

# TEN TWENTY

S P R I N G







# CONTENTS

- 06. BUILDING FACTS  
Office, Amenities, Retail, Parking
- 10. ON-SITE RETAIL  
Site Plan, Retail Tenants
- 18. ON-SITE AMENITIES  
Lobby, 8th Floor, Patterson Home
- 26. STACKING PLAN & FLOOR PLANS  
Floor Breakdown, Office Test Fits, Terraces
- 32. LOCATION MAP  
Midtown, Ingress-Egress, Access
- 34. WALKABLE AMENITIES  
Bars & Restaurants, Retail, Fitness
- 36. TEAM  
Portman, Blackstone, Perform Properties,  
HKS/KPF/Michael Hsu Office of Architecture



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Unleashing Innovation,  
Elevating Experiences,







# 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

540k

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

1.85/1000

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

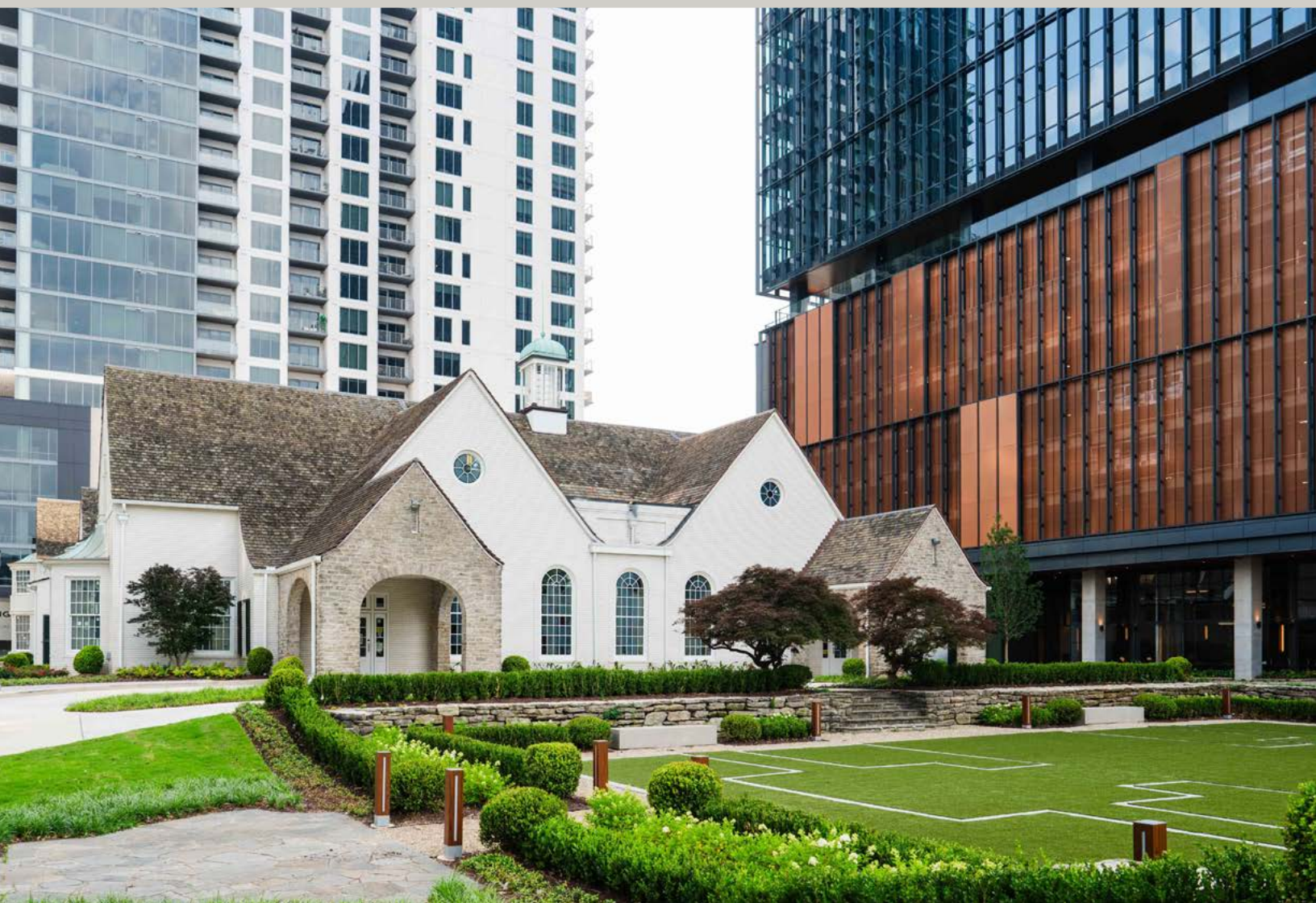
A symphony of Innovation and Elegance:  
Redefining Modern Excellence. This is  
Midtown's Masterpiece





# ON-SITE RETAIL

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

Leased

Negotiating LOI

Available



**SOZOU**  
Restaurant and Omakase  
From Chef **Fuyuhiko Ito**

Floor 1.5

PEPPER  
BOXING

3,929 SF



**Habaneros**  
3,929 SF with 574 SF Patio  
Louisiana-based  
Mexican Restaurant

PATAAKA

2,640 SF

Sora  
AT SPRING QUARTER

Pizzeria

2,640 SF

Patio - 827 SF

10  
20

OFFICE  
LOBBY

Patio - 1,750 SF

2,280 SF

5,000 SF  
with Patio

10

THE PATTERSON

24,000 SF



## Retail/Restaurant Destination

The Patterson re-imagined into a day-to-night food and beverage destination curated with true-to-Atlanta concepts.







