THIS IS

coda

PORTMANHOLDINGS STREAM

756
w peachtree

A premier **mixed-use development** with **645,000 square feet** of office space, **coda** will serve as the **core of collaboration** and pinnacle of innovation in **Midtown Atlanta's** Tech Square.

a first of its kind

class-t office environment

coda is designed to facilitate interactions between start-ups, Fortune 500 companies, university affiliates, researchers, and students.

The project combines **creative workplace design** with cutting edge **research labs**, comfortable **communal spaces**, industry event space as well as unique **retail concepts** and **restaurants /bars**.

class-t
inventive, co-locate workplace design that facilitates collaboration, drives action, propels growth, and advances breakthroughs between research and industry
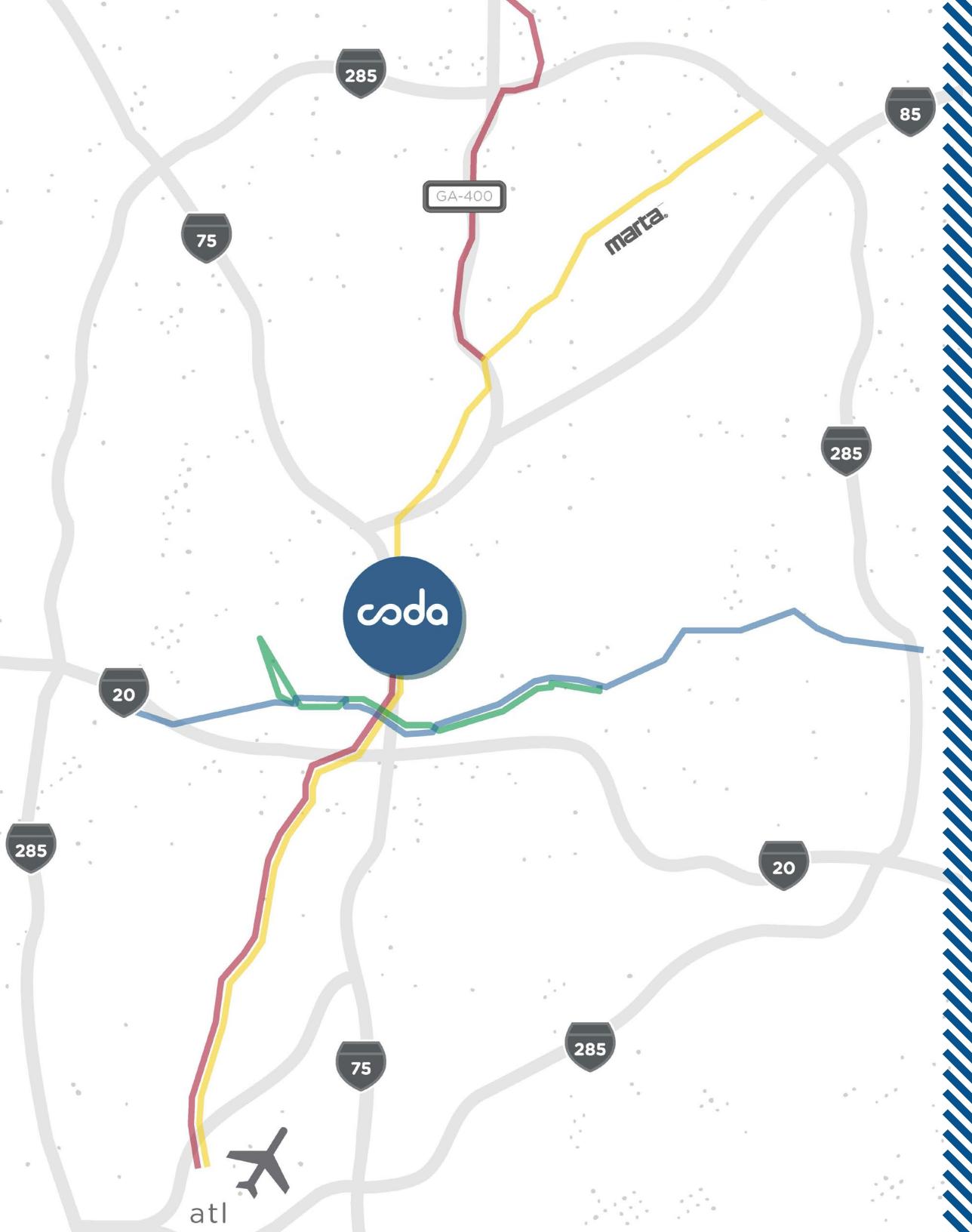
coda's location in **Midtown** allows for convenient access to **MARTA** and **high walkability** to multiple restaurants, shops, theaters, and museums.

