

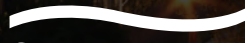
# TENT TWENTY

S P R I N G

UPSCALE IN MIDTOWN  
WITH AN ENDURING HISTORY



PORTMAN



STREAM



EXPERIENCE  
THE ULTIMATE  
GATHERING  
PLACE FOR ALL



## *Spring* QUARTER

Spring Quarter is more than a development; it's a gathering place. Whether at home, the office, or meeting friends for a bite, experience the perfect balance of convenience, quality, and character.

Transforming a full city block along one of Midtown's most active corridors, we're combining great retail and restaurants with new, modern office and living spaces - creating an amenity driven city within a city.



# A RETAIL DESTINATION

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.



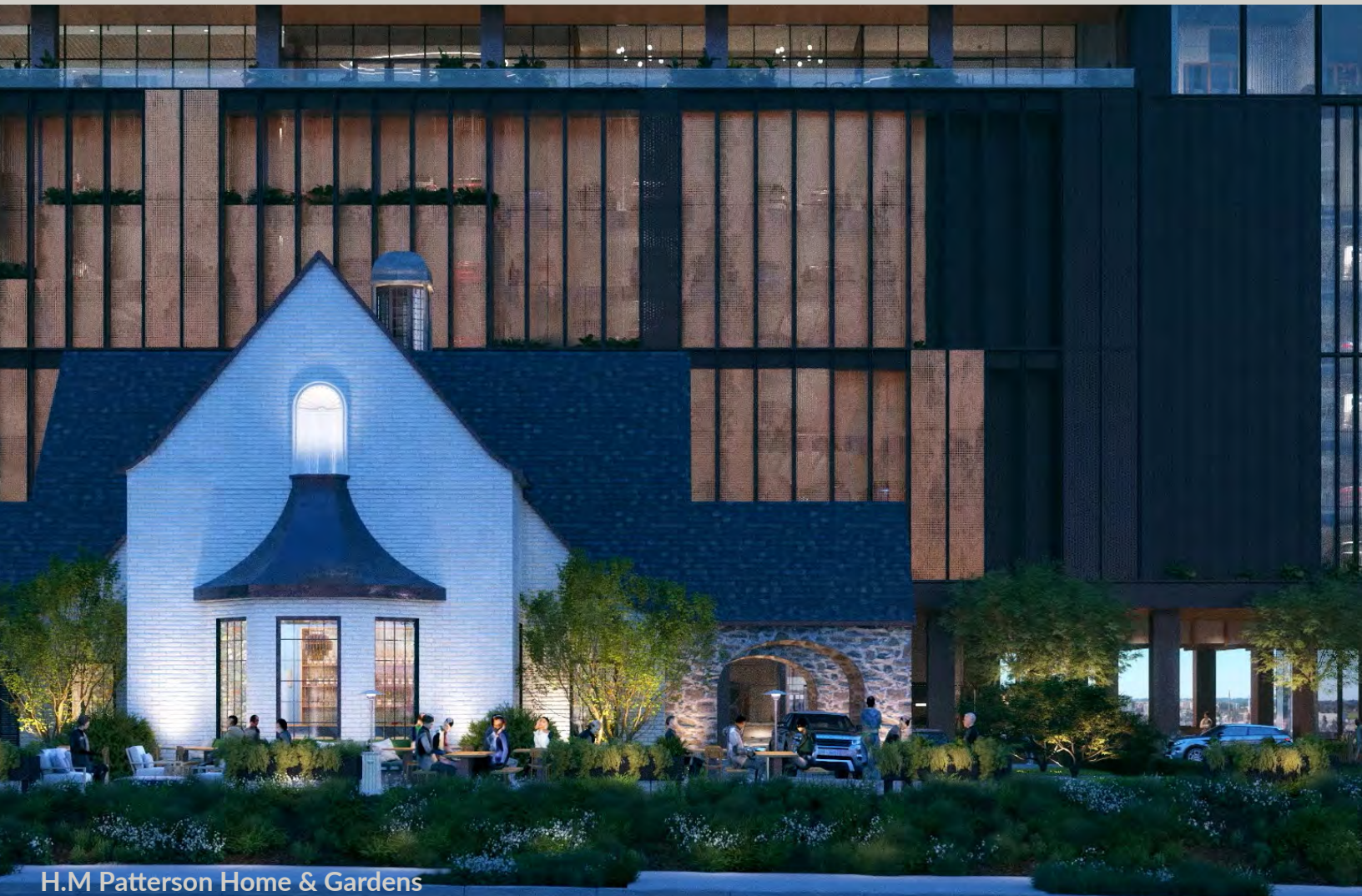




# On-Site Retail



Retail Paseo



H.M Patterson Home & Gardens



Wine bar/Brasserie



GROUND  
FLOOR

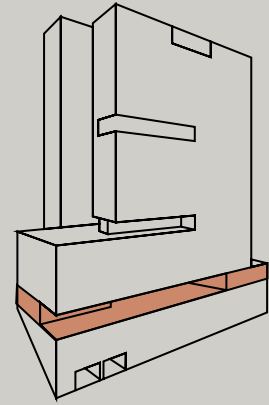
10  
20





# 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



Lobby Lounge & Elevators



Office Arrival



Ground Floor Driveway



# 10 20

S P R I N G

Lobby Entrance



Fitness Center



