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Midtown has one of the fastest-growing residential populations in the city, with 20,000 residents, and many more on the way. Choices range from homes in traditional neighborhoods, to apartments, lofts and hi-rises with spectacular views of the city - giving you the best of both worlds. Centrally located, Midtown is also within easy striking distance of most major attractions in the City.

And, Midtown is Atlanta's "heart of the arts," featuring the largest concentration of arts and cultural attractions in the Southeast. It also has emerged as a powerful innovation district with substantial anchor institutions including Georgia Tech, Emory University Hospital Midtown, and the Savannah College of Art and Design-Atlanta.

IN THE

### HEART OF IT ALL



#### **RETAIL HIGHLIGHTS**

HEYDAY Cyla lila



















DANCING GOATS COFFEE











Campagnolo





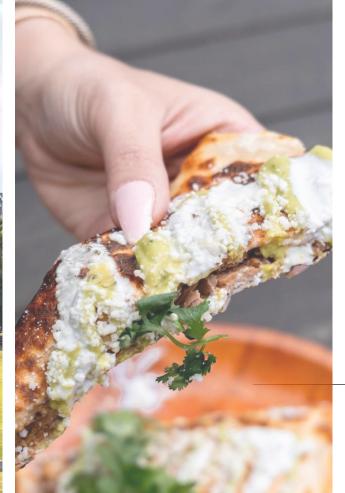


With its riches-to-rags-to-riches history, lively arts scene, and proactive planning and community building, Midtown Atlanta is the preeminent urban neighborhood in Atlanta. It stands out as a dense, mixed-use walkable area in a region traditionally known for its decades of sprawling growth.

No where else but Midtown can you walk to 150+ restaurants, 300+ acres of parks and greenspace, world class arts and attractions, shopping, events and festivals, and much more.

