

TEN TWENTY

S P R I N G







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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



Available

Future Wellness/Fitness

3,929 SF

EXISTING HOTEL

ΠΑΤΑΑΚΑ

2,640 SF

Pataaka is an Indian tapas-style restaurant, built around small plates, shared tables, and flavors from across the world

Sora

AT SPRING QUARTER

Pinnacle

**2,280 SF With
1,750 SF Patio**

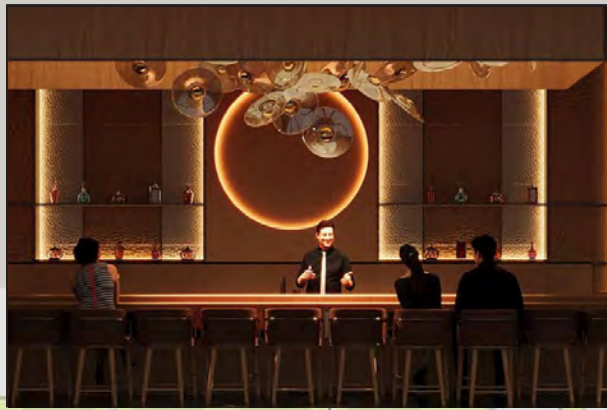


Habaneros

3,929 SF with 574 SF Patio

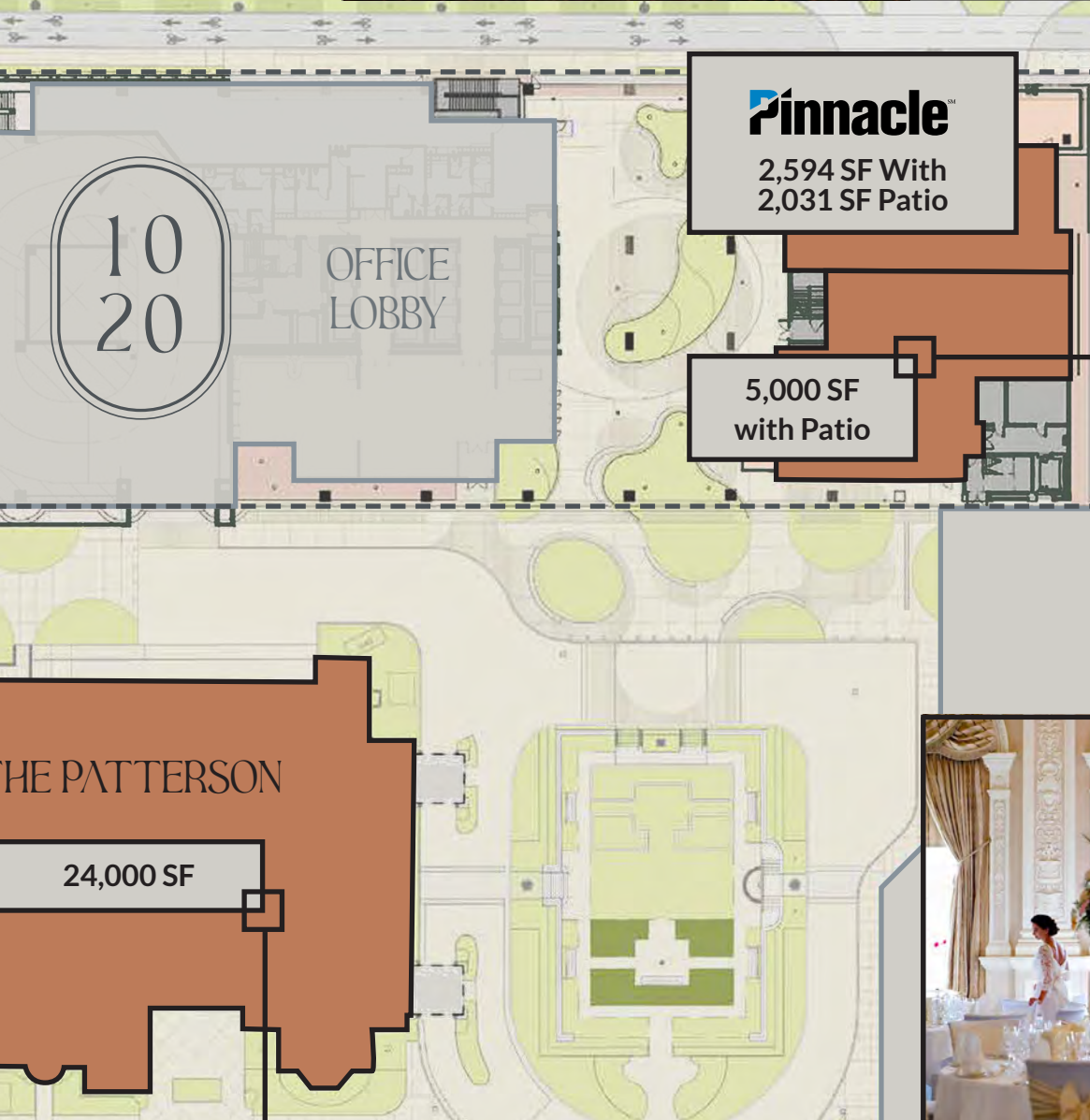
Louisiana-based
Mexican Restaurant





SOZOU

Restaurant and Omakase
From Chef **Fuyuhiko Ito**



Hal's "The Steakhouse"

An iconic Atlanta Institution will open its celebrated and elevated restaurant at the Patterson in Spring 2027.