Breezeway





# EIGHTH FLOOR

10  
20

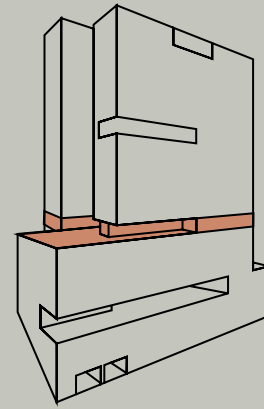


# ON-SITE AMENITIES

## 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









An aerial photograph of a modern glass skyscraper at sunset. The building's facade is a grid of dark glass panels, reflecting the warm orange and yellow light of the setting sun. The interior floors are visible through the glass, showing office desks, chairs, and people working. A prominent feature is a large, elevated workspace on a higher floor, which appears to be a rooftop or a mezzanine level with a glass railing and indoor plants. The surrounding cityscape is visible in the background, with other buildings, trees, and a highway with traffic. The sky is a mix of blue and orange, indicating the time is either dawn or dusk.

# ELEVATED WORKSPACE



# STACKING PLAN

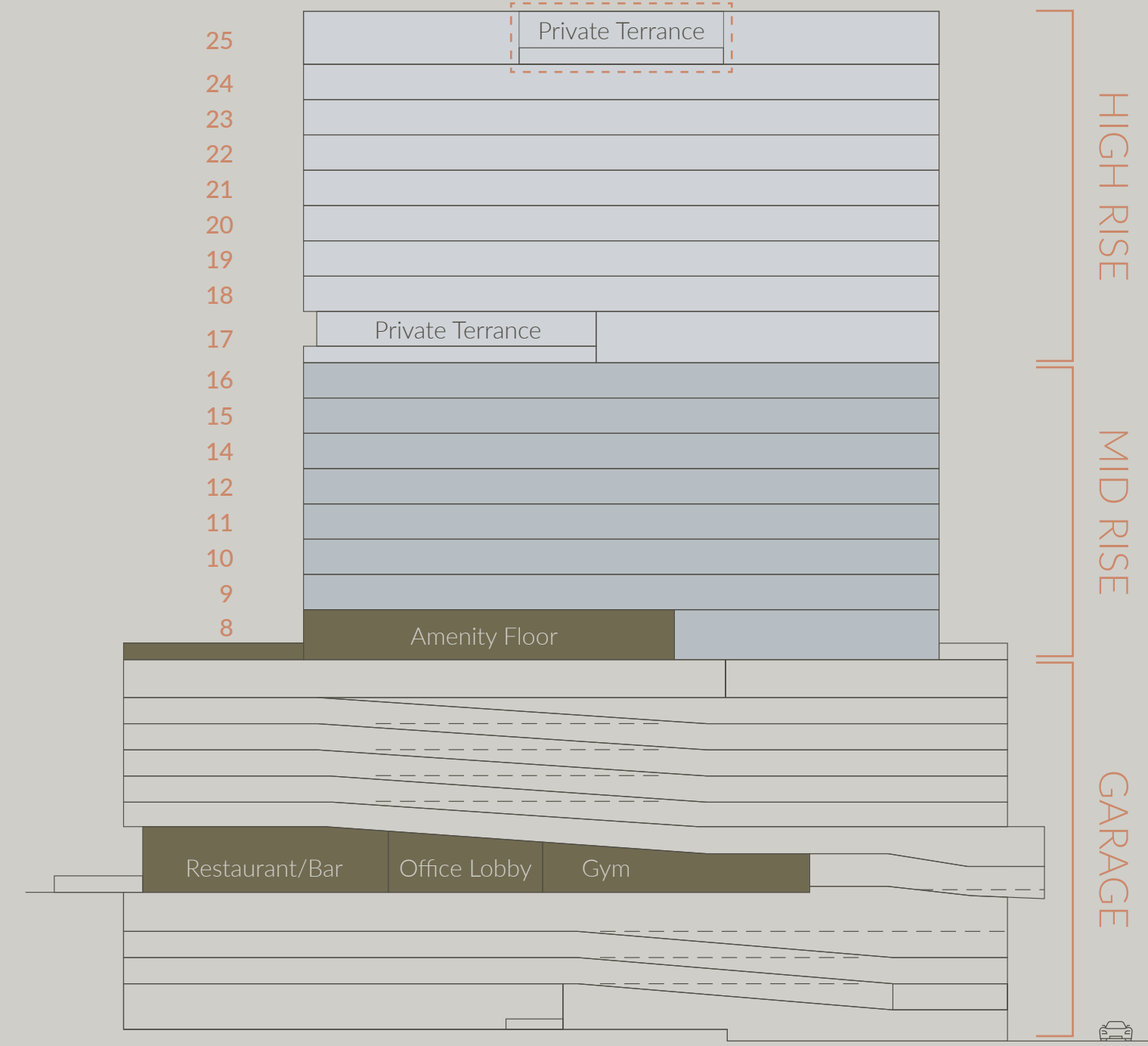
Each floor is a testament to modernity and sophistication. From the ground floor to the pinnacle, Ten Twenty stands as a beacon of innovation and productivity, offering a harmonious fusion of urban energy and corporate elegance.

