

COLONY SQUARE

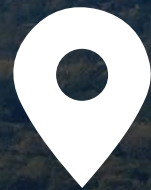
Midtown's Living Room



**WALKABLE
CITY GRID**

88

WALK SCORE®
NYC IS 89



**LOCATED ON
MAIN & MAIN**

18 mins. Georgia Tech

16 mins. Turner Broadcasting

12 mins. Tech Square

7 mins. Whole Foods Market



SCAD Creative University

20 mins. →

10 mins. marta

3 mins. Alliance Theater

5 mins. marta

5 mins. HIGH Museum of Art

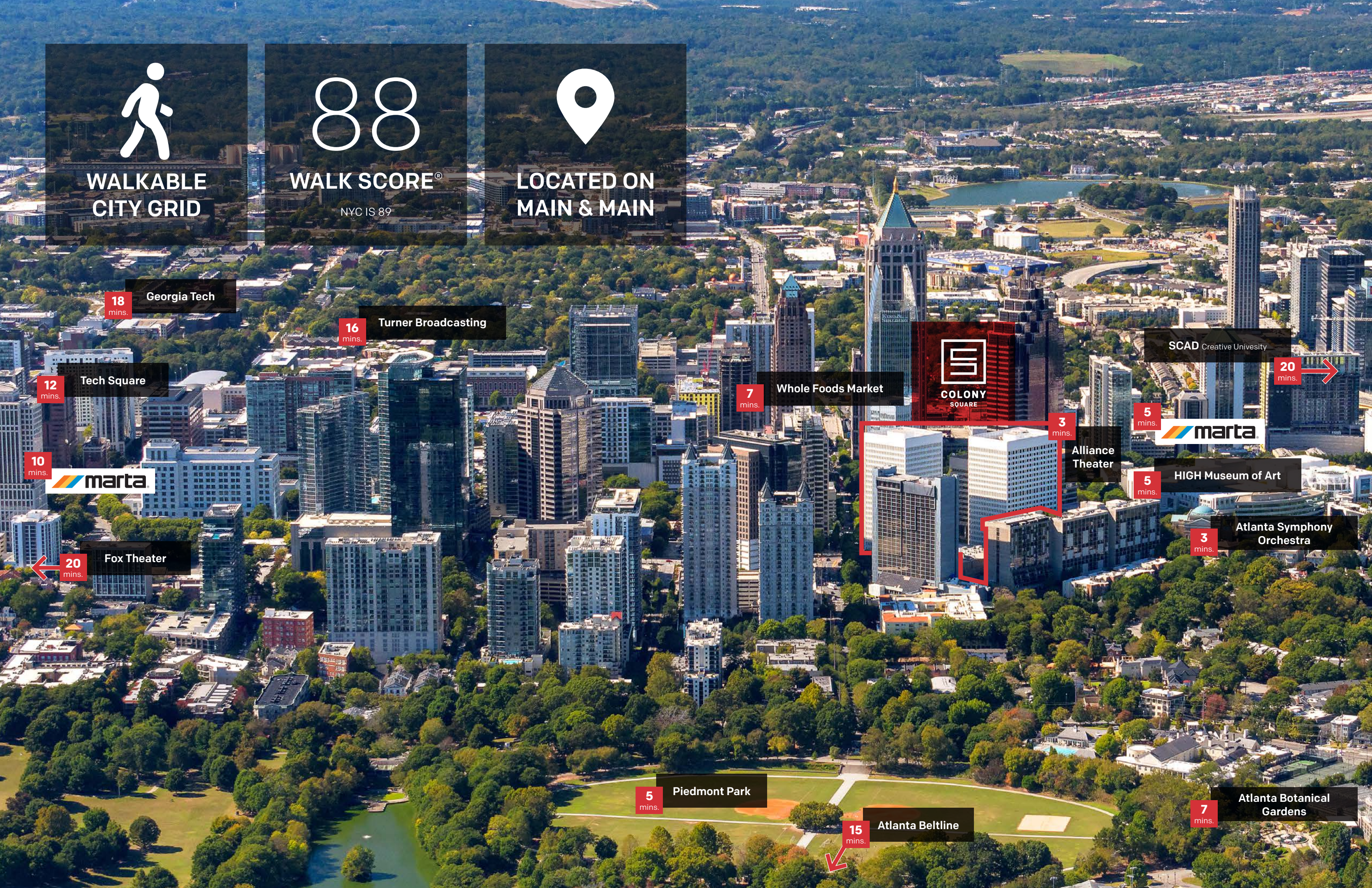
20 mins. ← Fox Theater

3 mins. Atlanta Symphony Orchestra

5 mins. Piedmont Park

15 mins. Atlanta Beltline

7 mins. Atlanta Botanical Gardens



EXPERIENCE THE SQUARE

51K SF
Community Gathering Spaces

940K SF
Class A Office Space

160K SF
Retail

20K SF
Food Hall

⊕ **All in the Southeast's first-ever mixed-use destination.**





VIEW OUR



CALENDAR OF EVENTS



COMMUNITY-CENTRIC ENGAGEMENT

As Midtown's Living Room, Colony Square receives an overwhelming sense of appreciation from its neighbors. Public engagement has soared for 300+ in-person events and on digital platforms as Colony Square has been reintroduced to the market.