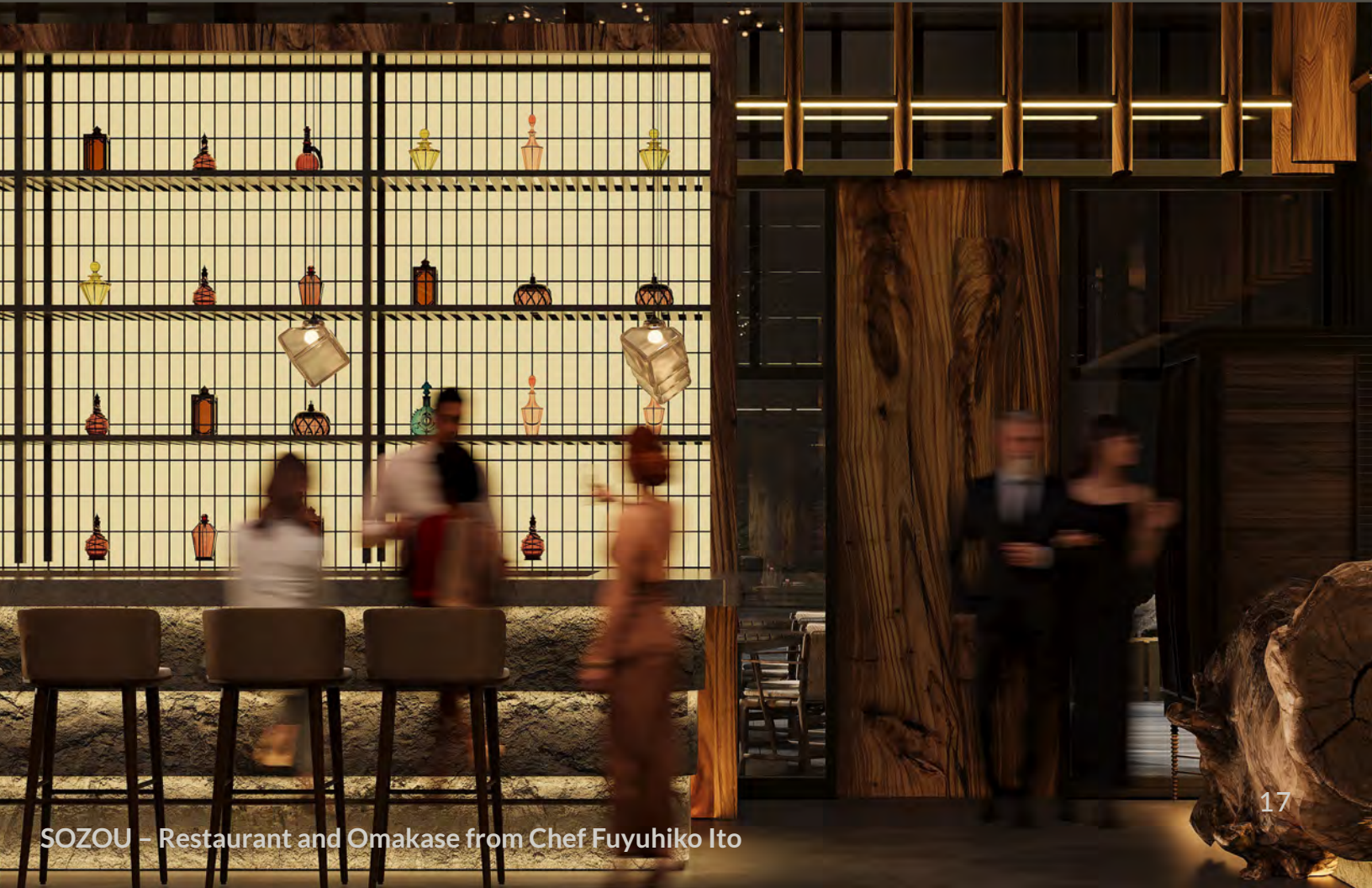
MEXICAN INSPIRED KITCHEN • COCKTAILS • GOOD TIMES

HABANEROS







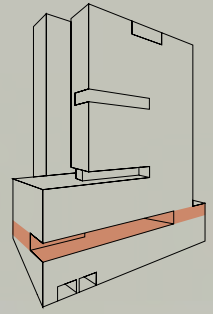


ON-SITE AMENITIES

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

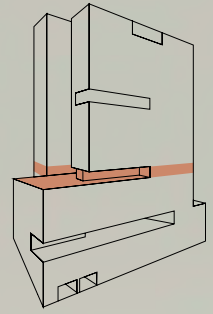








Eighth Floor