## 530k

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



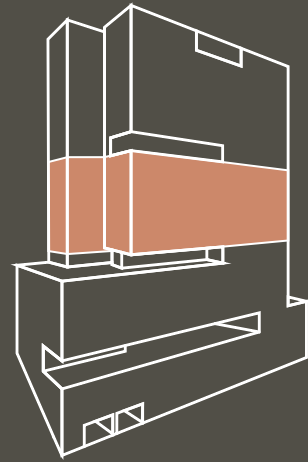
Category	Floor	Square Feet (RSF)
HIGH RISE	25	32,115 RSF
	24	32,205 RSF
	23	32,205 RSF
	22	32,205 RSF
	21	32,205 RSF
	20	32,205 RSF
	19	32,205 RSF
	18	32,219 RSF
MID RISE	16	33,911 RSF
	15	33,911 RSF
	14	33,911 RSF
	12	33,911 RSF
	11	33,911 RSF
	10	33,911 RSF
	9	33,664 RSF
	8	14,232 RSF





# FLOOR PLANS

Mid Rise  
(Floors 8-16)



33K SF+

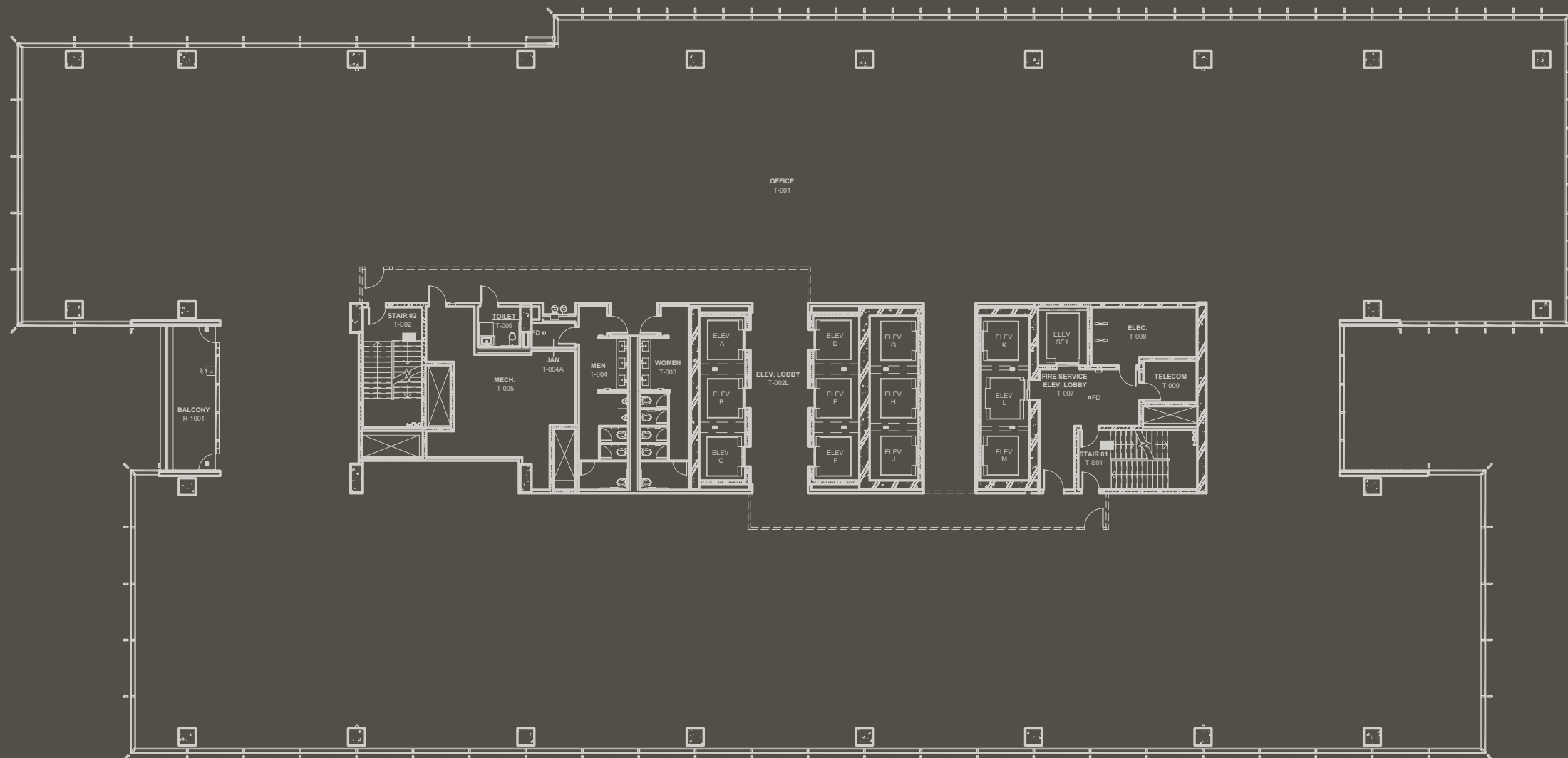
Floor Plates

360°

Views with Floor to Ceiling Windows

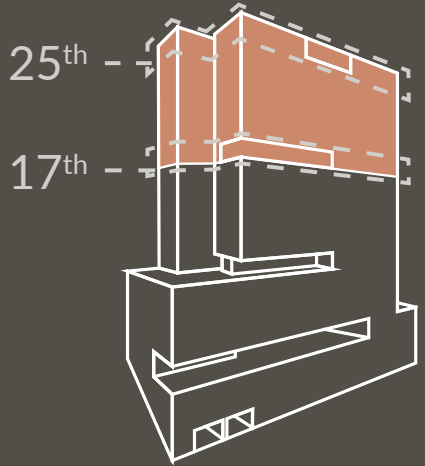
Each floor is a blank slate poised to be transformed into a dynamic workspace that encapsulates innovation and productivity.

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.





