

TEN TWENTY

S P R I N G





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HKS/KPF/Michael Hsu Office of Architecture

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

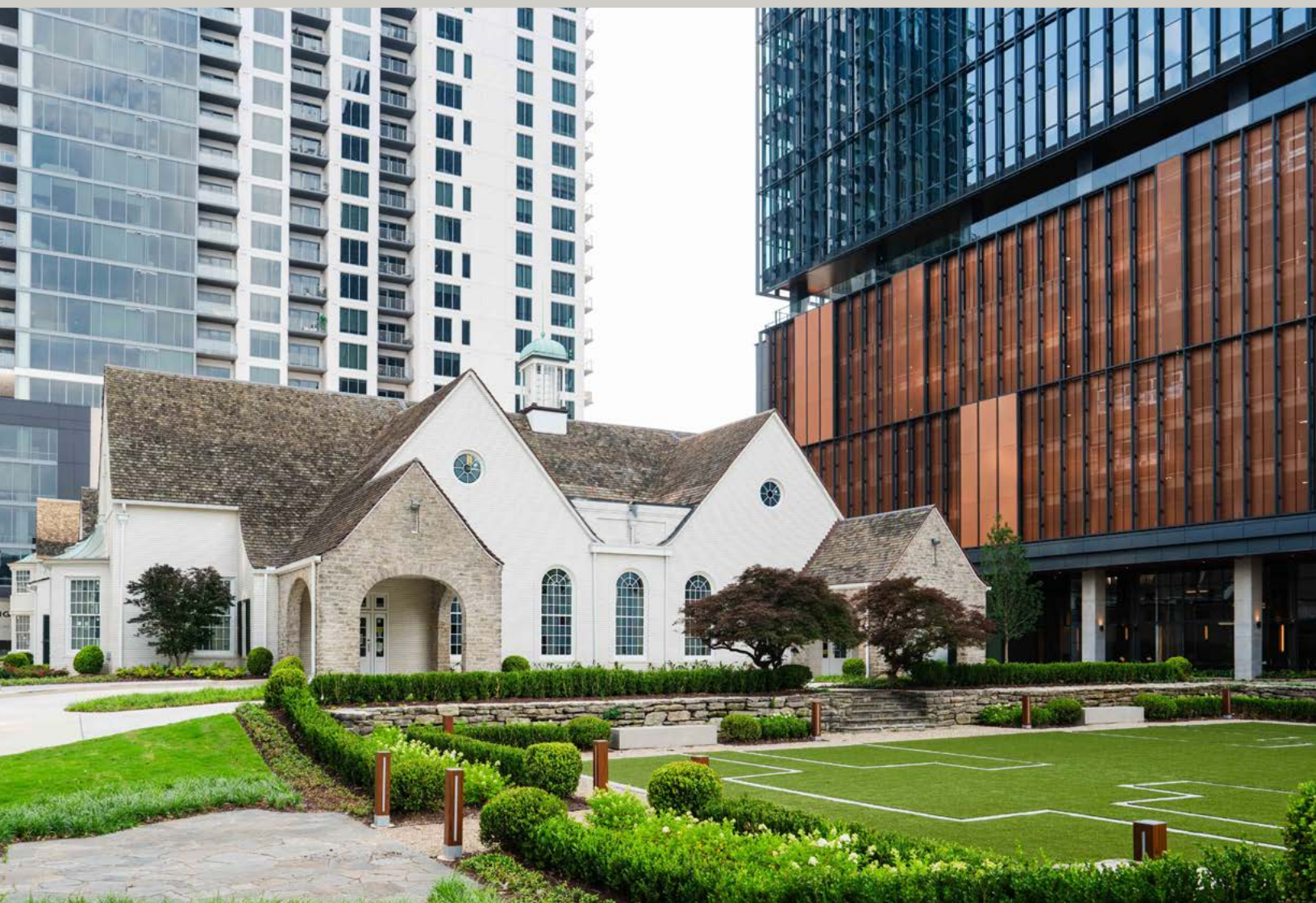
West Elevation

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.