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

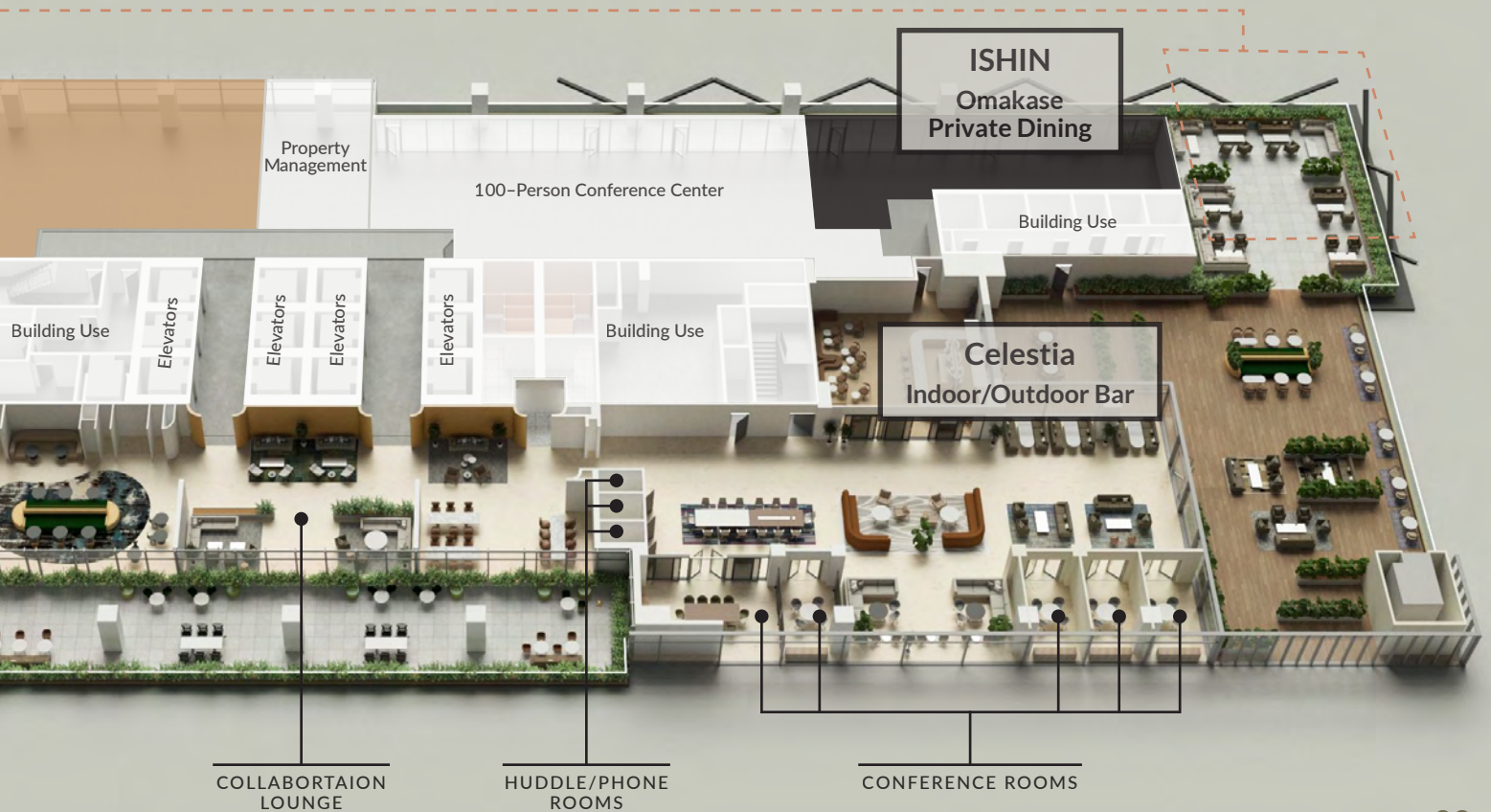


6 conference rooms



North Terrace with Skyline Views









STACKING PLAN

HIGH RISE

25	29,991 RSF
24	32,434 RSF
23	32,434 RSF
22	32,434 RSF
21	32,434 RSF
20	32,434 RSF
19	32,434 RSF
18	31,680 RSF
17	27,036 RSF