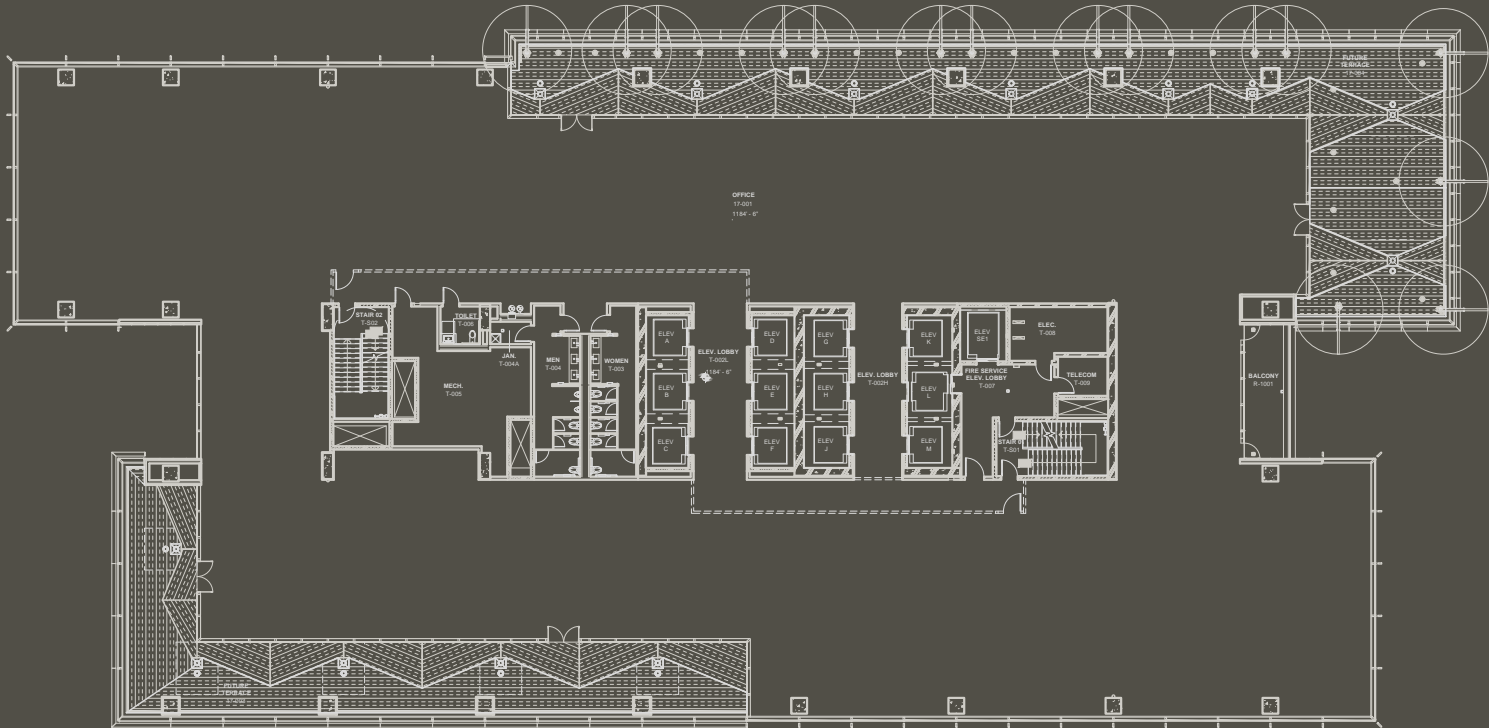
# High Rise (Floors 17-25)