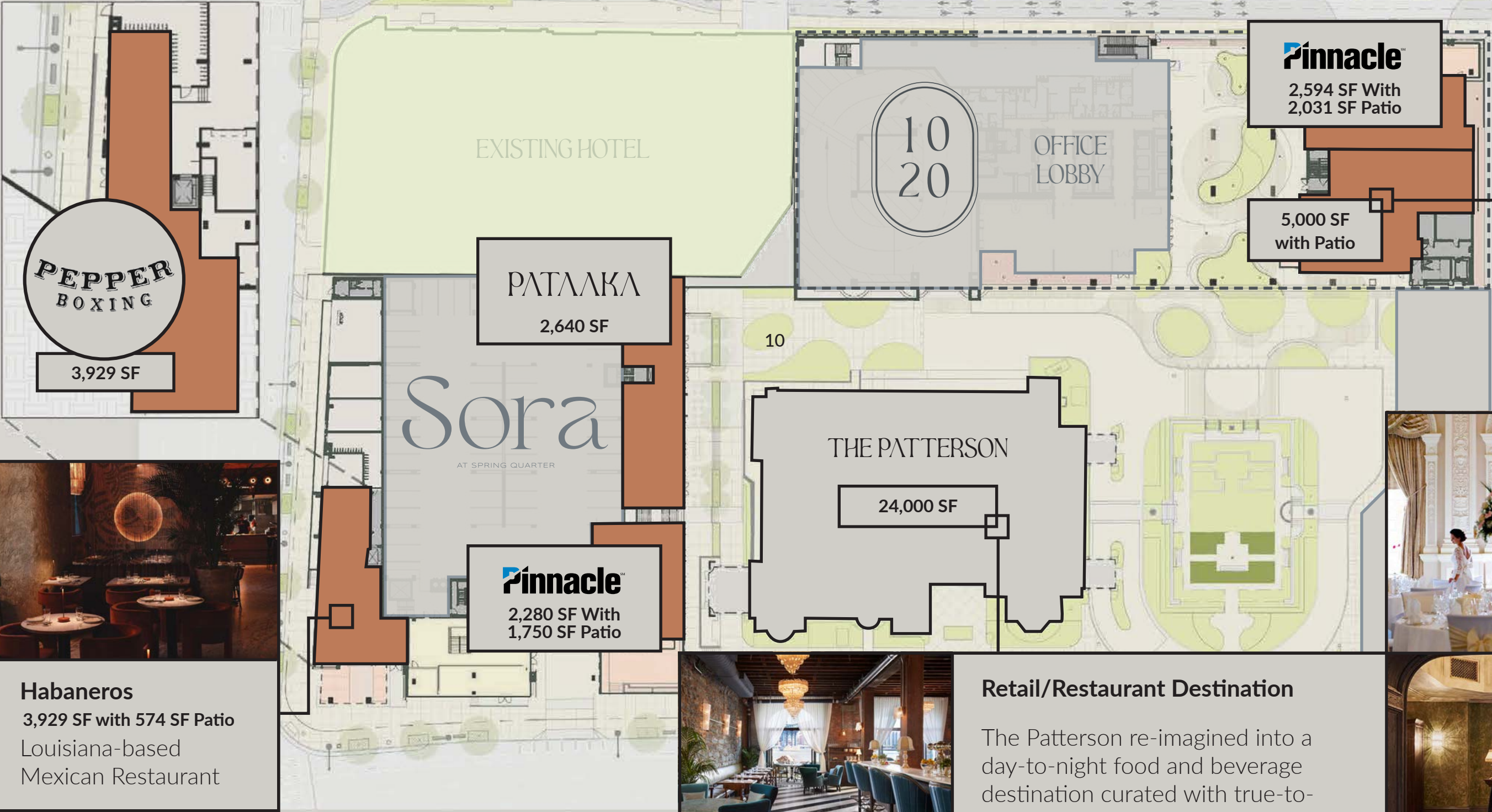


On-Site Retail

Leased

Available

Floor 1.5



SOZOU

Restaurant and Omakase
From Chef **Fuyuhiko Ito**



Habaneros

3,929 SF with 574 SF Patio

Louisiana-based
Mexican Restaurant



Retail/Restaurant Destination

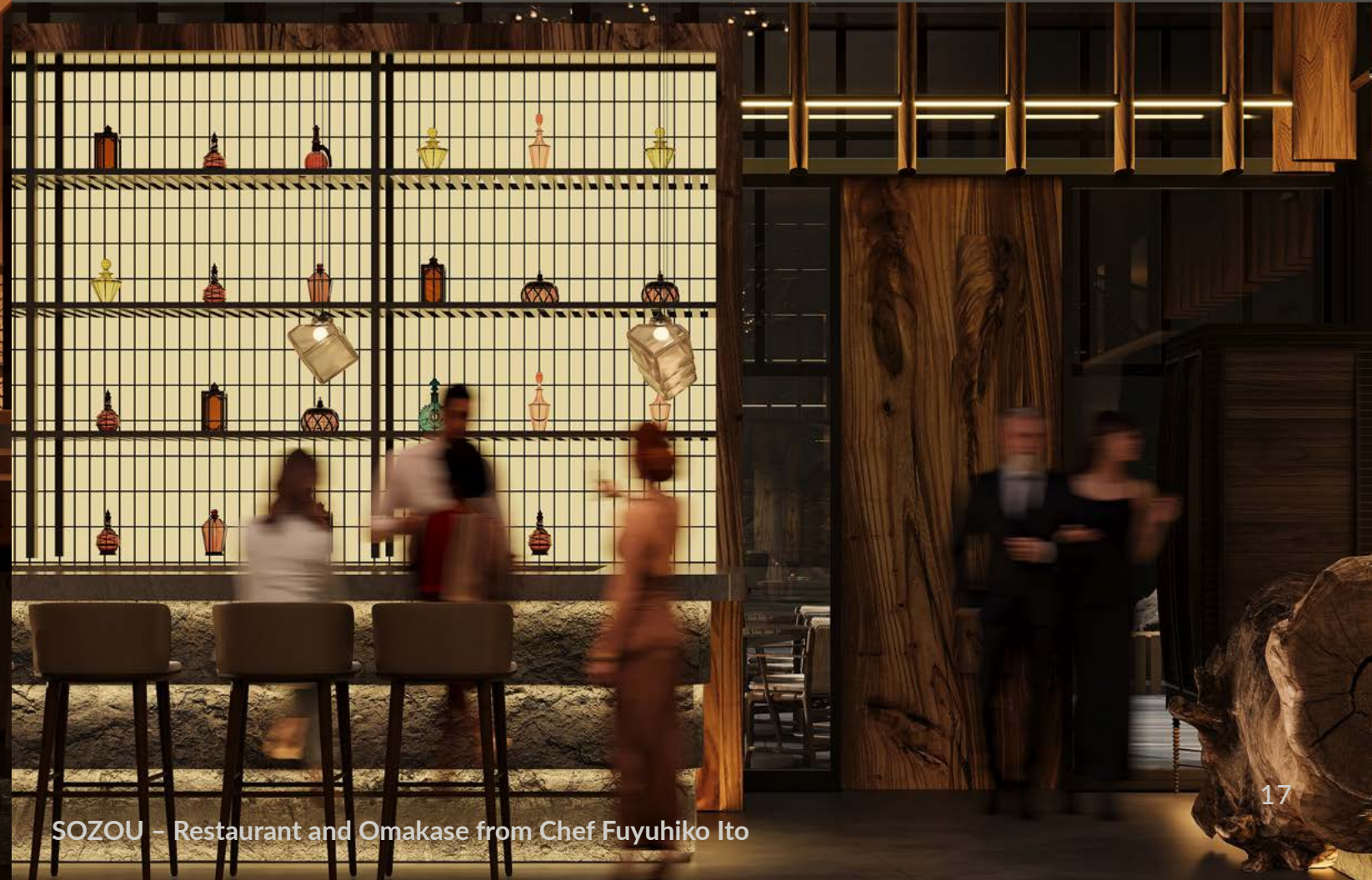
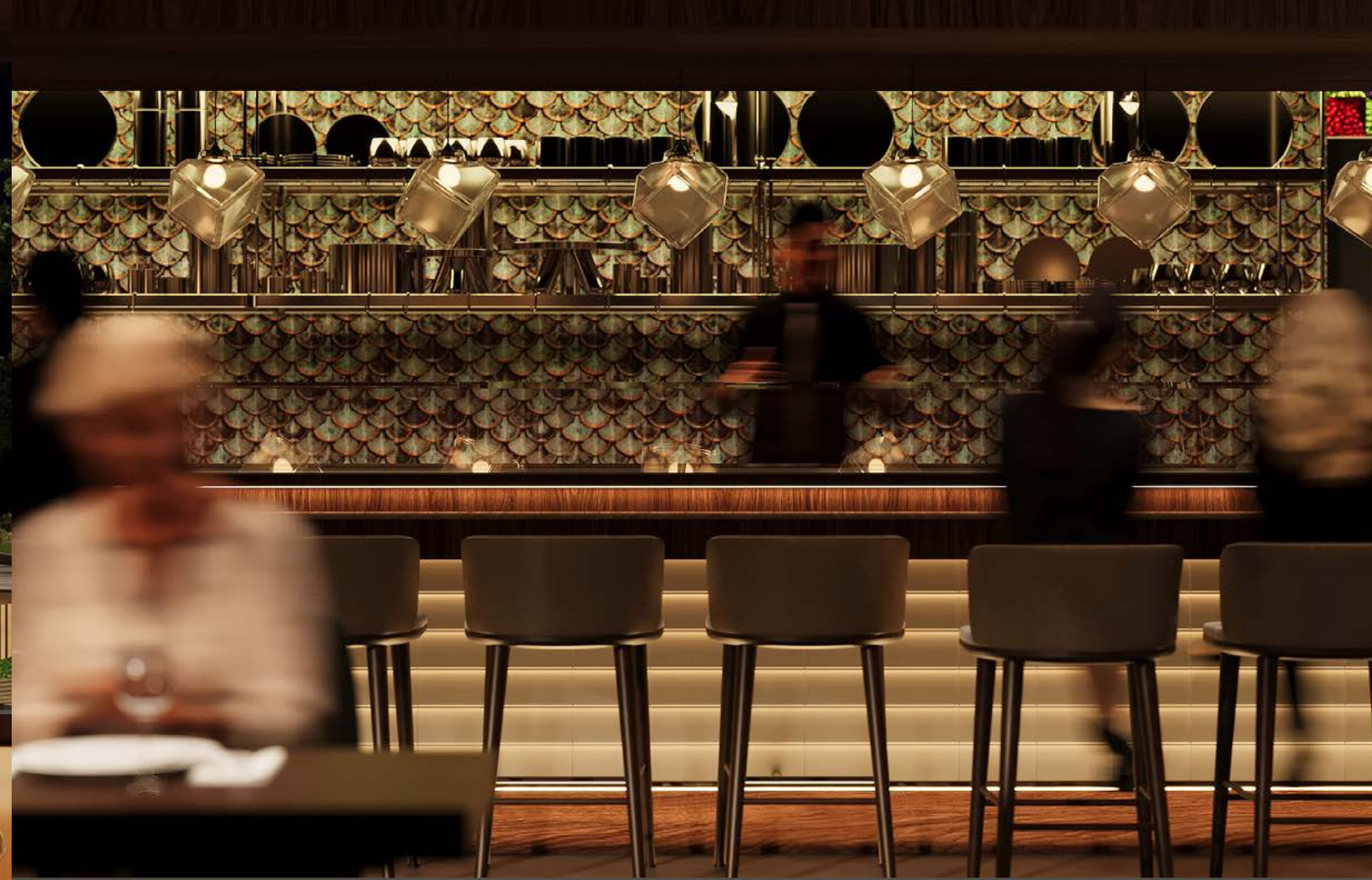
The Patterson re-imagined into a day-to-night food and beverage destination curated with true-to-Atlanta concepts.



MEXICAN INSPIRED KITCHEN • COCKTAILS • GOOD TIMES

HABANEROS



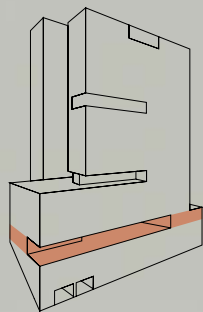


ON-SITE AMENITIES

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.

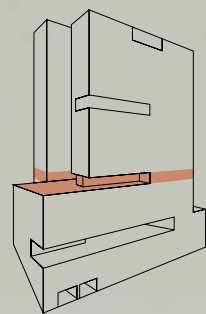


-  Valet & VIP Parking
-  Bike storage
-  Fitness Center & Yoga Studio
-  H.M Patterson Home & Gardens





Eighth Floor



20,000 SF of exclusive Tenant Amenity Space, including collaboration lounge, expansive outdoor lounge/cocktail bar, and a 16-person private Omakase dining experience. There are three built-in huddle/phone rooms, six conference rooms (small, medium, & large), and a 100-person classroom-style conference facility.

