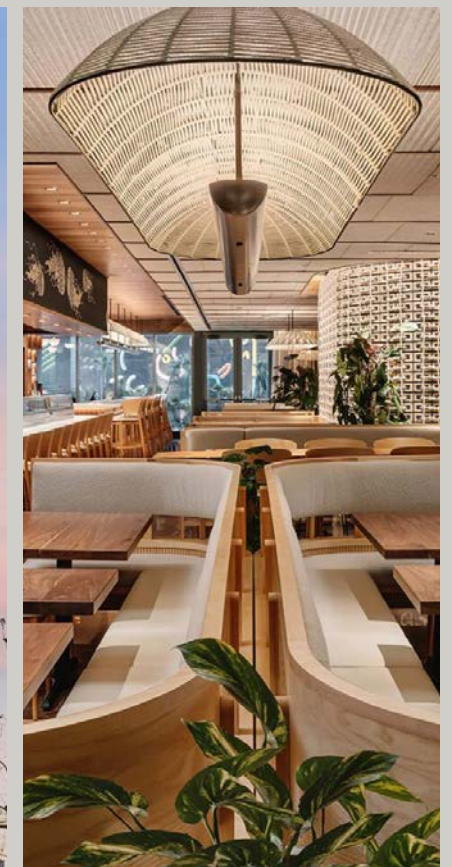


## ARCHITECTS

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

**Travis Garland** | 404.614.5252  
tgarland@portmanholdings.com

**Glenn Kolker** | 404.316.9651  
glenn.kolker@streamrealty.com

**Preston Menning** | 404.664.4527  
preston.menning@streamrealty.com

**Malik Leaphart** | 404.502.2513  
malik.leaphart@streamrealty.com



**PORTMAN**



**EQ Office**

**Blackstone**

**STREAM**