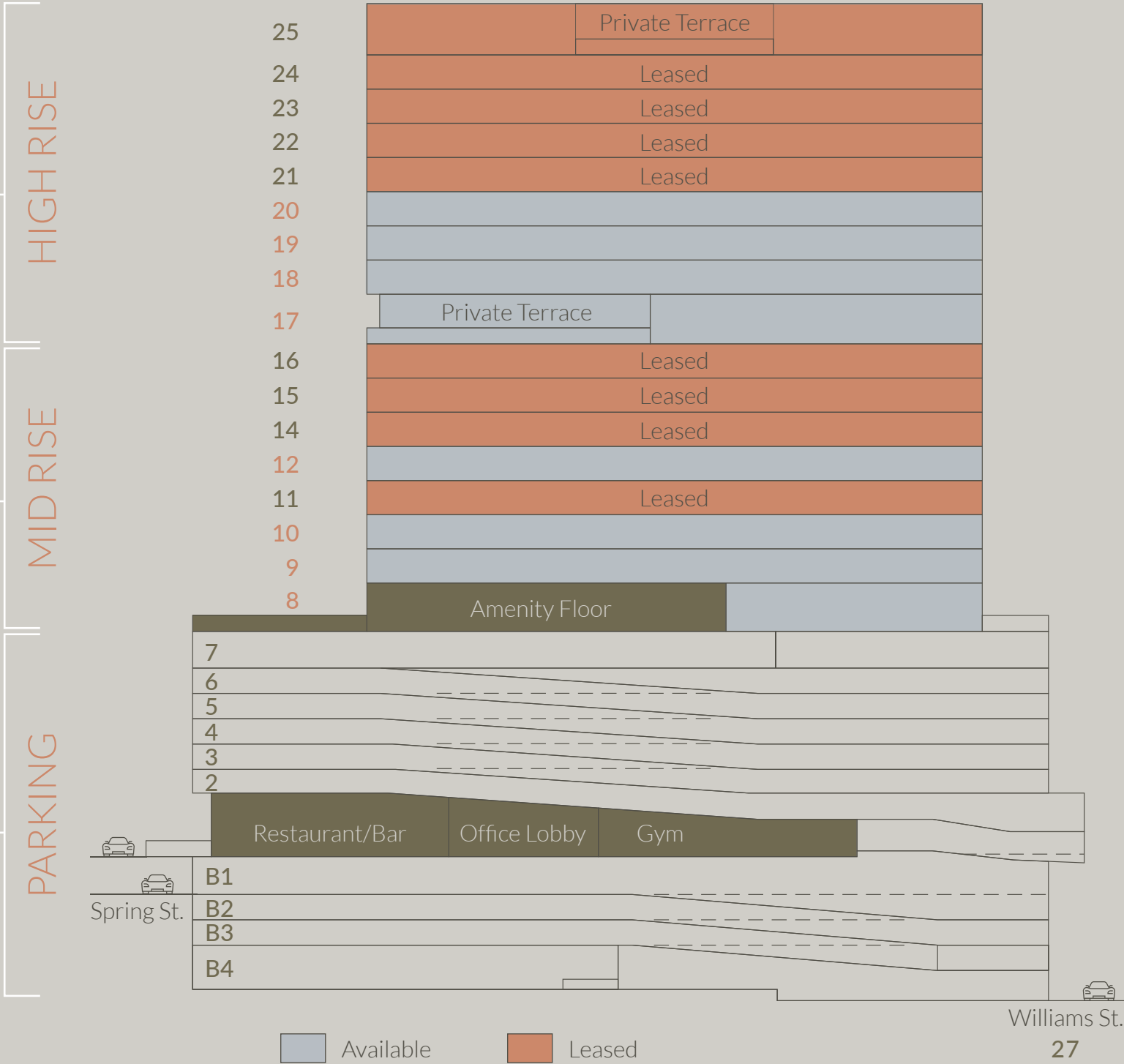
MID RISE

16	34,147 RSF
15	34,147 RSF
14	34,147 RSF
12	34,147 RSF
11	34,147 RSF
10	34,147 RSF
9	34,147 RSF
8	9,738 RSF



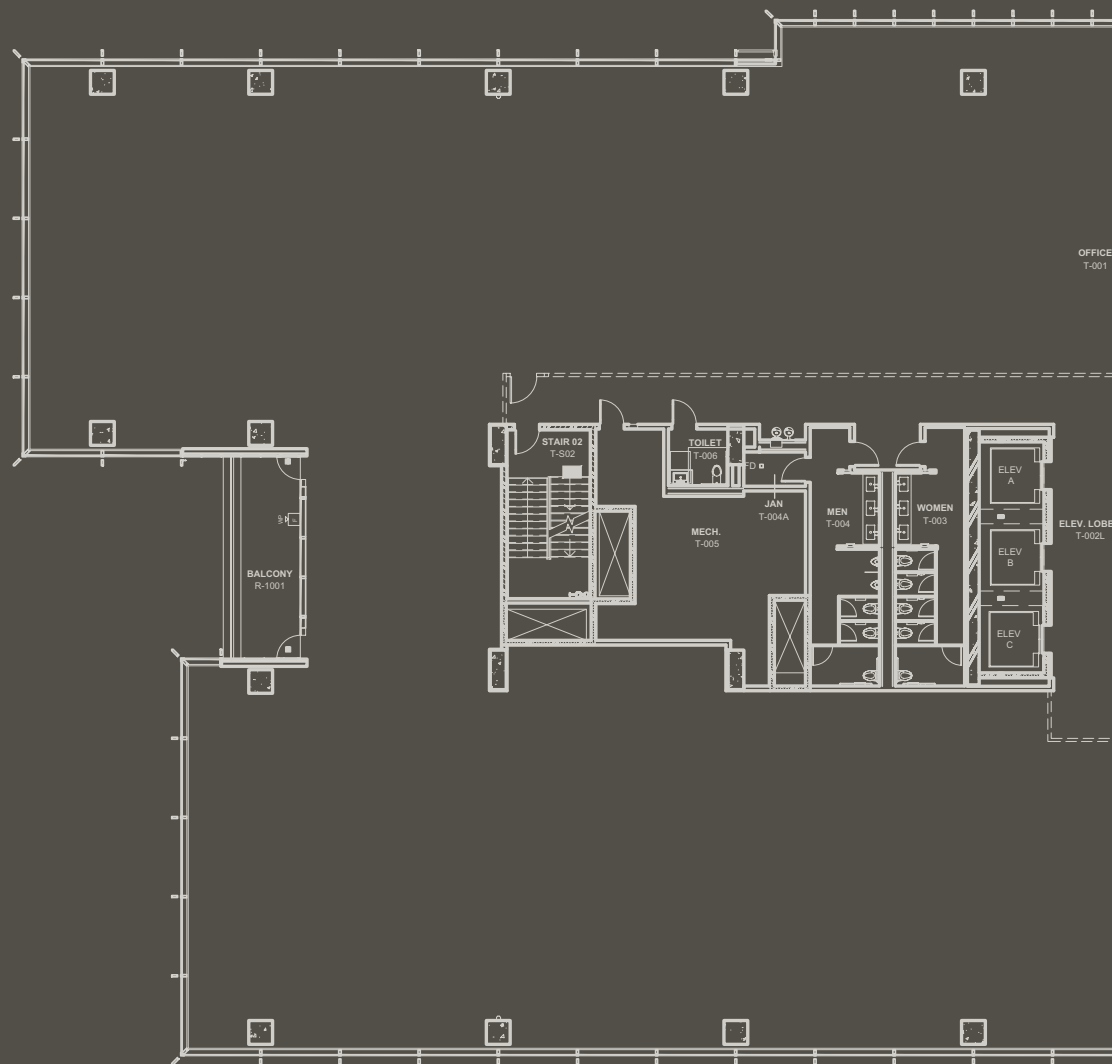
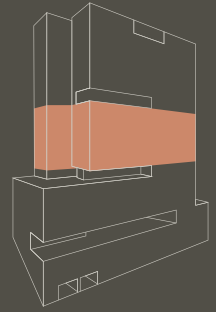
Each floor is a testament to modernity and sophistication. From the ground floor to the pinnacle, Ten Twenty stands as a beacon of innovation and productivity, offering a harmonious fusion of urban energy and corporate elegance.