- 

Collaboration Lounge
- 

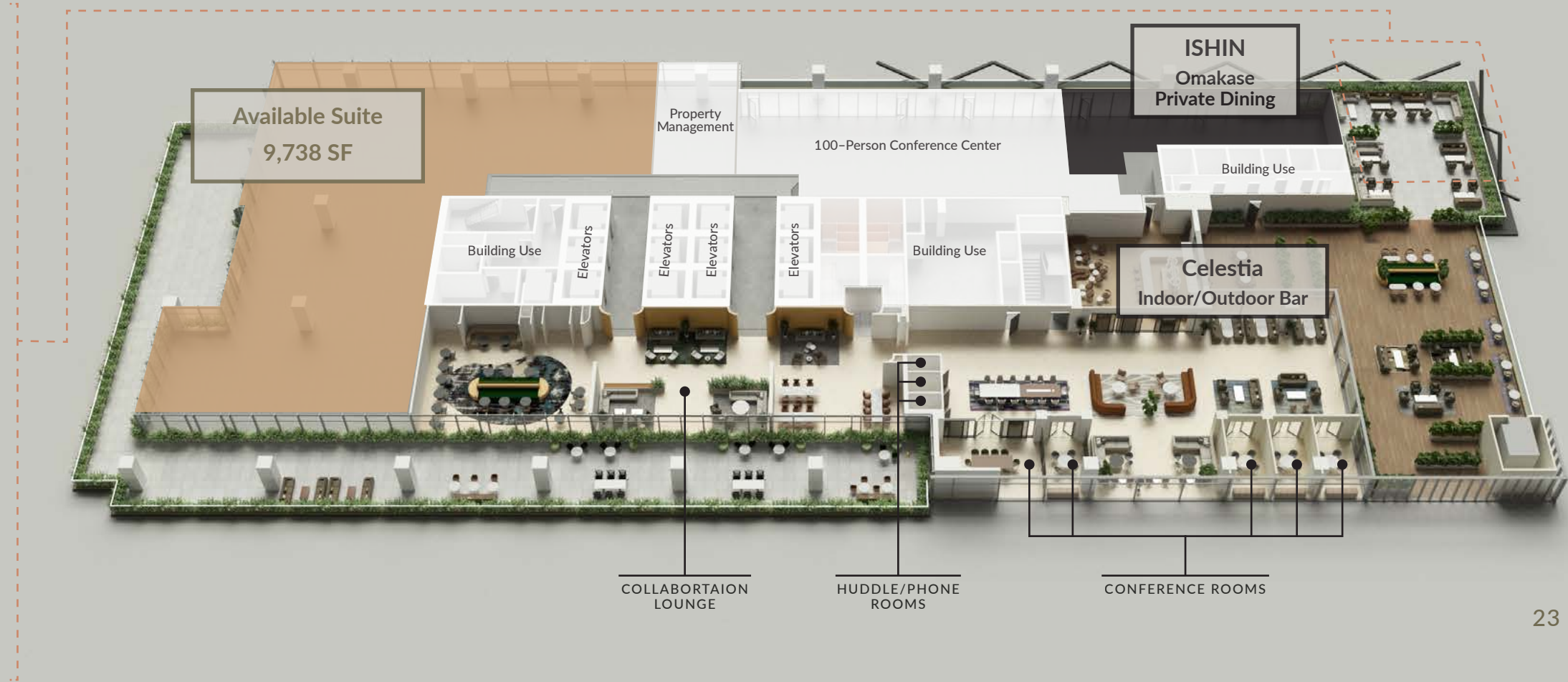
16-Person Omakase
- 

Conference Center
- 

Indoor/Outdoor Bar
- 

6 conference rooms
- 

North Terrace with Skyline Views



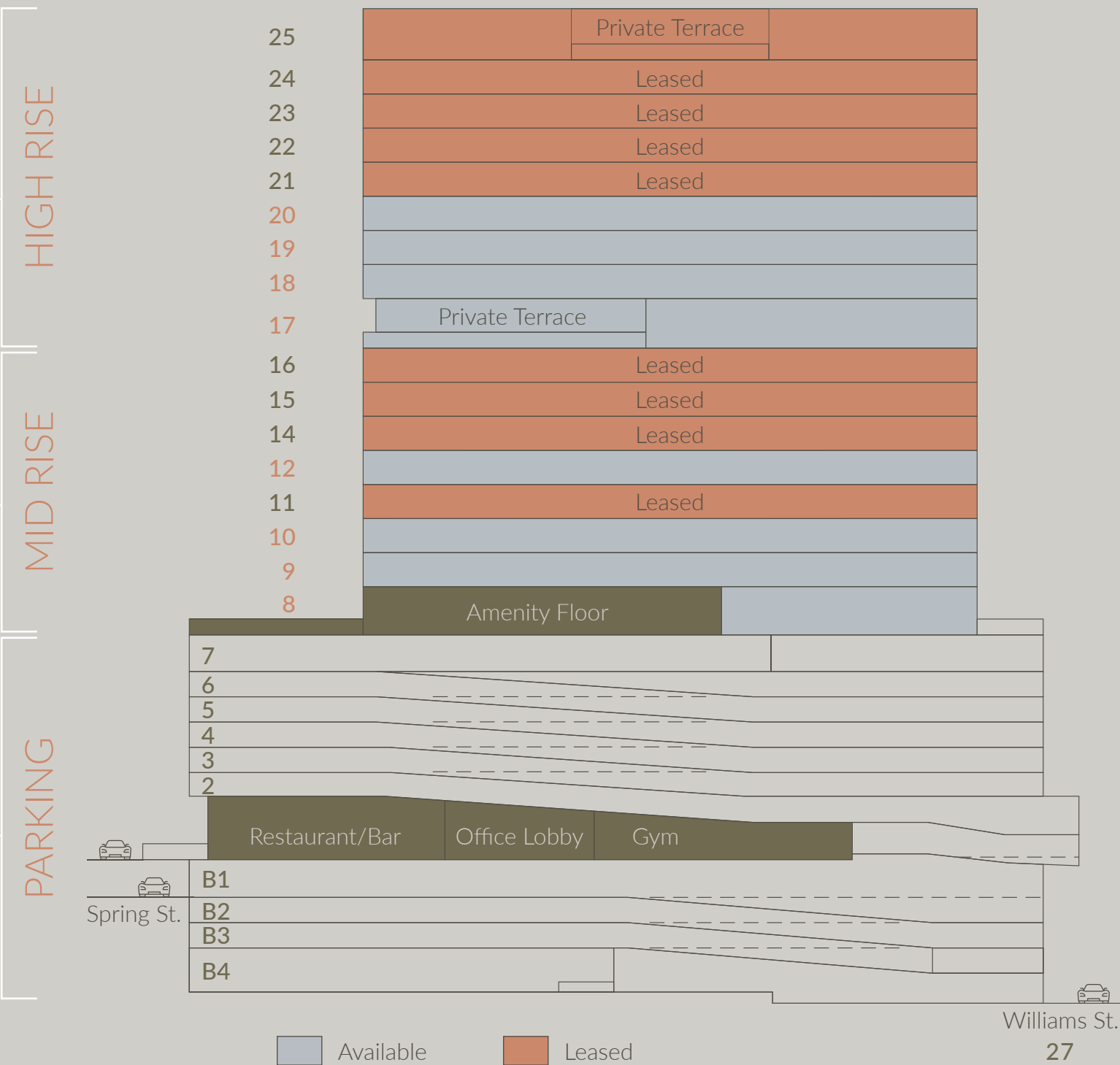


STACKING PLAN



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.