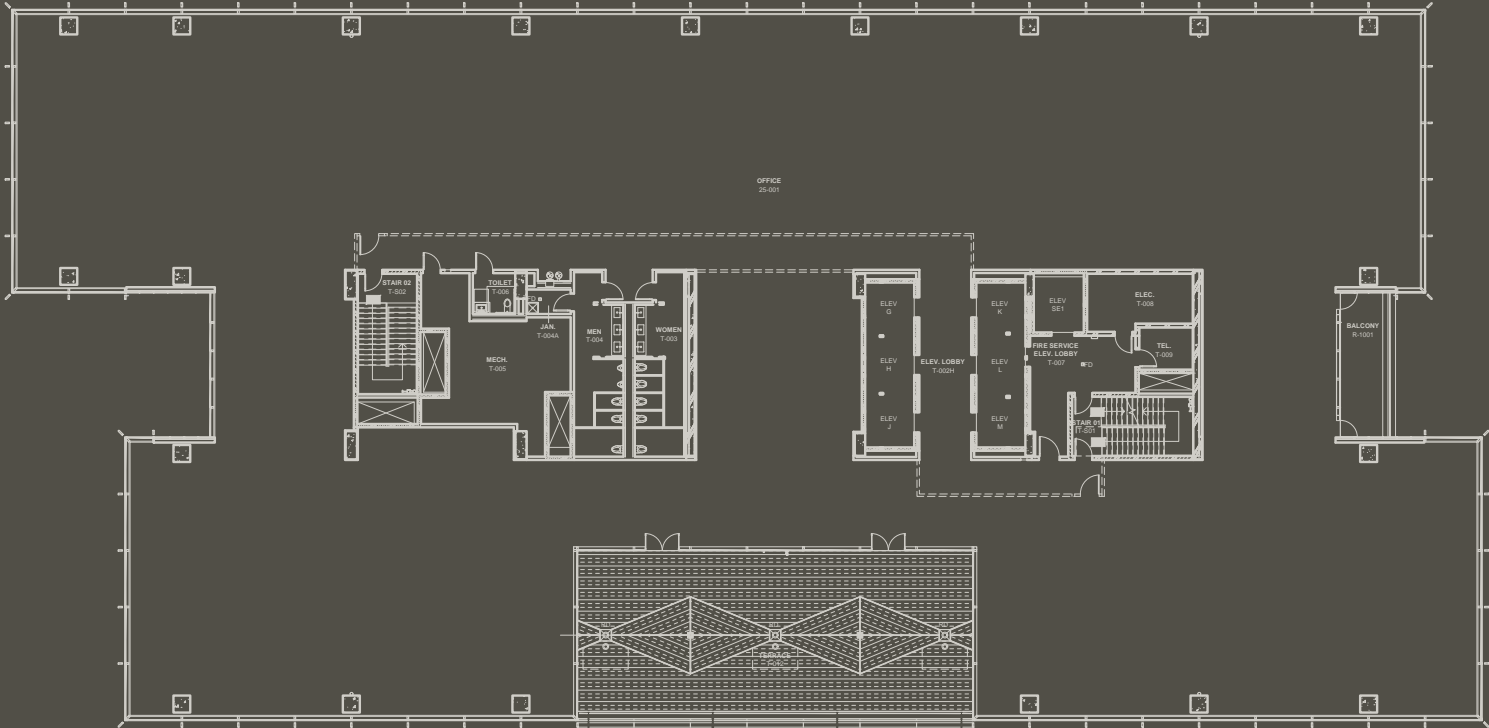
32K SF+  
Floor Plates

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)