SOCIAL PLATFORMS @COLONYSQUAREATL

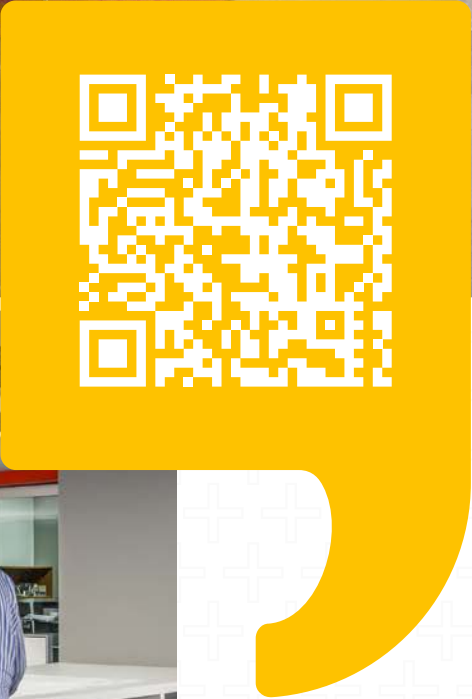
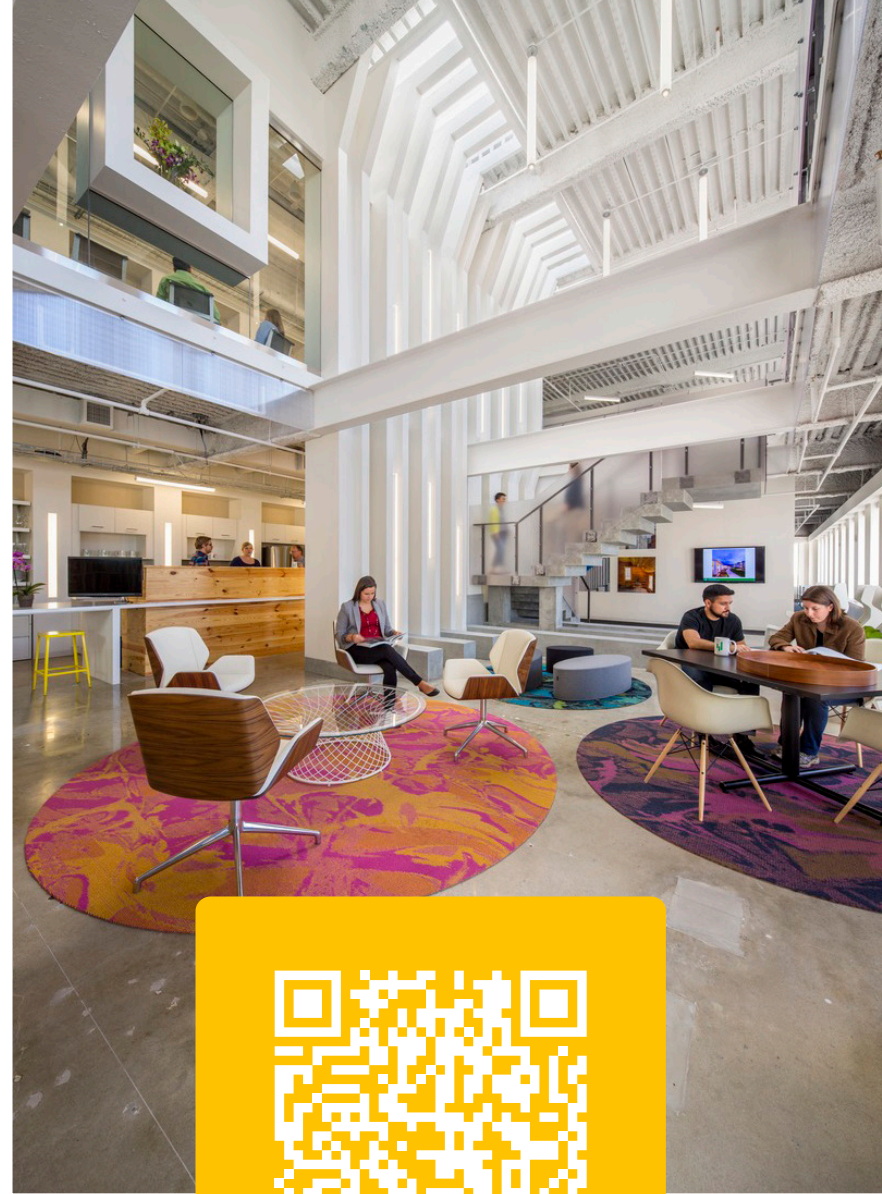
Total 2025 views across all social media platforms:
1.7 million



+

OFFICE AT COLONY SQUARE

In an ever-competitive environment to recruit and retain talent, it's not about the space, it's about the place. Tailored to fit the needs of future generations, new construction components seamlessly blend with vast greenspaces to form a cohesive destination offering thriving office space in one amenity-rich environment.