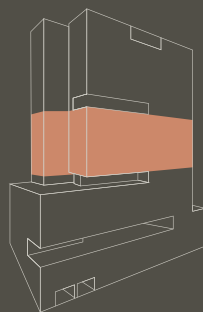
540K
Total Square Feet of
Class A Office Space



Available Leased

FLOOR PLANS

Mid Rise (Floors 8-16)

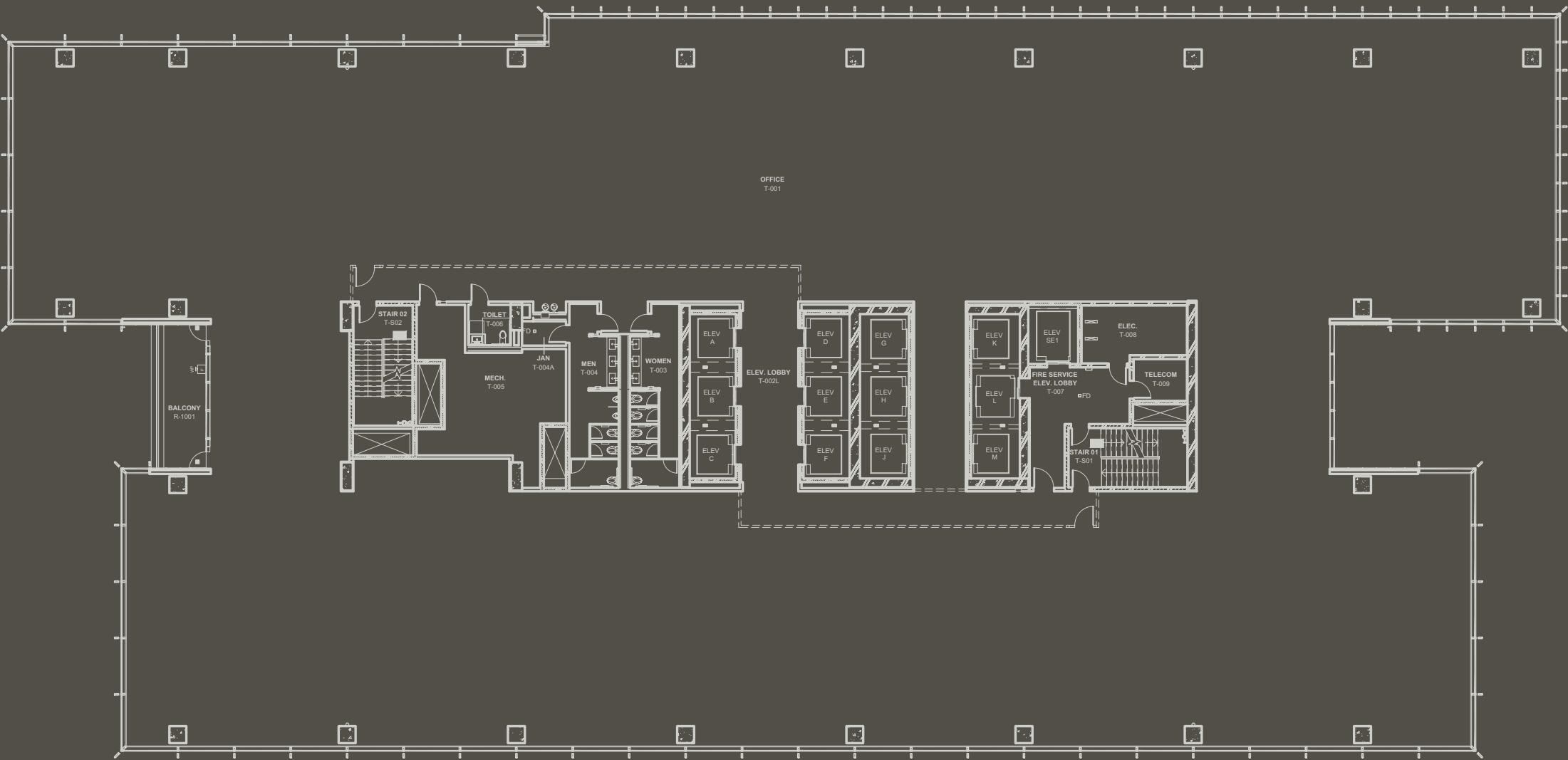


34K SF+
Floor Plates

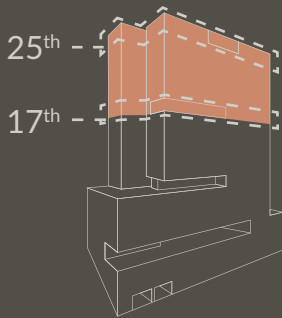
360°
Views with Floor to
Ceiling Windows

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)