Winebar/Brasserie

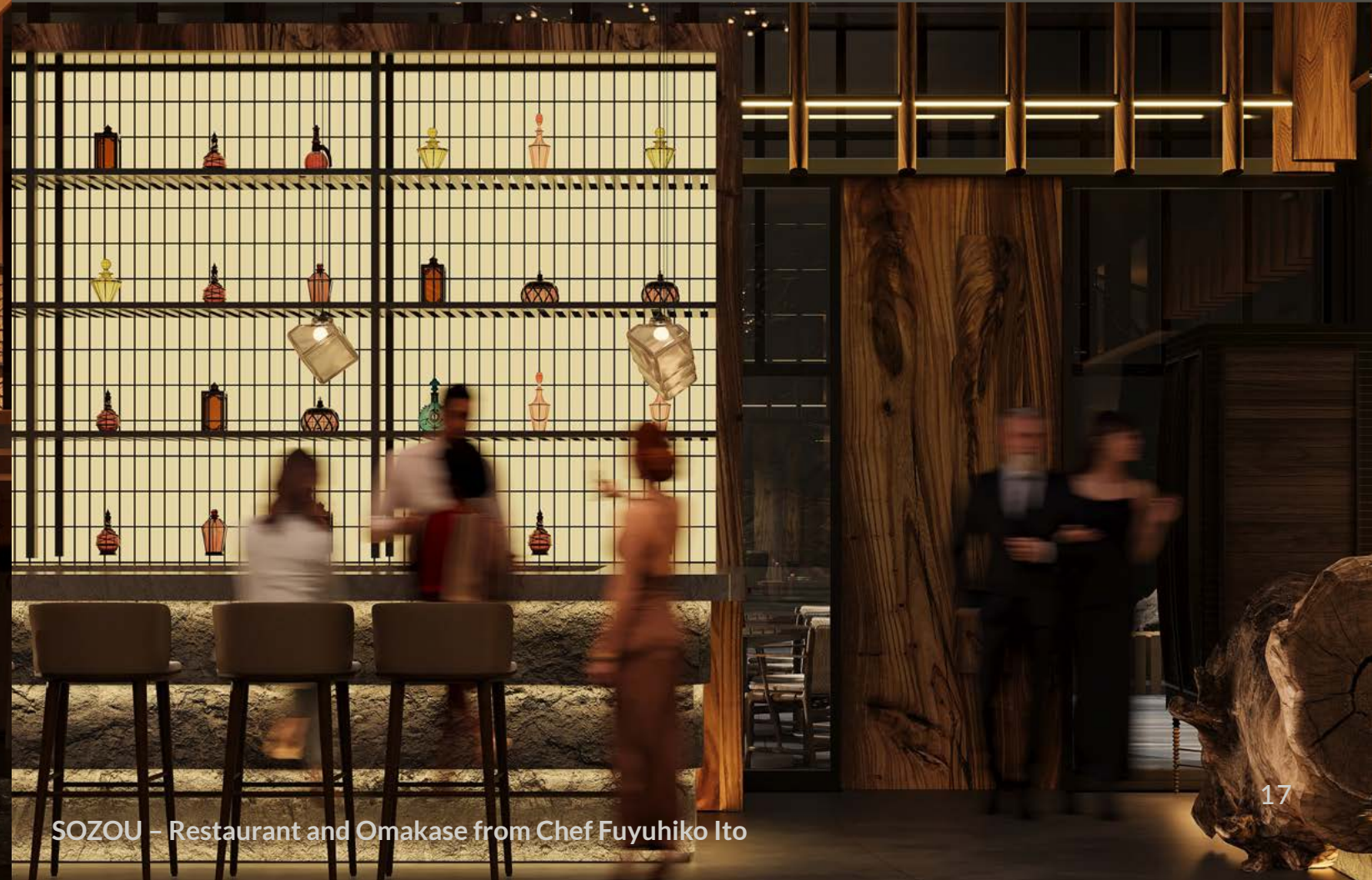
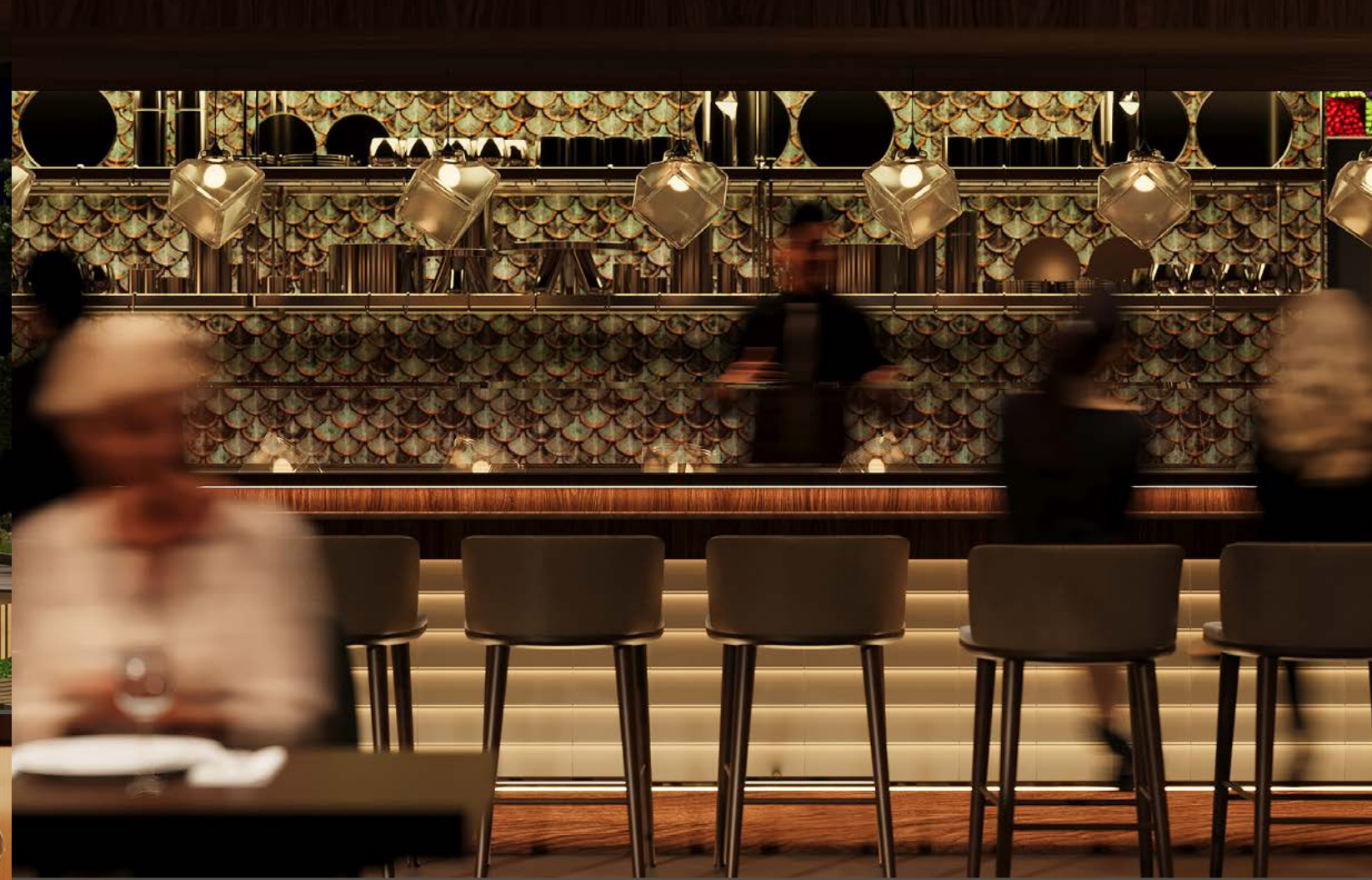


