

PROMENADE CENTRAL

1200 PEACHTREE ST NE · ATLANTA, GA 30309
PROMENADECENTRAL.COM



VISA

CENTER YOUR CULTURE





ALLOW US TO REINTRODUCE OURSELVES

At the celebrated corner of Atlanta's 15th and Peachtree Streets sits Promenade Central, a 12-story indoor/outdoor workplace available for the first time since its original construction in Midtown's Arts District. Neighbor to its skyline-sweeping sister building, Promenade Tower, Promenade Central offers established prestige with direct connection to Midtown's liveliest confluence of arts, culture and cuisine.

Now Preleasing



[Top]

An indoor/outdoor artful entry experience

[Right]

Two-story light-flooded lobby

UNDERGOING A MULTI-MILLION DOLLAR REIMAGINING

Actively under construction, Cousins is infusing a full suite of experience-driven amenities into Promenade Central.

An expansive front porch and parklet, two-story art-filled lobby and brand new amenity core will unite culture-rich companies at street-level.



[Top] Peachtree-facing parklet

[Middle] 100+ Person conference room

[Bottom] Fitness Club with new equipment, lockers, showers and towel service



THERE'S A REASON PROMINENT COMPANIES CONTINUE TO LOCATE HERE

Drive Times

3 min.	to Interstate 75/85
7 min.	to West Midtown
10 min.	to Downtown
14 min.	to Buckhead

Walk Times

2 min.	to Promenade Amenities
2 min.	to Politan Row
5 min.	to MARTA Arts Center Station
15 min.	to Piedmont Park/The Beltline

Steps away from MARTA's Arts Center Station and five miles of bike lanes, Promenade Central connects you to the spirit of Midtown. Surrounded by a high concentration of neighboring global companies, there's no better place to be as Atlanta continues to attract global attention.



ATLANTA'S MOST WALKABLE RADIUS

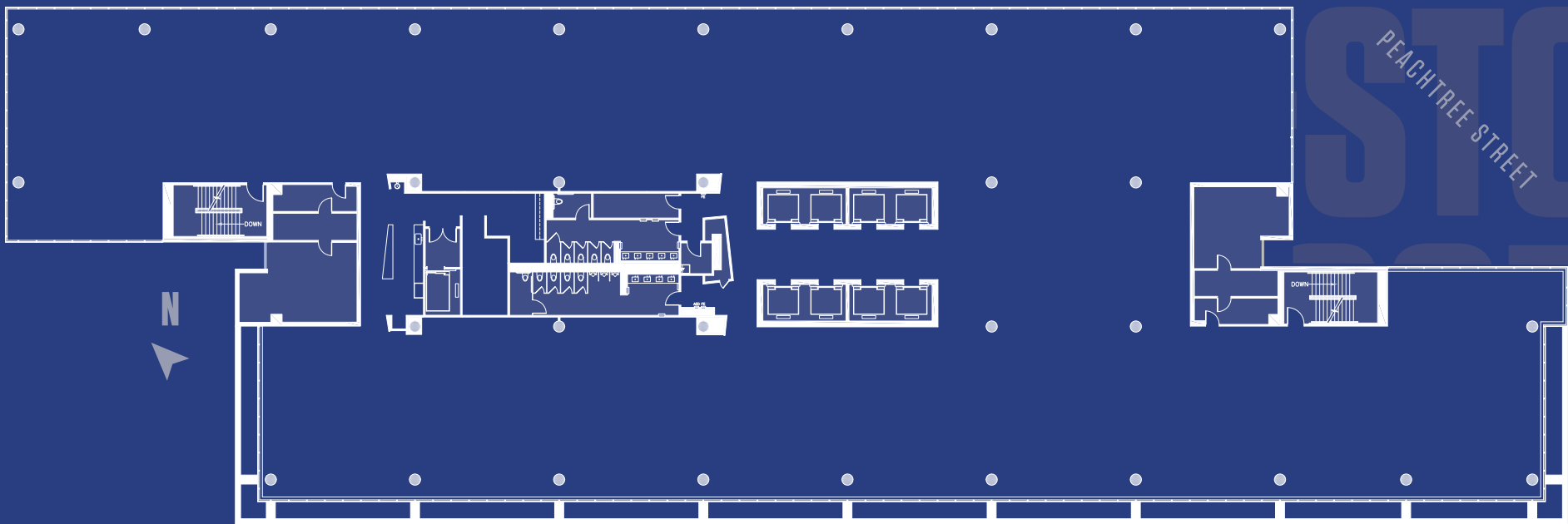
Walkable, transit-friendly and full of possibility, Promenade Central sits in the city's true walker's paradise.



THE TIME IS NOW

Join Visa, Kimley-Horn and a growing community of reputable companies with nearly 200,000 RSF remaining.

REPRESENTATIVE FLOOR PLATE



Note: drawing not to scale

185,802 CONTIGUOUS RSF AVAILABLE



FLOOR 7	18,951 RSF
FLOOR 6	30,684 RSF
FLOOR 5	30,684 RSF
FLOOR 4	30,475 RSF
FLOOR 3	20,384 RSF
FLOOR 2	37,213 RSF
FLOOR 1	17,141 RSF

AVAILABLE SPACE PEACHTREE-FACING TERRACE

BUILDING FACTS

Building Size	370,504 SF 12 Stories
Floor Plates	up to 37,580 SF
Architect of Record	TVSDESIGN
Parking	1.75 per 2,000 SF 14-Level garage with 2,054 spaces and 4 elevators 3 entrances: 2 on 15th Street and 1 on 14th Street
Elevators	10 Passenger elevators 1 Freight elevator
Outdoor Terraces	Located on 1st, 2nd, and 3rd levels
Fiber Optics Providers	AT&T (Primary) Verizon tele & data
Sustainability	LEED and Fitwel certifications underway



[Right]

Front view of our Peachtree-facing parklet



THOUGHTFULLY DEVELOPED BY COUSINS

Relationship-Focused

Headquartered in Atlanta for over 60 years, we care about our local customer relationships.

Local Leadership

Our leadership team is located in Atlanta, which provides an efficient decision-making process.

Customer-Centric Approach

We stay focused on our customer experiences, infusing our buildings with high-quality amenities and services from parking to security to housekeeping, with on-site property management, leasing and operations.



Priorizing Health and Safety

We are committed to maintaining healthy work environments in our buildings and regularly monitor CDC guidance to make your office reentry safe, healthy and seamless.

Simple Capital Structure

We bring capital, ownership and development expertise to the table with no outside decision makers.

Long-Term Perspective

We own, develop and invest in buildings for the long-term.

*[Right]
Welcoming pre-function
space off conference*





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