As **Atlanta's** second largest **business district**, Midtown is a vibrant community with a balance of commercial, residential, and outdoor recreational areas that make it known as one of the **top neighborhoods** in the city.

marta

a new mix
of uses

coda integrates business innovation and institutional research in a completely new way. Fueled by a high-power computing center and connected to the energy of Midtown Atlanta through inspired retail and dining elements.

smart building · · · · · · · · · · · · mixed-use concept for a simplified workday.

top talent · · · · · · · · · · · · · · · · top local talent from over 50 surrounding colleges and universities.

collaborative core · · · · · · · · cross-tenant neighborhoods and collaborative lounges

24-hour gathering spot · · · · · · · · · · · · a thriving tech hub with features including: The Plaza, several retail and dining options, innovation showrooms, and more.

**environmental design** · · · · · · · · Energy Star Rated and LEED accredited design including chilled beams, and automatic shading systems.

experience the spaces ➤

collaborative core

first level site plan

SPRING STREET NW

4TH STREET NW

WEST PEACHTREE STREET NW
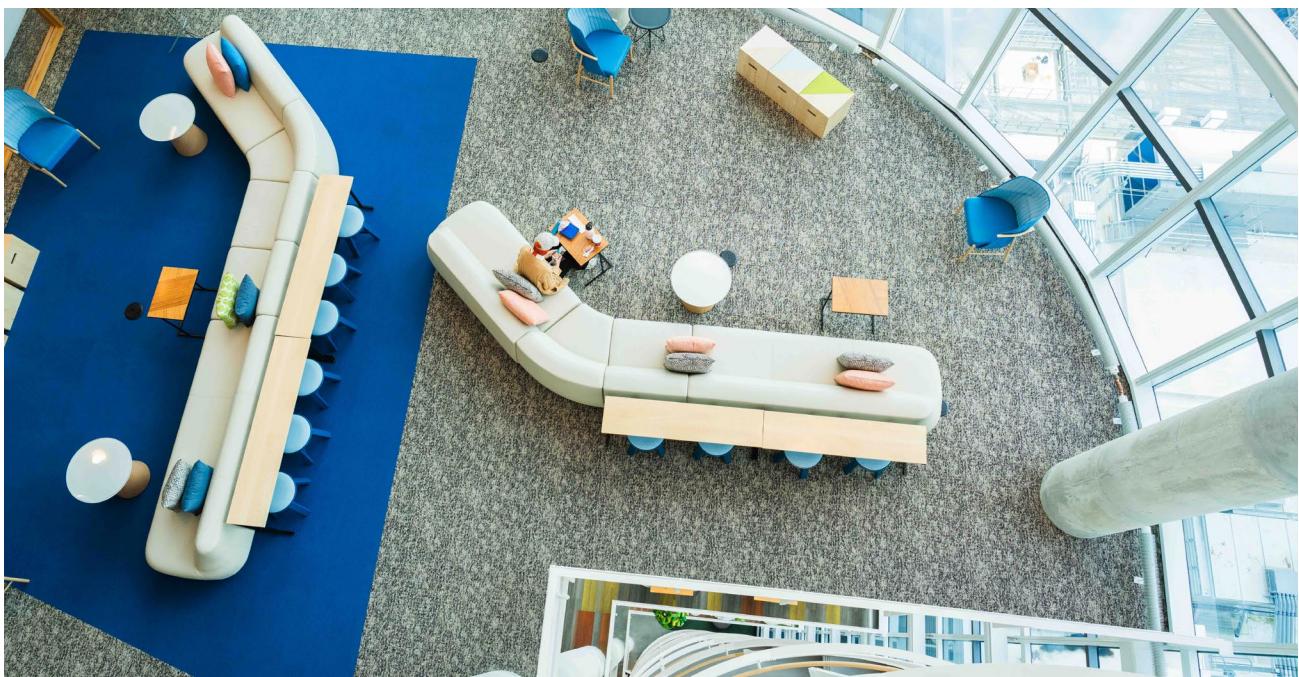
🟦 crum & forster	🟨 the collective
⬜ office lobby	🟫 additional retail space
🟧 data center	

the **collective**

In addition to **coda**'s sleek innovation and robust technological advances, **The Collective** will provide vibrancy and serve as a **dining destination**, custom to coda. Comprising of 25,000 square feet of **street level restaurants**.