Retail Paseo



Retail Paseo & H.M Patterson Home & Gardens





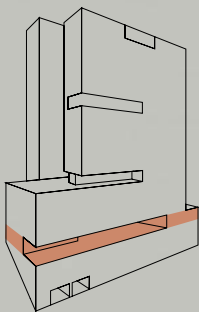


# ON-SITE AMENITIES

## 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



**SOZOU**  
Restaurant and Omakase  
from Chef Fuyuhiko Ito



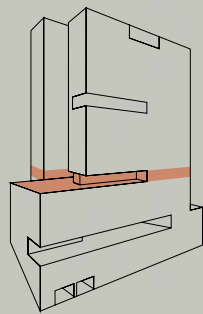




# Eighth Floor

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.



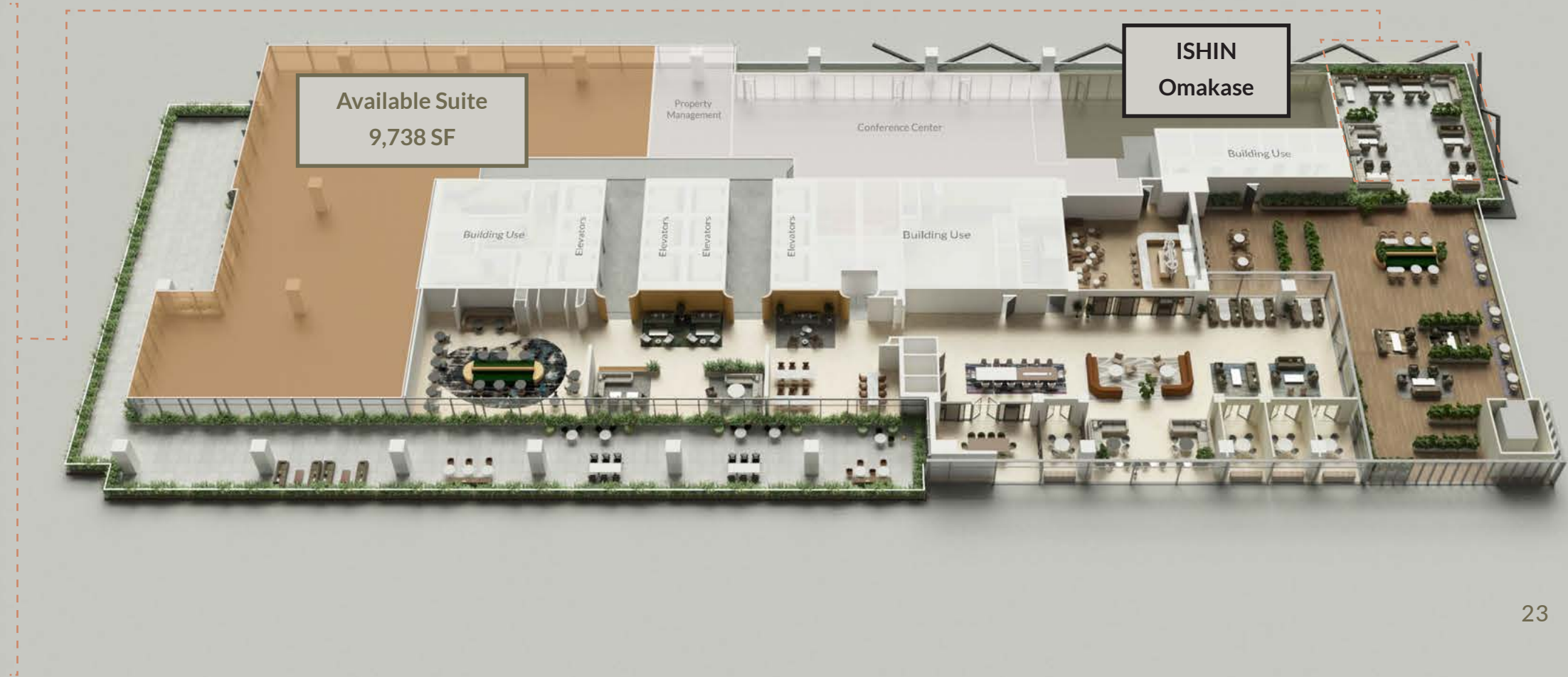