540k
Total Square Feet of
Class A Office Space



FLOOR PLANS

Mid Rise (Floors 8-16)



34K SF+

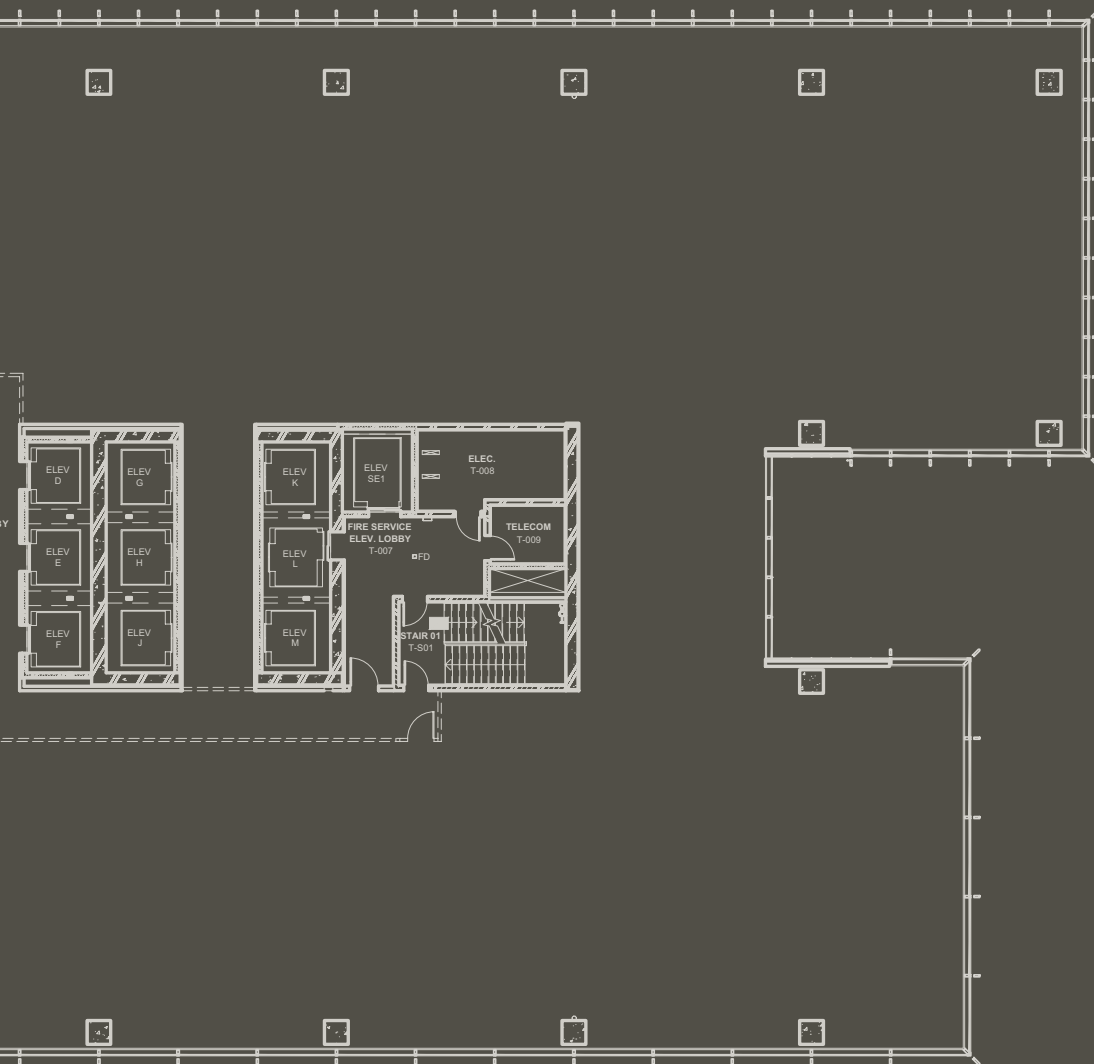
Floor Plates

360°

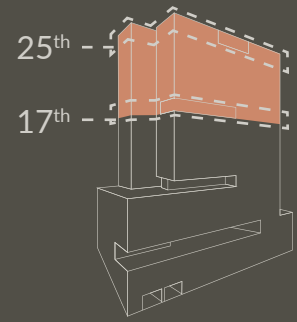
Views with Floor to
Ceiling Windows

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)