The Collective will wrap the historic Crum & Forster building. Offering a vast range of cuisines and flavors found from around the world.

The Collective will bring true **marketplace atmosphere** to coda. With its unique environment, The Collective will provide gathering, meeting, and dining hotspots that overlook the 20,000 square foot outdoor plaza.

the **collective**

Aviva by kameel

HUMBLE MUMBLE

BRO-RITOS

POKE BURRI

HIKARU RAMEN

traffic counts + area demographics

	vpd		1 miles	3 miles	5 miles
i-85	353,700	population	38,766	170,283	360,831
spring street	17,800	households	17,598	80,820	163,546
north avenue	28,900	avg. hh income	$91,088	$91,034	$89,852
west peachtree	18,900	daytime population	113,885	381,041	610,483

//////// top of the line **data center** ////////////////////////////

coda will be home to one of the largest data centers in the Southeast. It includes network availability to multiple top-tier dark fiber with **redundant backbone connectivity, cross connects to on-premises carriers, connectivity to public cloud providers, and peering fabric and blended-bandwidth solutions** to meet any business requirement.

Purpose-built 98,300 SF facility with over 40,000 sf of slab and 36" raised floor space.

19.8 MW of utility power provided by Georgia Power via underground duct banks into below grade transformer vaults.

Roof mounted 2,500 kW generators provide 24 hour on-site fuel supply for each generator.

learn more about databank ➤

DATABANK
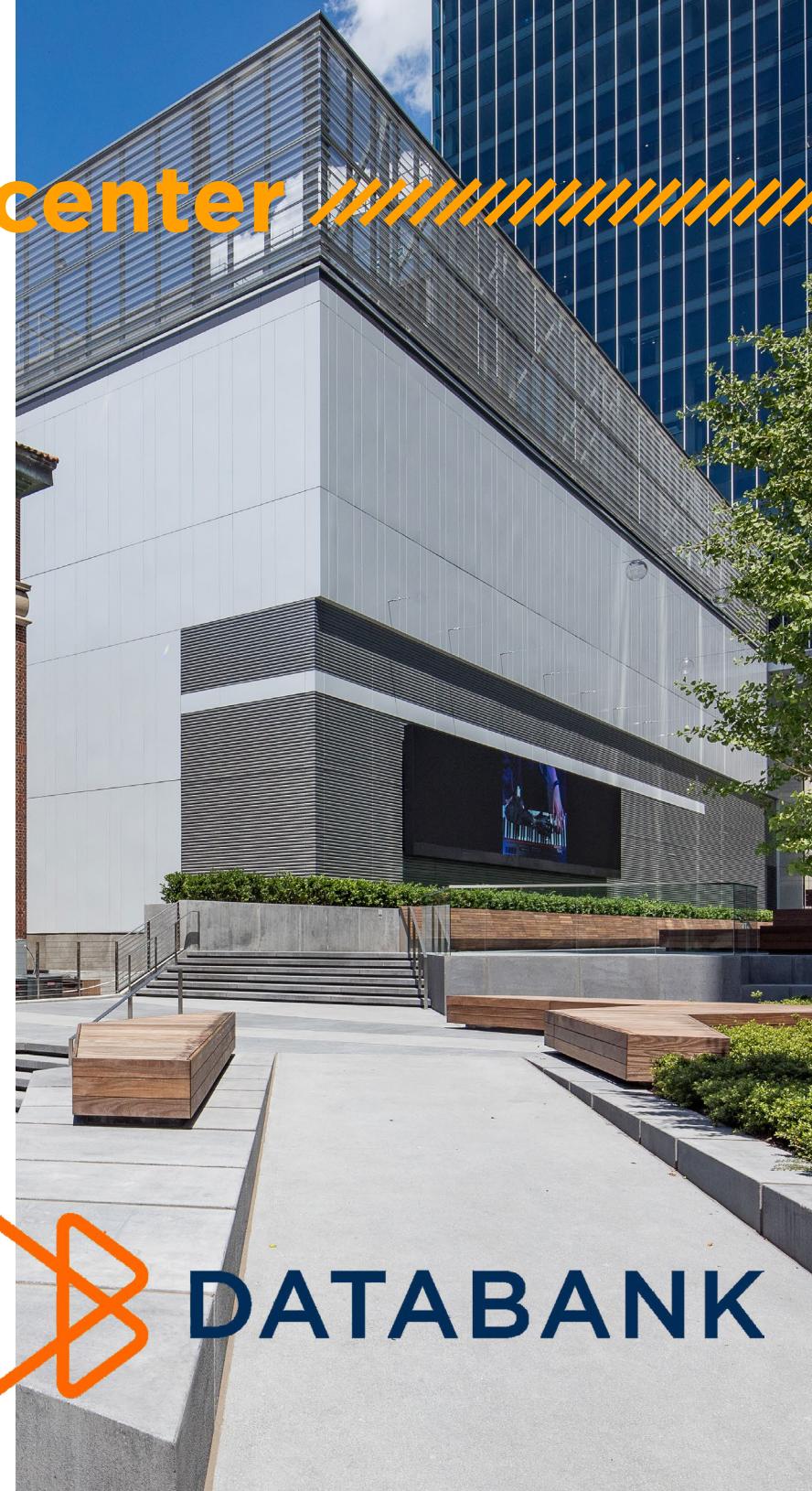
centralized location in the
heart of midtown