Co-working Lounge



Indoor/Outdoor Bar



North Terrace with Skyline Views







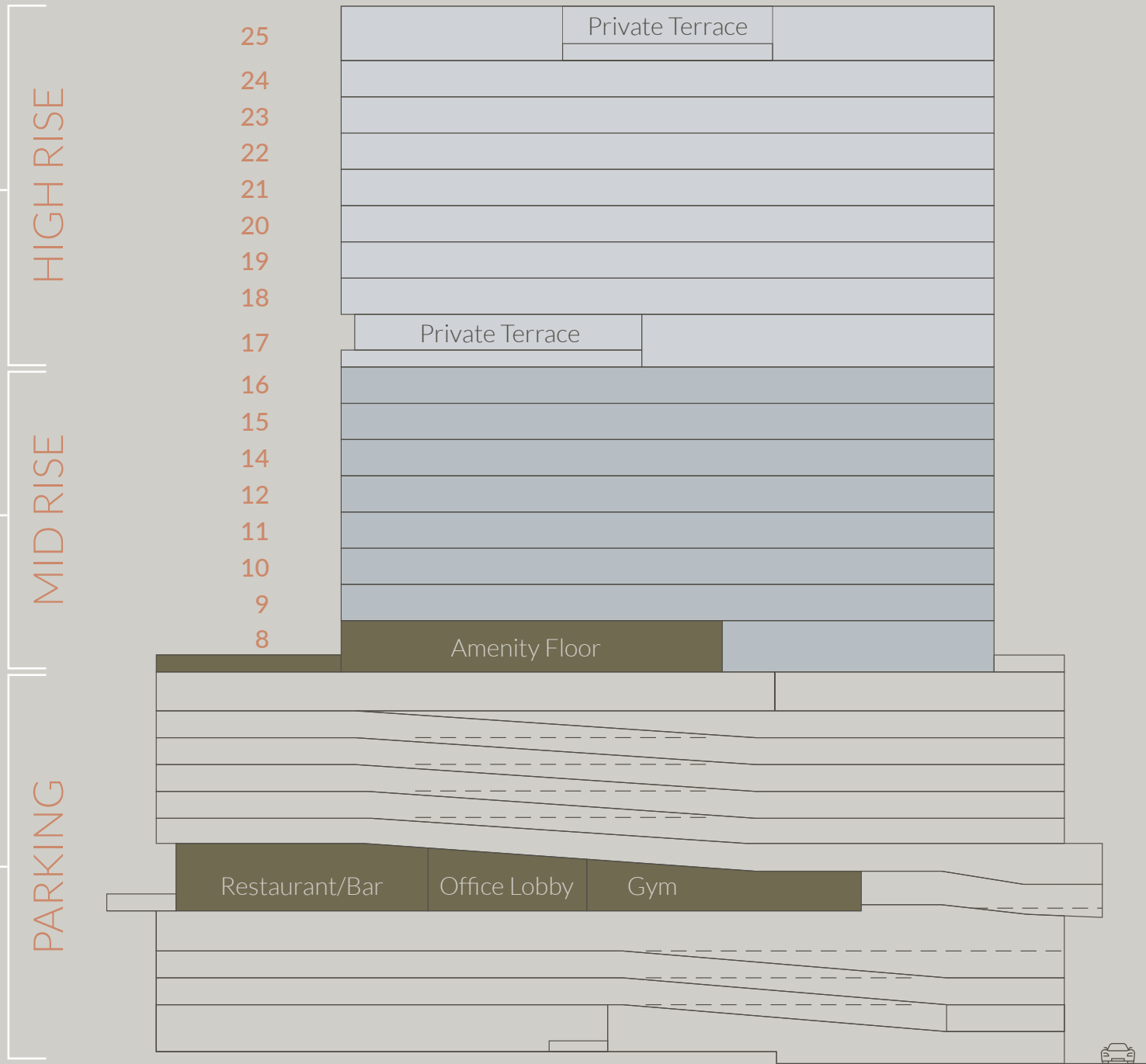


# STACKING PLAN



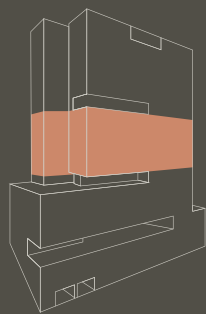
Each floor is a testament to modernity and sophistication. From the ground floor to the pinnacle, Ten Twenty stands as a beacon of innovation and productivity, offering a harmonious fusion of urban energy and corporate elegance.