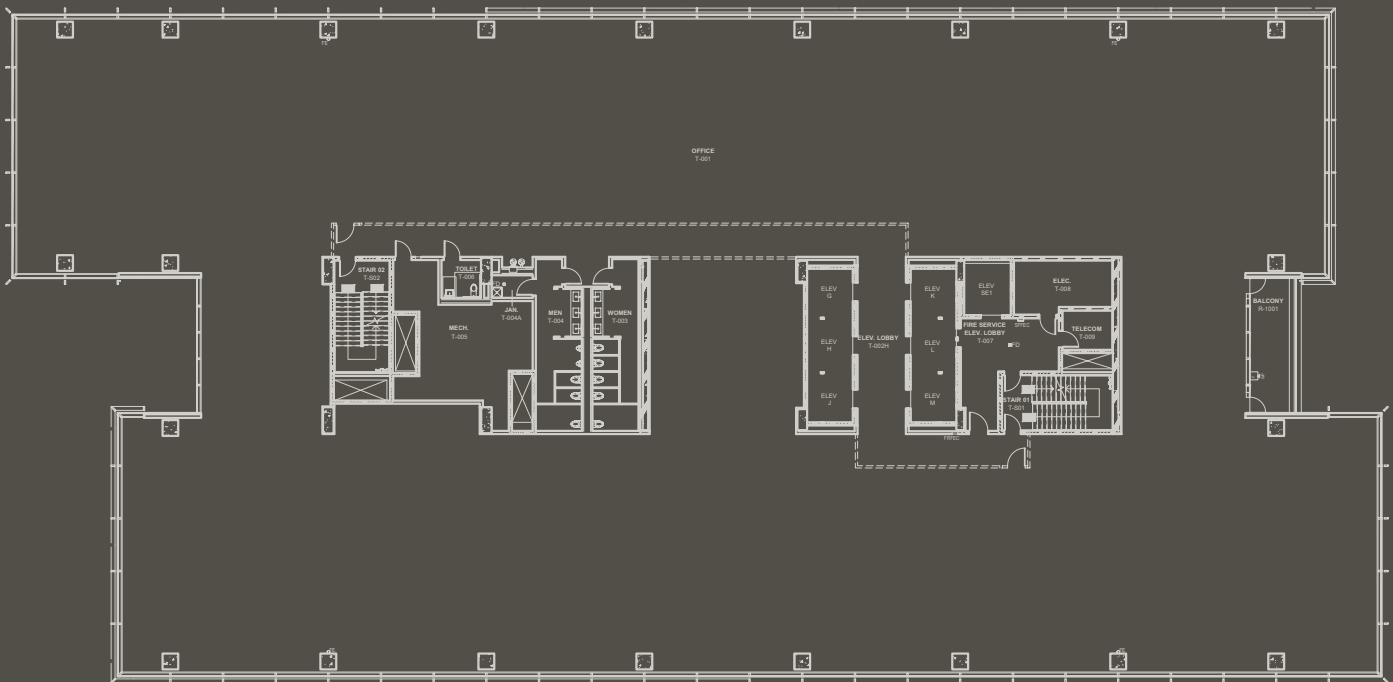
32K SF+

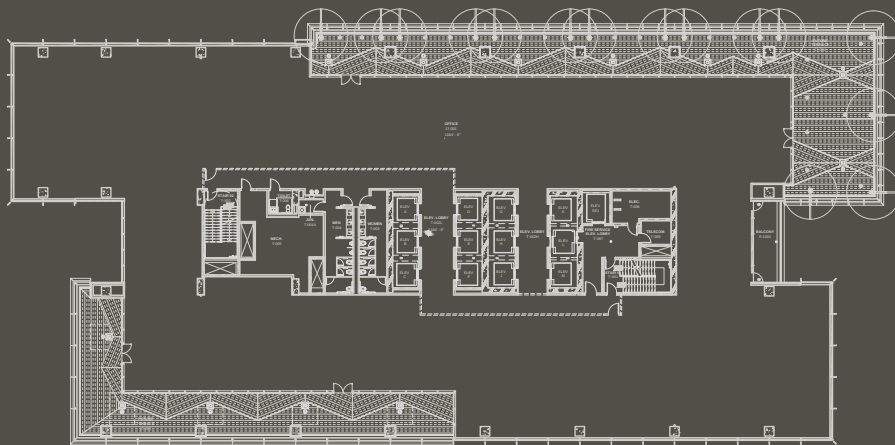
Floor Plates

OPEN AIR

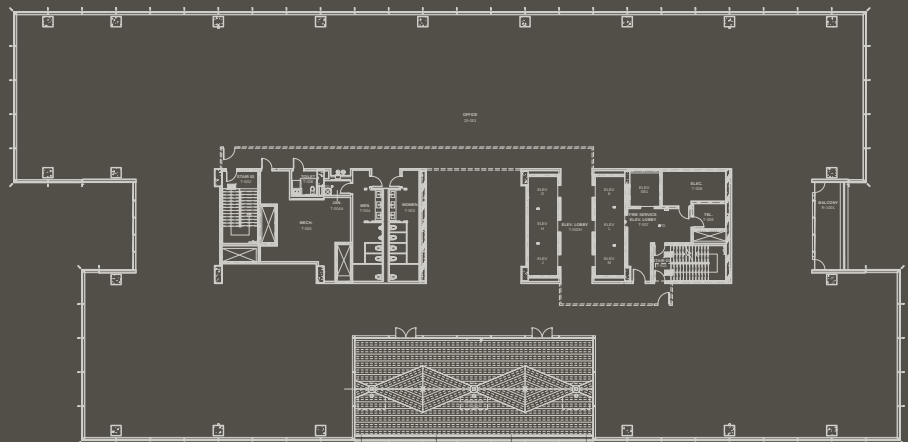
Private Office Terrace
on Every Floor

(Expansive Terraces on
17th and 25th floors)