10th street nw

williams street nw

spring street

west peachtree street

12th street

peachtree street

juniper street

85

peachtree place

8th street ne

ncr

7th street ne

exit 250

GT Georgia Tech.

tech square

6th street ne

5th street ne

5th street ne

exit 249

4th street ne

techwood drive nw

75

0.5 Mile, 2 Minutes

3rd street ne

tech parkway nw

marietta street

● **coda**

● office development

● multifamily development

north avenue nw
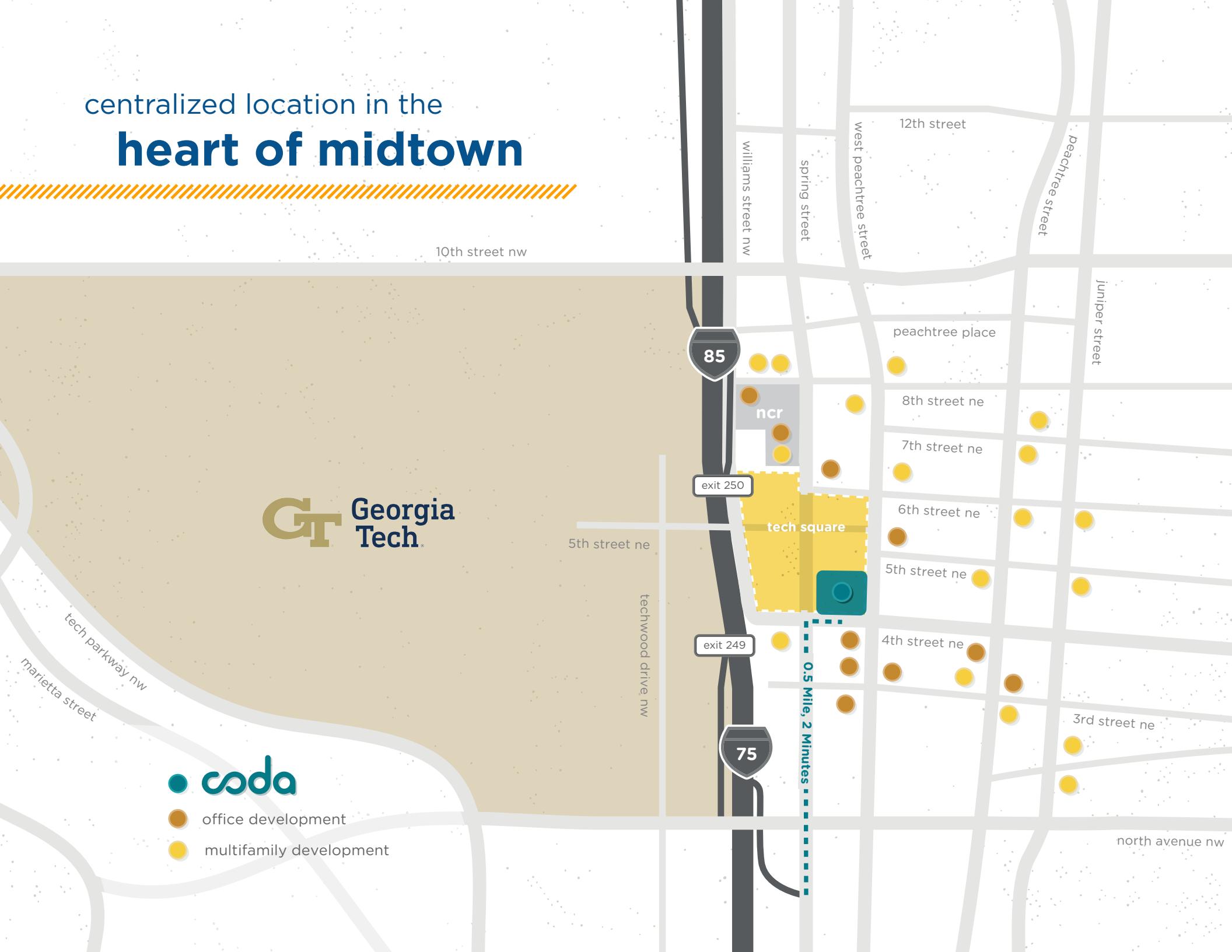
![Georgia Tech logo]