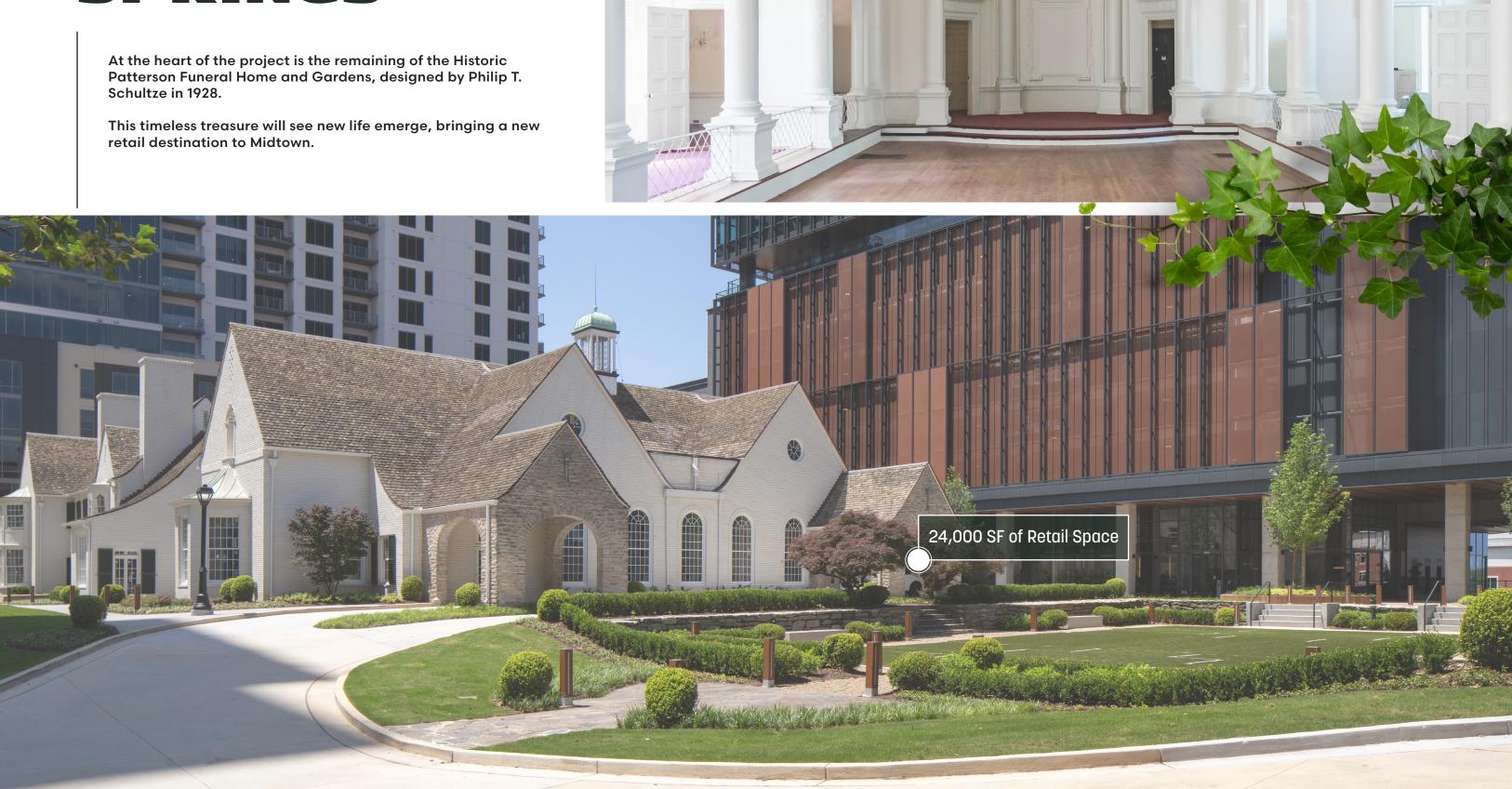








## WHERE INSPIRATION SPRINGS

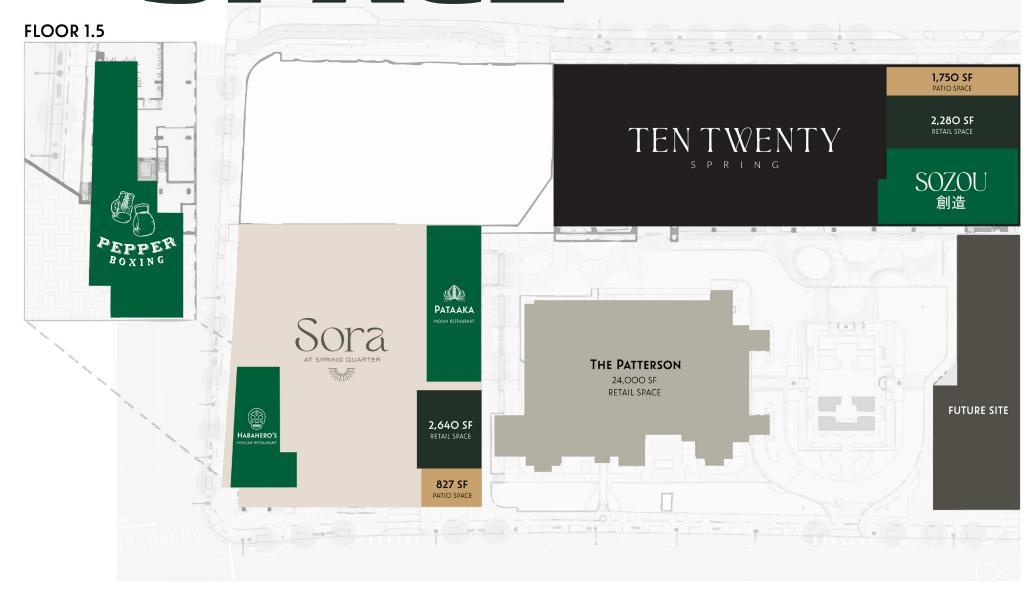




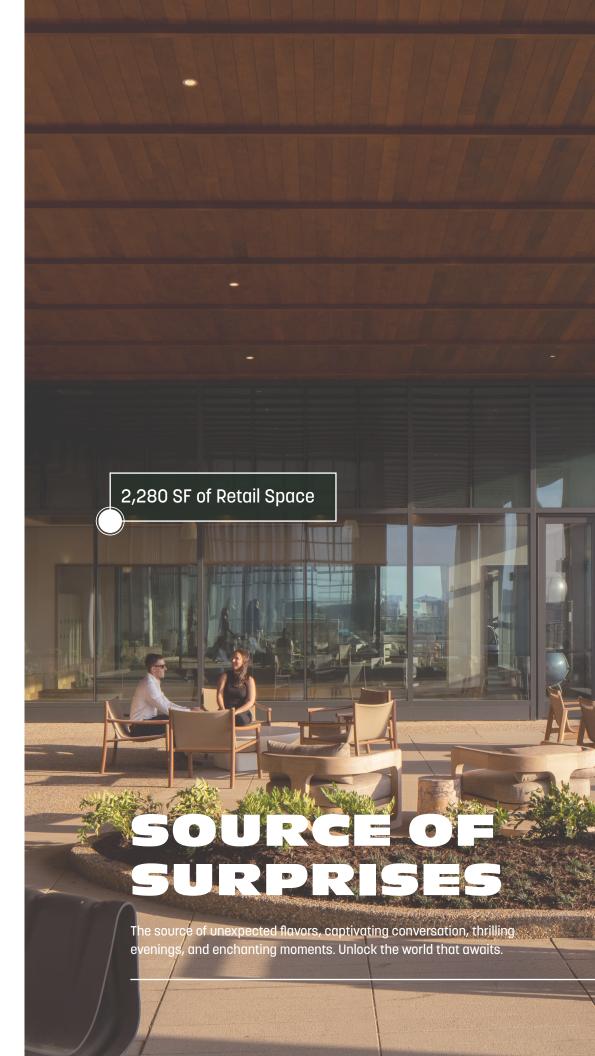
# UPSCALE DESIGN



## RETAIL SPACE









**CAMPUS** 

4.1 ACRES

CLASS A OFFICE

**525K SF** 

RESIDENTIAL

**370 UNITS** 

**TENANT EXCLUSIVE AMENITIES** 

**20K SF** 

HISTORIC, GARDENS AND RETAIL

40K+ SF

PARKING (CAMPUS)

**1.2K SPACES** 