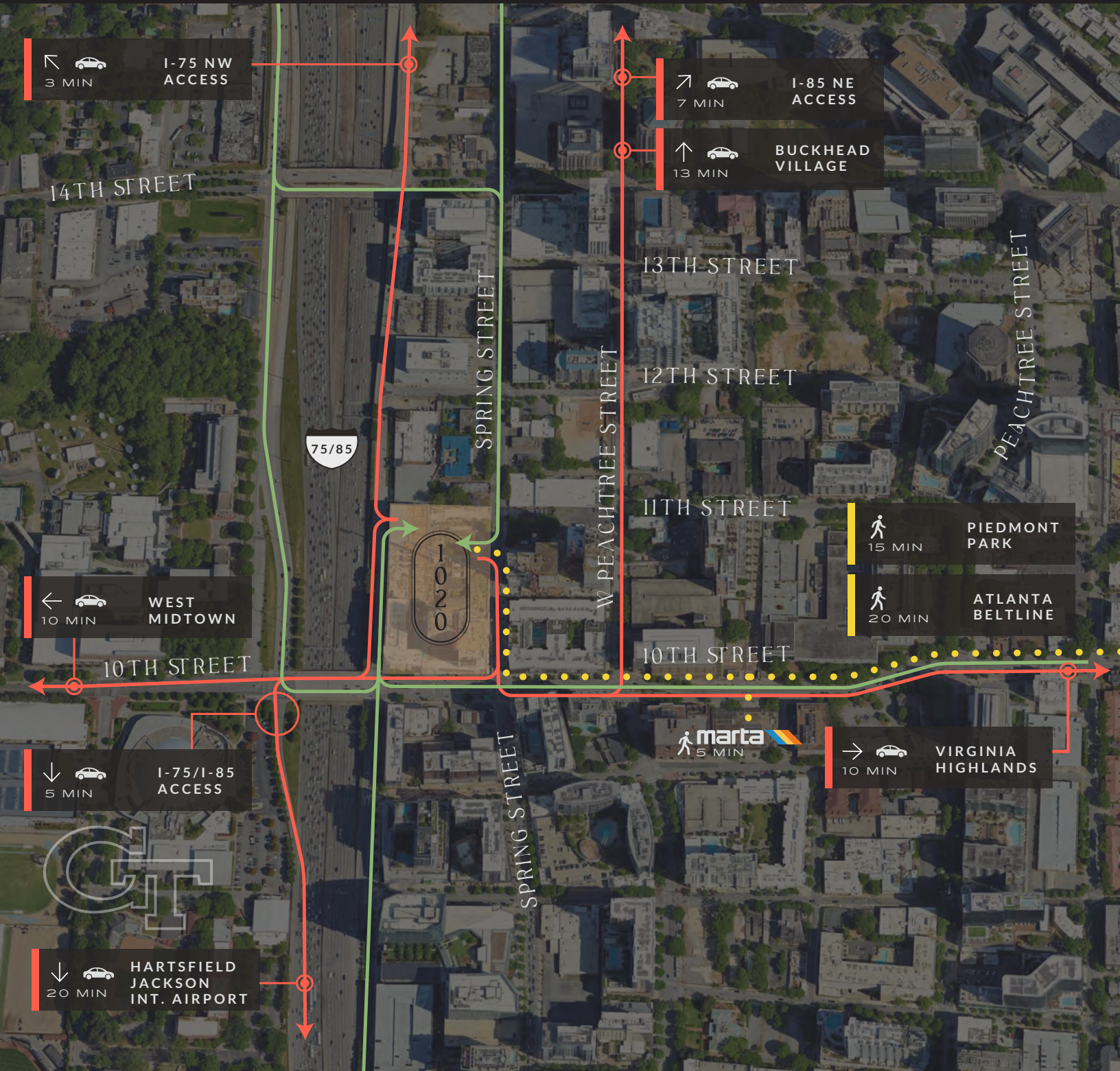


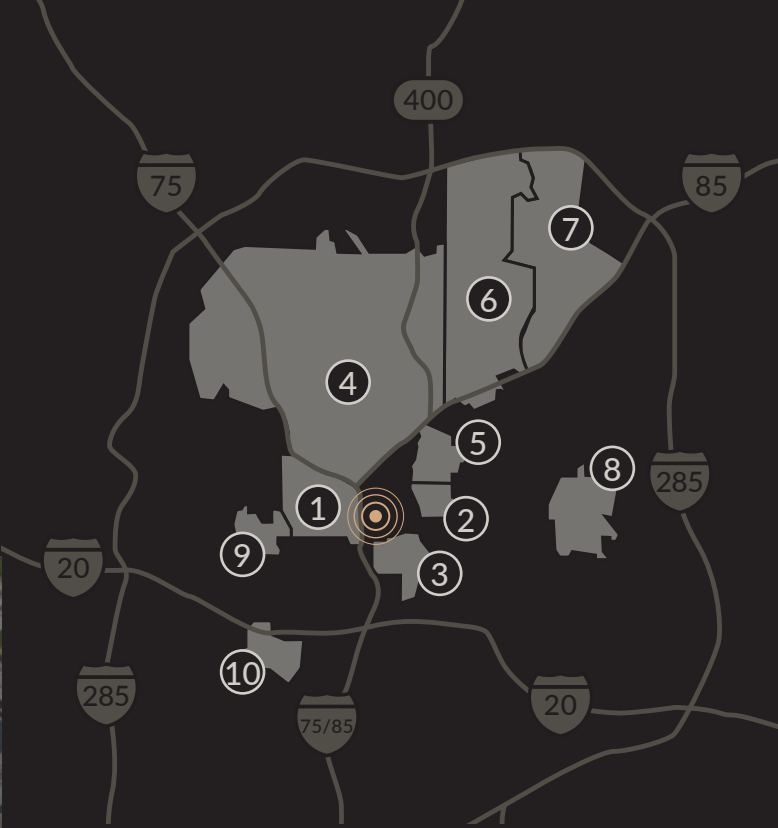
17TH
Floor (26,971 RSF)



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





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

Perform
Properties

ARCHITECTS

HKS

KPF

Michael Hsu
Office Of Architecture