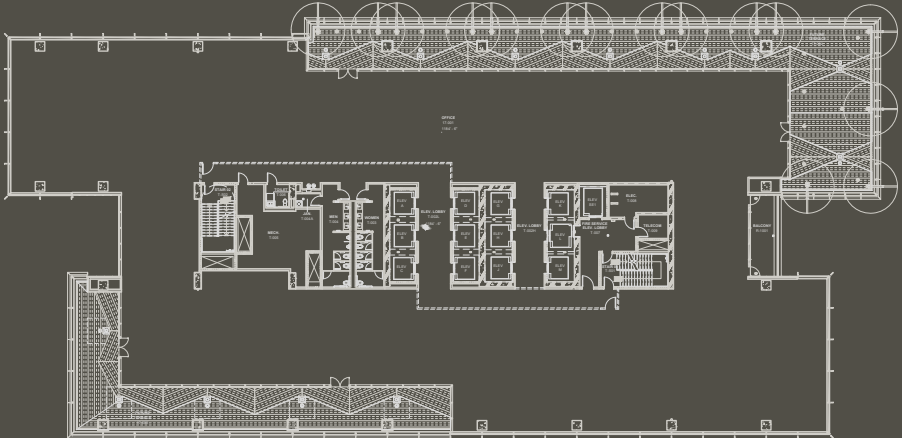
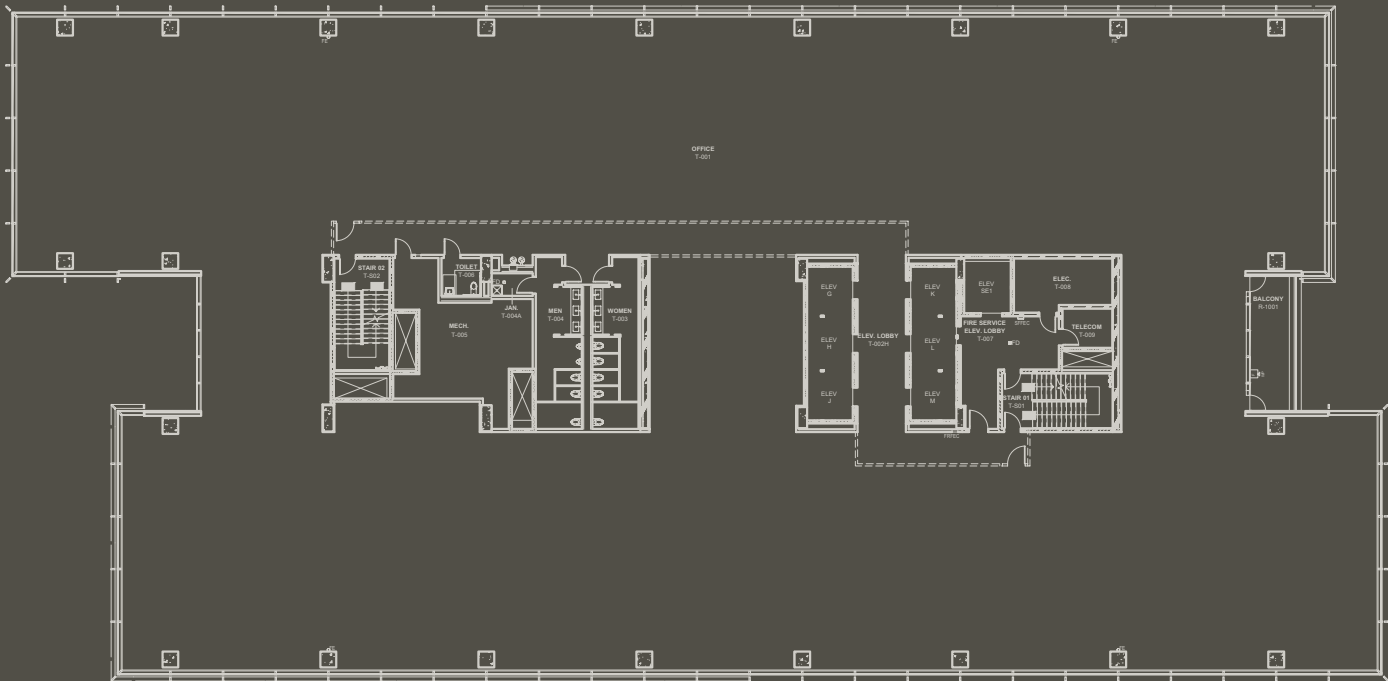


32K SF+

Floor Plates

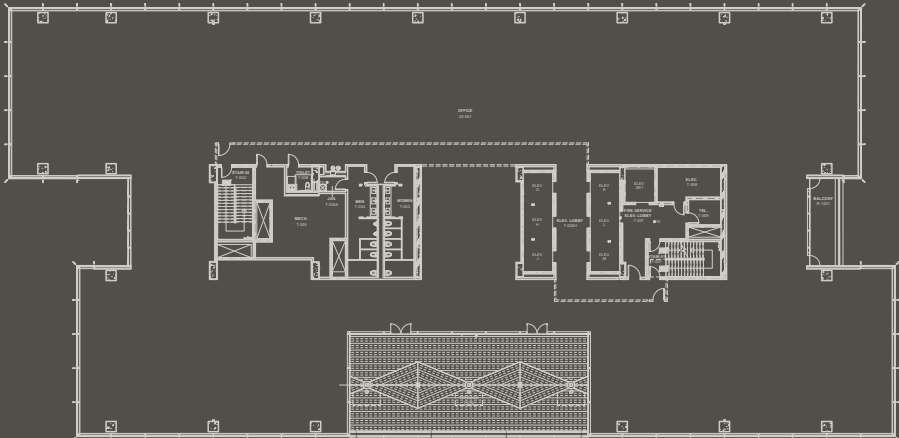
OPEN AIR

Private Office Terrace
on Every Floor
(Expansive Terraces on
17th and 25th floors)