coda will provide companies the rare opportunity to co-locate with others who are embedded in the **Georgia Tech** ecosystem - home to some of the top engineering and computer science programs in the world. Technology pioneers and enthusiasts alike will intermingle on coda's campus, evoking an undeniable vitality.
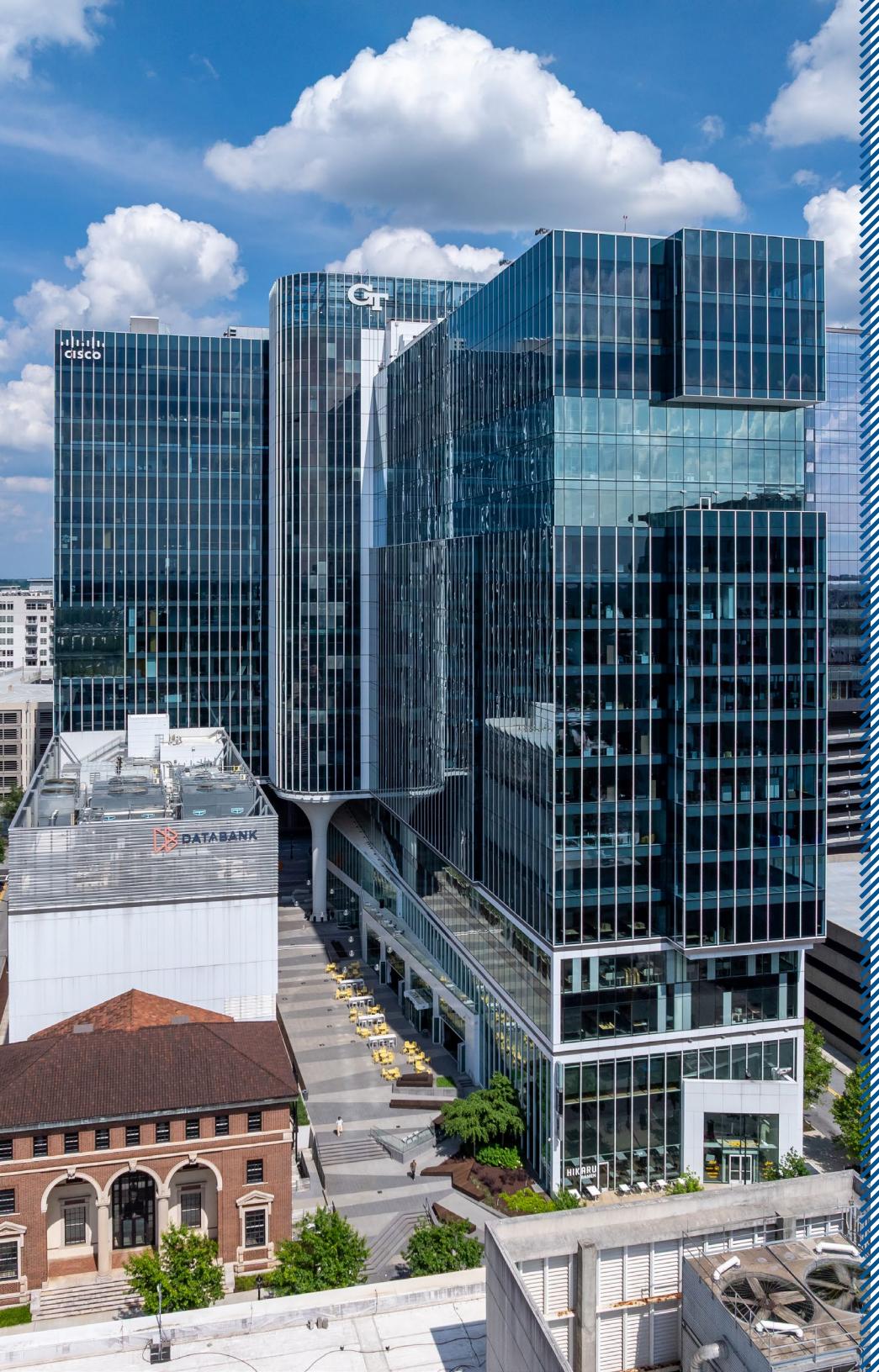
RECOGNIZED GEORGIA TECH PROGRAMS:

rank	program
#4	Best Undergraduate Engineering Program
#2	Graduate Public Affairs Information & Technology Management
#4	Undergraduate Computer Engineering
#5	Graduate Artificial Intelligence
#4	Graduate Computer Science Systems
#6	Graduate Computer Engineering
#8	Graduate Computer Science Theory
#9	Graduate Computer Science
#4	Undergraduate Management Information Systems

innovation centers

#	Name	Description
1	**Anthem Innovation Studio**	Opened in 2016
2	**GA Tech's Enterprise**	Innovation Center
3	**AT&T Foundry**	Innovation Center
4	**Boeing**	Manufacturing Development Center
5	**Chick-Fil-A**	Innovation Satellite Office
6	**Coca-cola**	Development and Innovation Lab
7	**Emerson**	Helix Innovation Center
8	**The Home Depot**	Technology Center
9	**Keysight Technologies**	Software Design Center
10	**NCR**	World Headquarters
11	**Panasonic Automotive**	Innovation Center
12	**Siemens**	Data Analytic and Applications Center
13	**Southern Company**	Energy Innovation Center
14	**UCB**	Solution Accelerator
15	**ThyssenKrupp Elevator**	Research Innovation Center
16	**Georgia Electronics**	Design Center
17	**VentureLab**	Cross-market startup studio and incubator
18	**Flashpoint**	Business Risk Intelligence
19	**DiMoS Lab**	Georgia State University's Department of Computer Science
20	**GA Tech**	Scheller College of Business
21	**Ga Tech**	Global Learning Center
22	**Anthem**	Technology Center
23	**SimTigrate**	Design Lab
24	**Delta Innovation Center**	The Hanger
25	**Invesco**	Innovation Center

dine

1	Apotheos Coffee	20	Subway
2	Starbucks	21	Fry & Fork
3	Chick-Fil-A	22	Asian Fusion
4	Aviva by Kameel	23	MidCity
5	Poke Burri	24	Daydreamer Coffee
6	Hikaru Ramen	25	Ecco
7	Humble Mumble	26	Betos Tacos
8	Bro-Ritos	27	Rowdy Tiger
9	Cafe Express	28	Ponko Chicken
10	Ray's New York Pizza	29	AltaToro
11	Boho Taco	30	WhichWich
12	Tech Square Tavern	31	Marlow's Tavern
13	Buffalo Wild Wings Go	32	The Sparrow
14	Tin Drum Asian Kitchen	33	J. Christopher's
15	Cypress Street Pint & Plate	34	Pho King
16	Atwoods Pizza Cafe	35	Momonoki
17	Moe's Southwest Grill	36	The Halal Guys
18	Sankrati Indian Kitchen	37	Publix
19	Gyro Bros		

rest

1	Georgia Tech Hotel & Conference	2	Renaissance Atlanta Midtown

bank

1	PNC	2	Chase	3	Southstate

shop/exercise

1	Barnes & Noble	2	LA Fitness

atlanta
tech talent

//

degrees awarded by school + type

MIT, Engineering (includes Computers)