**540k**  
Total Square Feet of  
Class A Office Space





# FLOOR PLANS



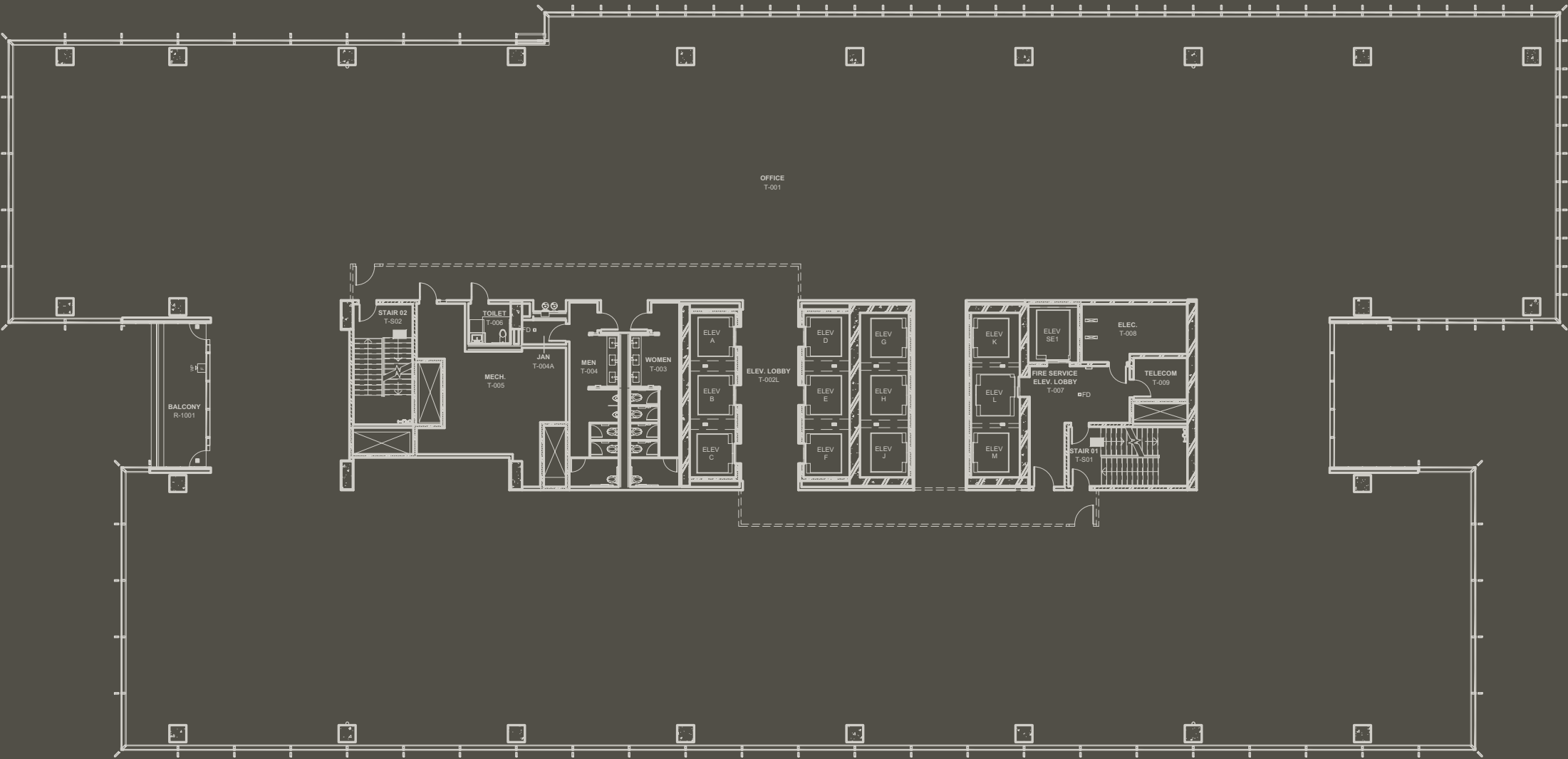
## Mid Rise (Floors 8-16)

34K SF+  
Floor Plates

360°  
Views with Floor to  
Ceiling Windows

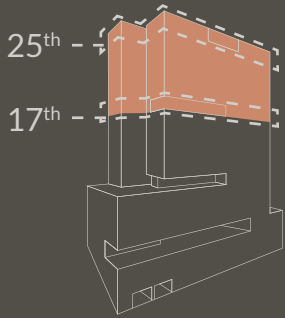
Each floor is a blank slate poised to be transformed into a dynamic workspace that encapsulates innovation and productivity.

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.