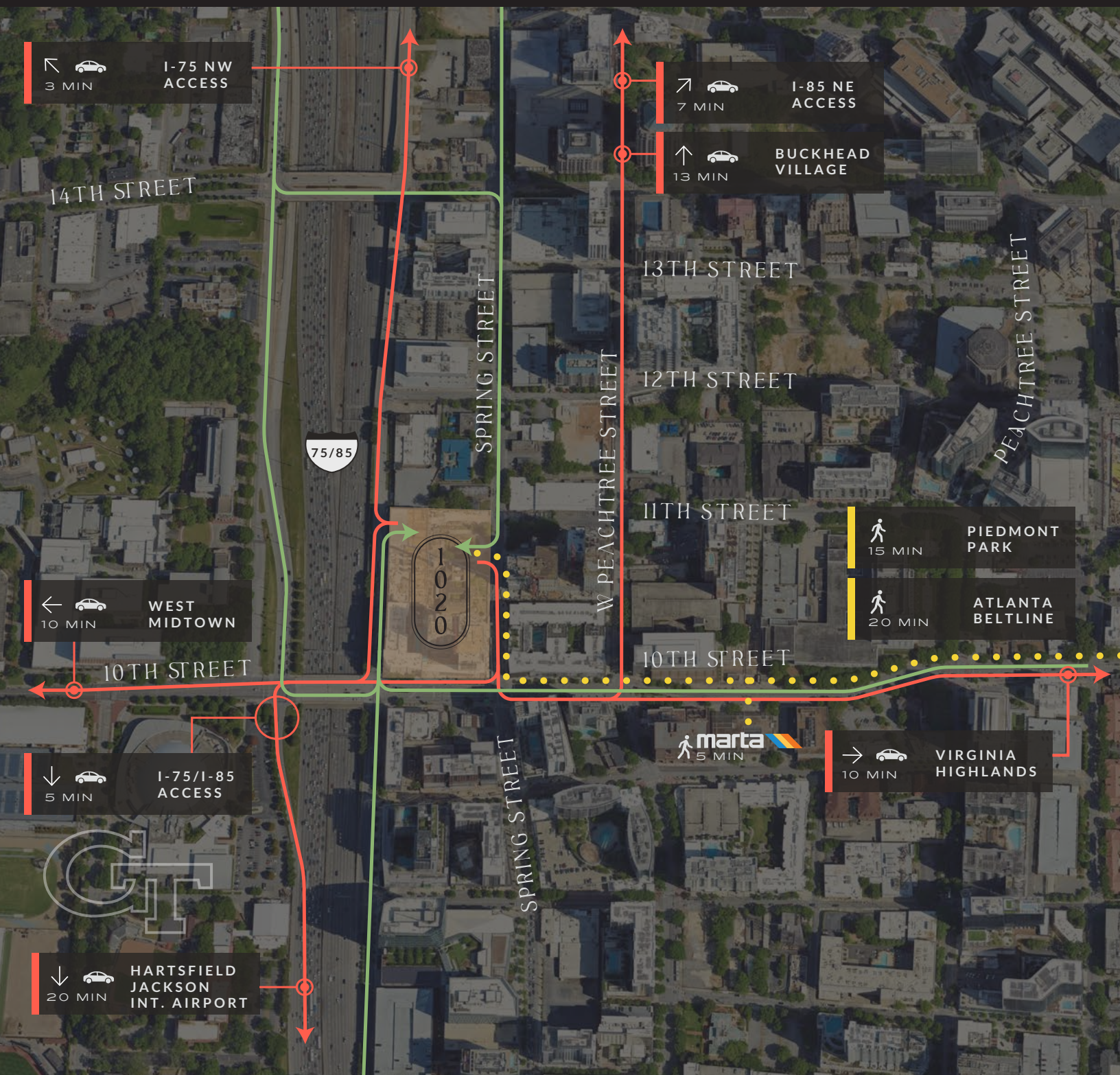


17TH
Floor (26,971 RSF)