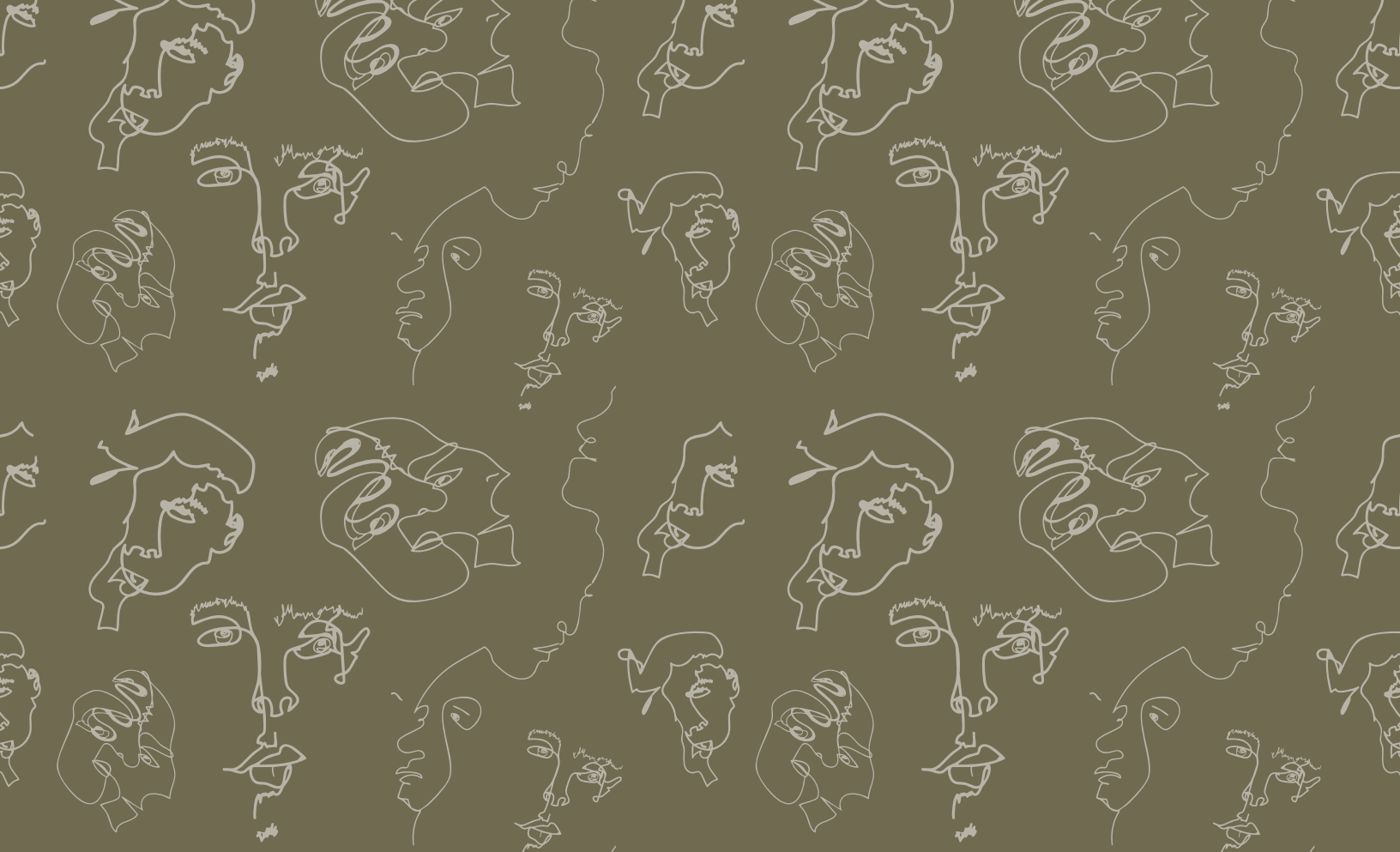


The future of innovative office design atop the highest point in midtown, where talent and culture are steps away.

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

OFFICE LEASING

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