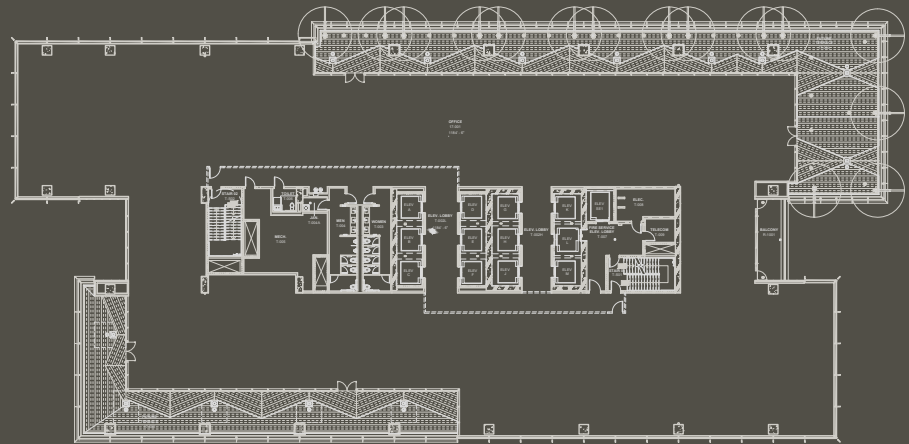
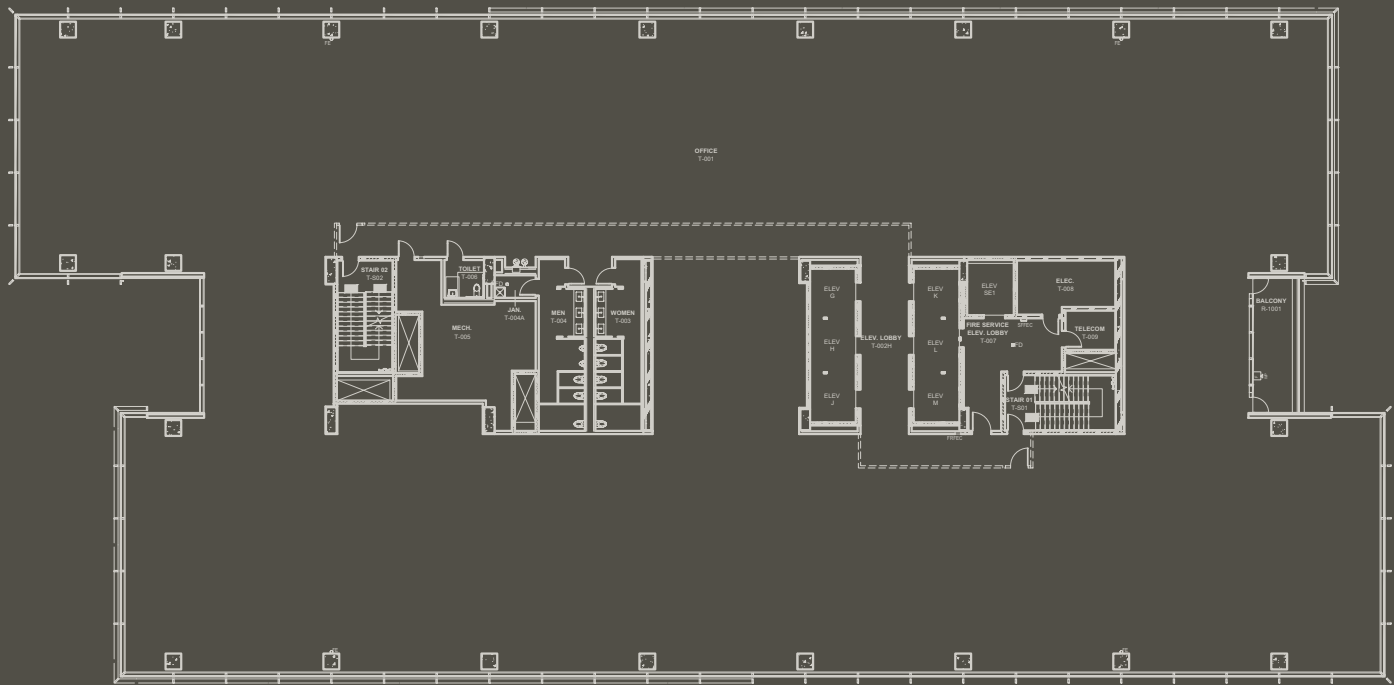