25TH
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

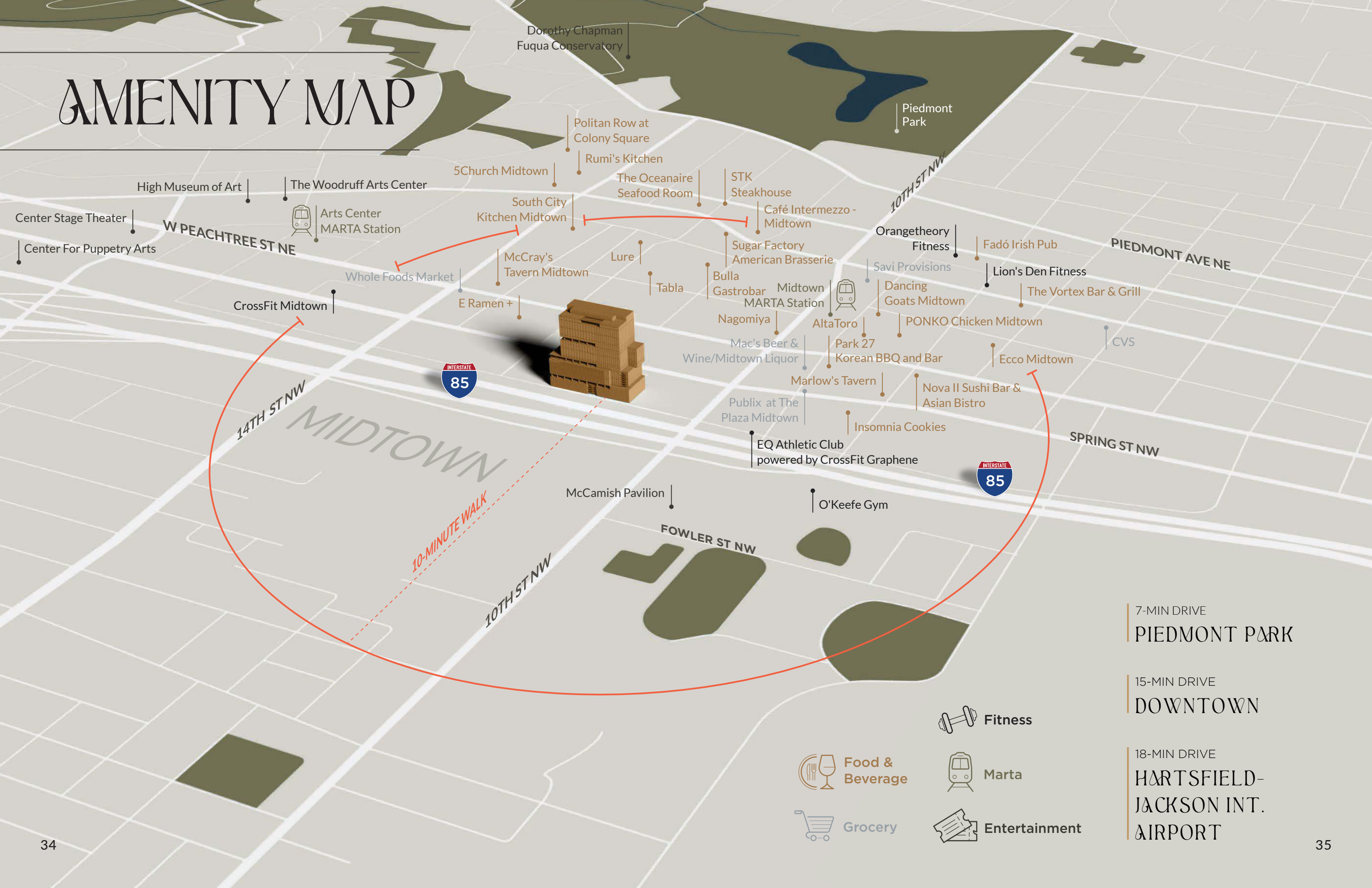
275K+

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

South City
Kitchen Midtown

McCray's
Tavern Midtown

Lure

Tabla

Sugar Factory
American Brasserie

Bulla
Gastrobar

Nagomiya

Mac's Beer &
Wine/Midtown Liquor

Publix at The
Plaza Midtown

Marlow's Tavern

EQ Athletic Club
powered by CrossFit Graphene

McCamish Pavilion

O'Keefe Gym

Orangetheory
Fitness

Fadó Irish Pub

Lion's Den Fitness

The Vortex Bar & Grill

Savi Provisions

Dancing
Goats Midtown

PONKO Chicken Midtown

Ecco Midtown

Nova II Sushi Bar &
Asian Bistro

Insomnia Cookies

CVS

High Museum of Art

The Woodruff Arts Center

Center Stage Theater

Center For Puppetry Arts



Arts Center
MARTA Station

W PEACHTREE ST NE

CrossFit Midtown

Whole Foods Market



MIDTOWN

14TH ST NW

10TH ST NW

FOWLER ST NW

SPRING ST NW

PIEDMONT AVE NE

10TH ST NW

10-MINUTE WALK

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	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



Perform
Properties

ARCHITECTS

HKS

KPF

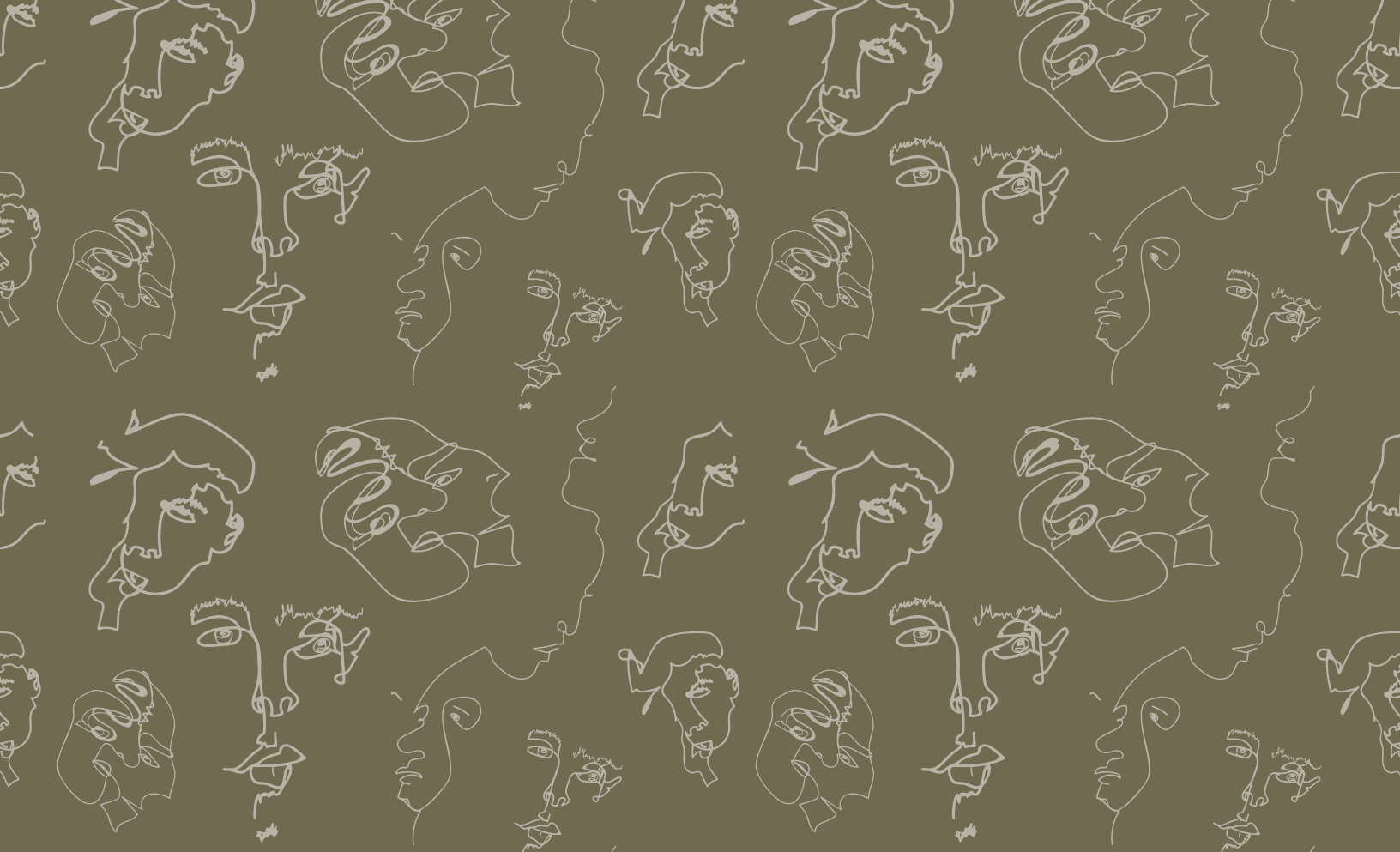
Michael Hsu
Office Of Architecture



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

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