# 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

## 16K

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

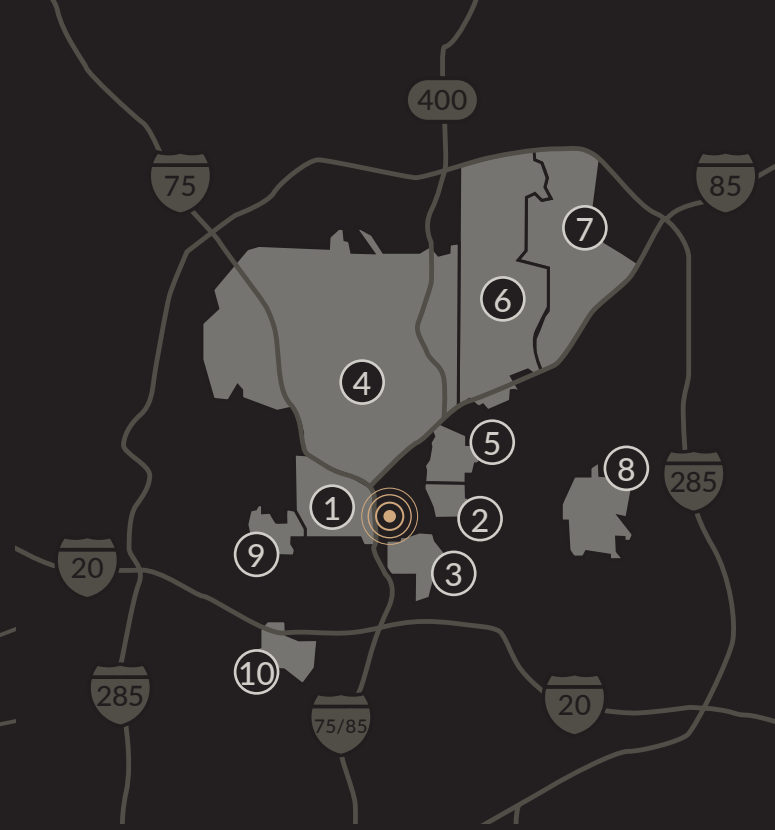
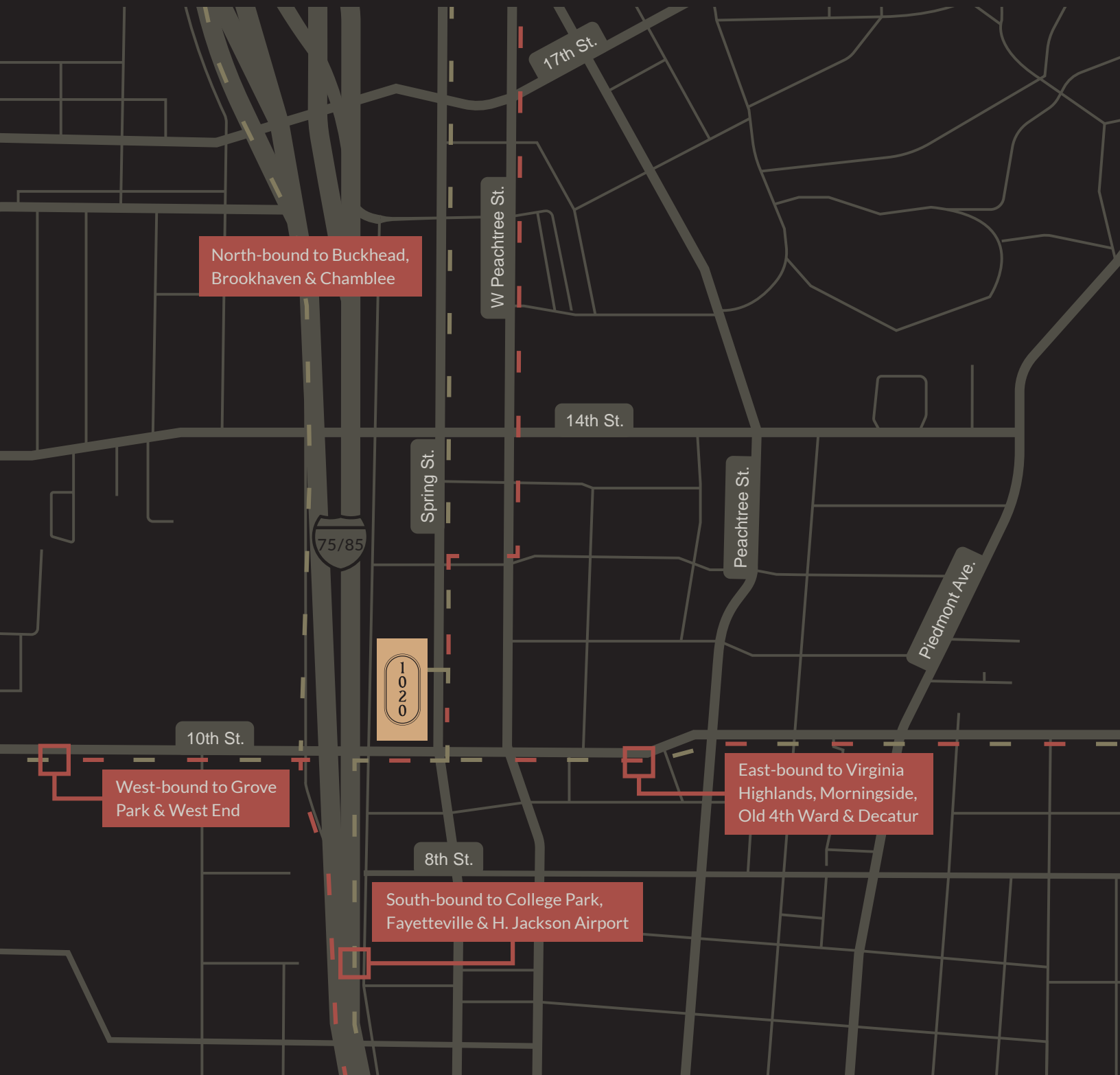
Square Feet of Historic  
Philip T. Shutze designed  
Retail and Gardens

## 8K

Square Feet Ground  
Floor Retail



# NEIGHBORHOOD/ MIDTOWN



## DRIVE TIMES

1. West Midtown 9 mins
2. Virginia Highlands 10 mins
3. Old 4th Ward 11 mins
4. Buckhead 12 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





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

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**PORTMAN**



**EQ Office**

**Blackstone**

**STREAM**