# High Rise (Floors 17-25)



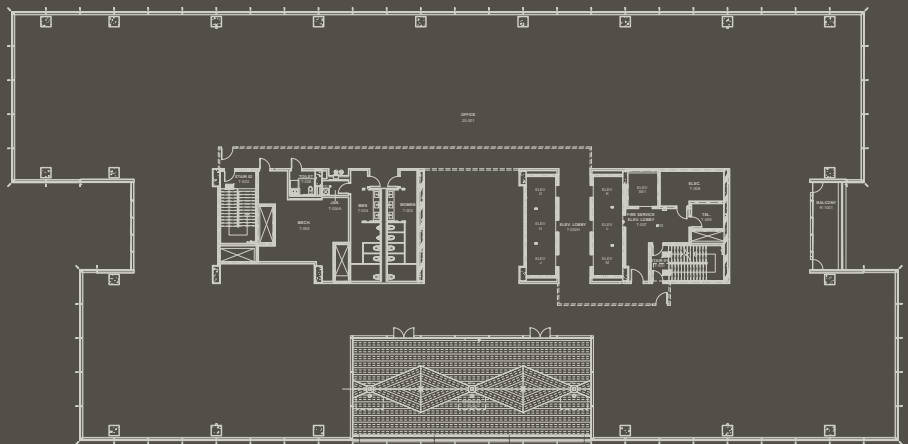
32K SF+  
Floor Plates

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



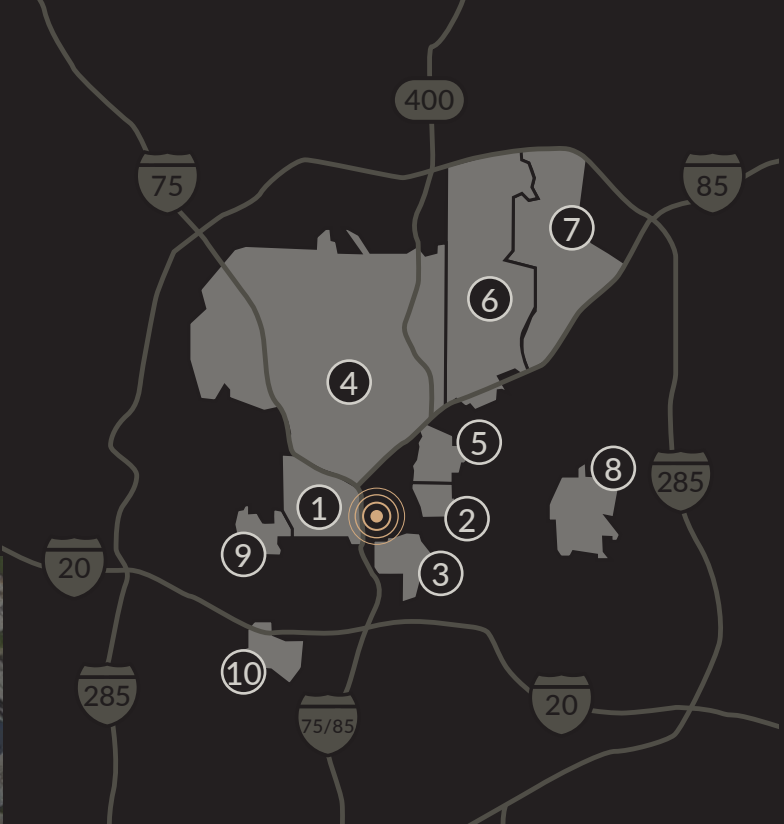
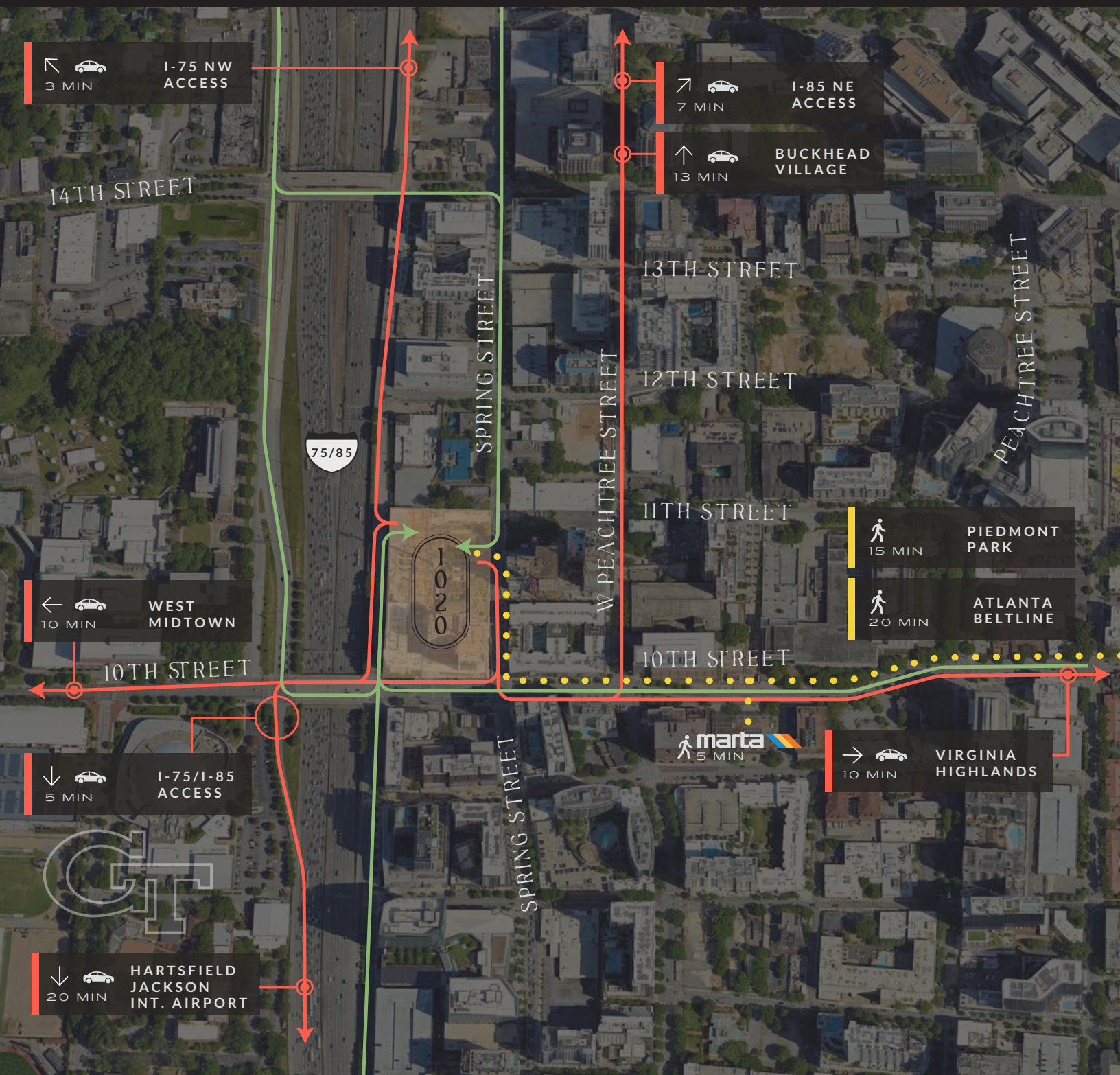
17<sup>TH</sup>  
Floor (26,971 RSF)

25<sup>TH</sup>  
Floor (29,918 RSF)





# NEIGHBORHOOD/ MIDTOWN



## DRIVE TIMES

1. West Midtown	9 mins
2. Virginia Highlands	10 mins
3. Old 4th Ward	11 mins
4. Buckhead	13 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