Georgia Tech, Computing + Engineering

	bachelor's	master's	doctoral

2500
2000
1500
1000
500
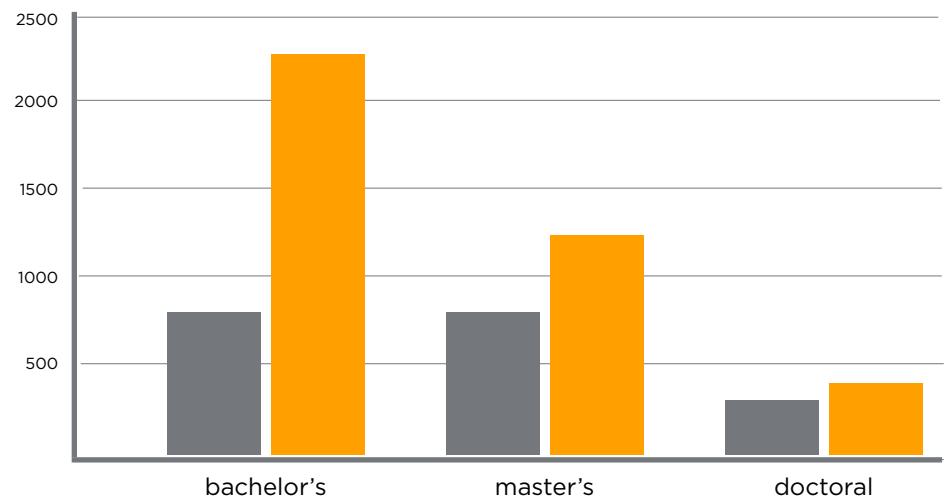
an active part of
tech square

Since Georgia Tech started this initiative in 2001, **Technology Square** has experience **immense growth** and continues to thrive as companies flock to the area. At the core of this innovation hub, **coda** will serve as a **catalyst for tech breakthroughs** throughout the region.

view the transformation ➤

connect to the community ➤
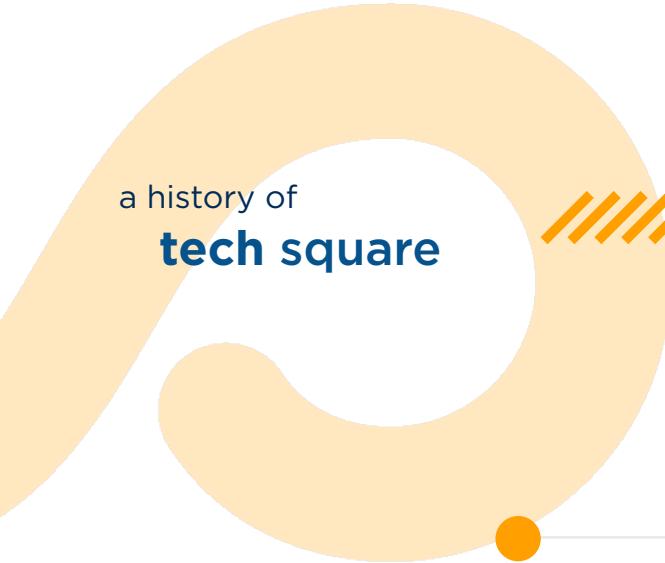
a history of
tech square

2000
Georgia Tech announces **Technology Square** project

2001
Groundbreaking

2003
Tech Square opens including **ATDC,** Georgia Tech's Global learning center, and research lab, **EDI**

2006
Fifth Street Bridge renovations completed

2011
NCR Corp's Biltmore innovation Center opens

2012
Georgia Tech Global Center for **medical innovations** opens

2013
Panasonic Innovation Center and **AT&T Foundry** open

2015
Coca-Cola Enterprises, Southern Co. and **Delta Air Lines** open innovation centers.

Worldplay, Fintech Accelerator launches at **ATDC, Tech Square Labs** open

2016
Georgia tech and John Portman announce $375 million coda project.

Emerson Innovation Center opens.

Keysight Technologies announces it will open an innovation center.