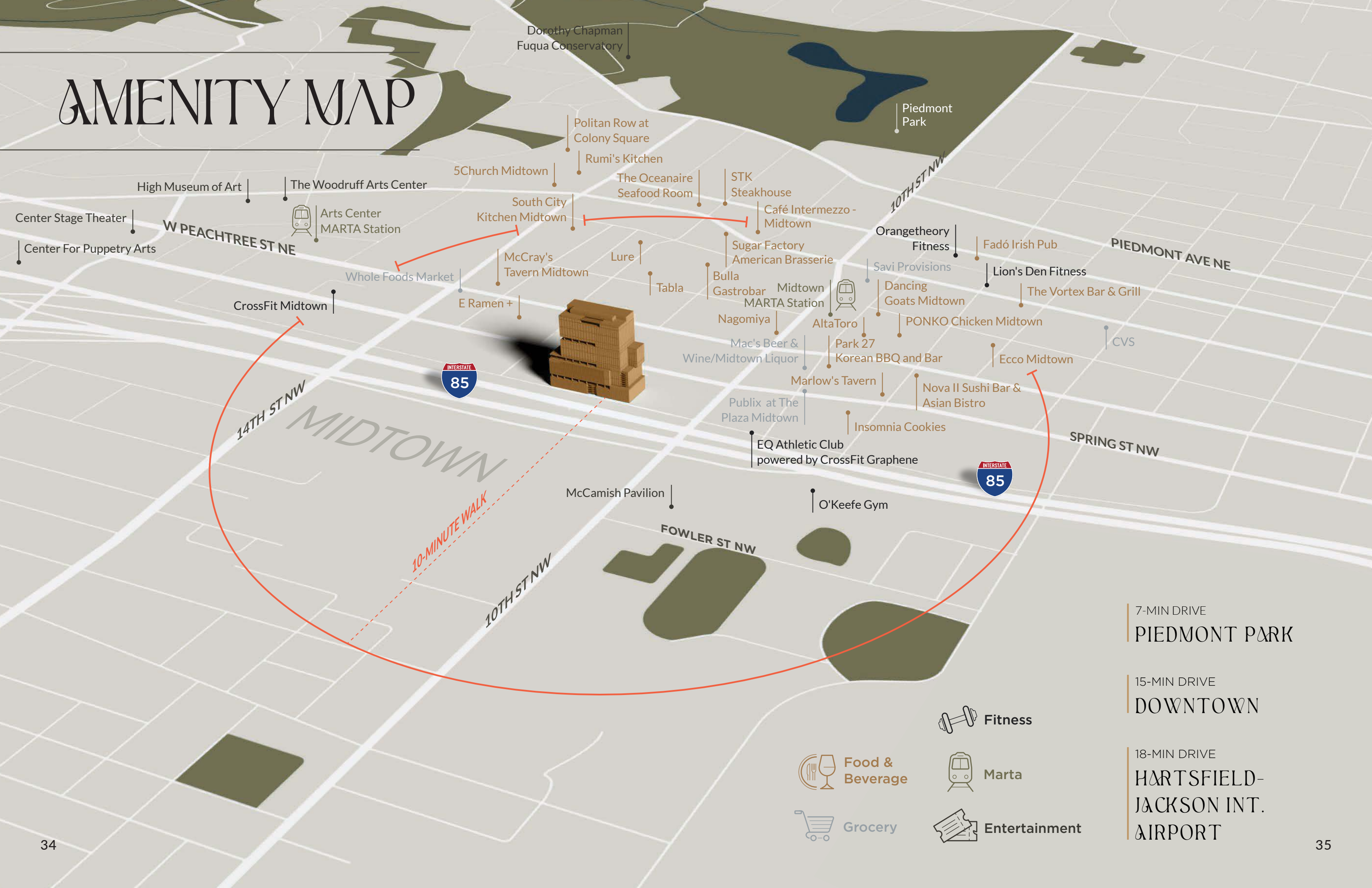
26.5K+  
Residents With a  
Median Age of 35

275K+  
Undergraduate and  
Graduate Students  
from 66 Colleges and  
Universities in Atlanta

37.5K+  
Undergraduate and  
Graduate Students in  
Midtown



# AMENITY MAP



Dorothy Chapman  
Fuqua Conservatory

Piedmont  
Park

Politan Row at  
Colony Square

Rumi's Kitchen

5Church Midtown

The Oceanaire  
Seafood Room

STK  
Steakhouse

Café Intermezzo -  
Midtown

High Museum of Art

The Woodruff Arts Center

Center Stage Theater

Center For Puppetry Arts

W PEACHTREE ST NE



Arts Center  
MARTA Station

South City  
Kitchen Midtown

McCray's  
Tavern Midtown

Whole Foods Market

E Ramen +

Lure

Tabla

Sugar Factory  
American Brasserie

Bulla  
Gastrobar

Nagomiya

Mac's Beer &  
Wine/Midtown Liquor

Publix at The  
Plaza Midtown

EQ Athletic Club  
powered by CrossFit Graphene

Marlow's Tavern

Park 27  
Korean BBQ and Bar

Nova II Sushi Bar &  
Asian Bistro

Insomnia Cookies

Orangetheory  
Fitness

Fadó Irish Pub

Lion's Den Fitness

The Vortex Bar & Grill

Dancing  
Goats Midtown

PONKO Chicken Midtown

Ecco Midtown

CVS

CrossFit Midtown



McCamish Pavilion

O'Keefe Gym

FOWLER ST NW

SPRING ST NW

PIEDMONT AVE NE

14TH ST NW

10TH ST NW

10-MINUTE WALK

MIDTOWN

7-MIN DRIVE  
PIEDMONT PARK

15-MIN DRIVE  
DOWNTOWN

18-MIN DRIVE  
HARTSFIELD-  
JACKSON INT.  
AIRPORT

Fitness

Food &  
Beverage

Grocery

Marta

Entertainment



# DEVELOPMENT TEAM



75M	27+	15B+
Square Feet Developed	Projects Currently in Development	Development Cost at Time of Construction
15M	1.8M+	22
Square Feet of Office Space	Square Feet of Retail Space	Hotels

## EQUITY PARTNERS



## ARCHITECTS



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.





The top half of the page features a repeating pattern of abstract line art faces in a light beige color against a dark beige background. The faces are stylized, with some showing eyes, noses, and mouths, while others are more fragmented or profile-oriented.

# TEN TWENTY

S P R I N G

## OFFICE LEASING

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