Georgia Tech Foundation reaches an agreement to buy **Biltmore Hotel.**

current availabilities

floorplates
37,000 SF

office
653,000 SF

high-performance computing space/data center
80,000 SF

street level retail
25,000 SF

outdoor plaza
20,000 SF

collaborative areas
on each floor

view floor plans ➤

conference rooms ➤

georgia tech hotel and conference center ➤

Legend:
- available
- available sublease
- collaborative core
- Georgia Tech

		Floor
	Cisco Systems, Inc.	21
	Cisco Systems, Inc.	20
Keysight Technologies		19
Cisco Systems, Inc.	Keysight Technologies	18
Dematic		17
AutoDesk	BAC, QCF, MSA, & Energy	16
AutoDesk	Health Analytics	15
Cisco Systems, Inc.	GTRI & IPaT	14
CSE	CSE & GTRI	13
IDEaS	Shared Services & GTRI	12
Machine Learning & OIT	Health Analytics	11
Office of Information Technology (OIT)	IISP	10
Office of Information Technology (OIT)	IISP	9
GA Tech Applied Research Corporation	GTRI	8
Invesco / 4,691 SF / 9,958 SF	GTRI	7
21,519 SF	GTRI	6
20,718 SF	OIT	5
WeWork		4
WeWork		3
Cisco Systems, Inc. / Conference space		2
Lobby retail, The Collective		1

crum & forster building

9,000 SF TOTAL

click to see crum &
forster test fit ➤
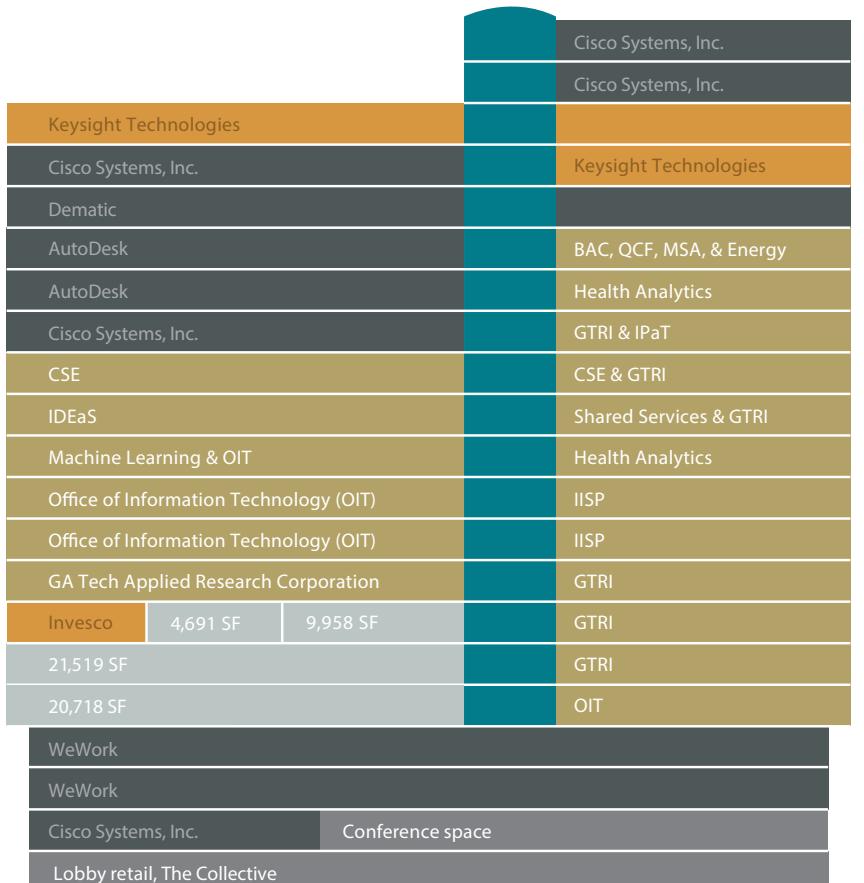
Abbreviation	Full Name	Abbreviation	Full Name
IDEaS	Institute for Data Engineering and Science	IPaT	Institute for People and Technology
CSE	Computational Science and Engineer	BAC	Business Analytics Center
GTRI	Georgia Tech Research Institute	QCF	Quantitative & Computational Finance Program
IISP	Institute for Information Security and Privacy	MSA	Master in Business Analytics

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