Scan to hear what office employees love most about working at Colony Square



Fiber Connectivity Available



LEED EBOM v4 Gold



Fitwel: 1 Star



Energy Star Certified



Wired Score Certified



Secured Access to office floors



License Plate Recognition Technology



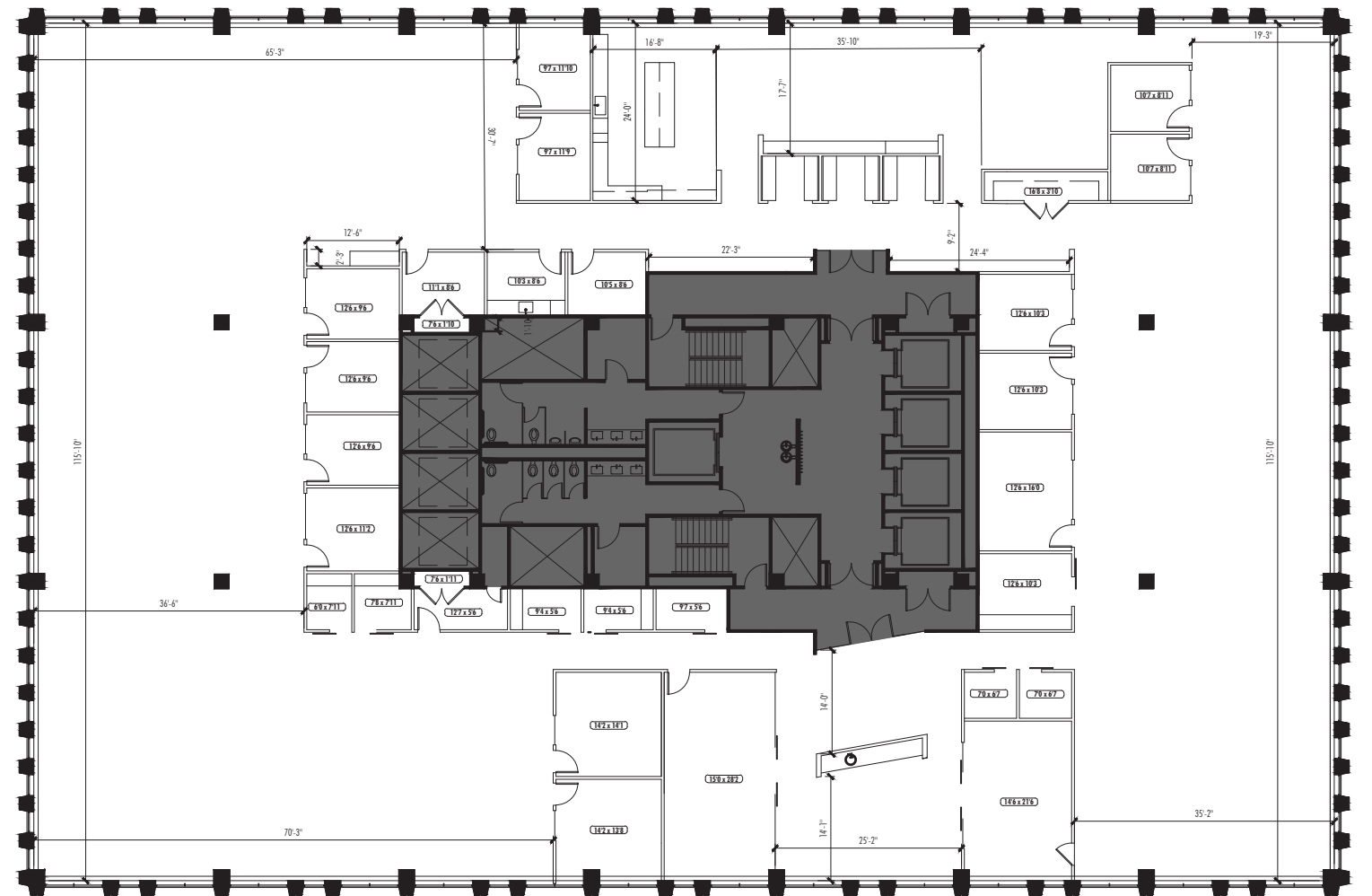
2/1000 SF Parking Ratio

Introducing Spec Suites at Colony Square

Full floor and large block up to 70,000 RSF

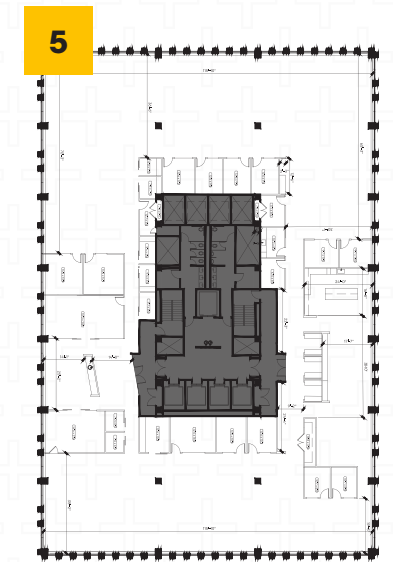
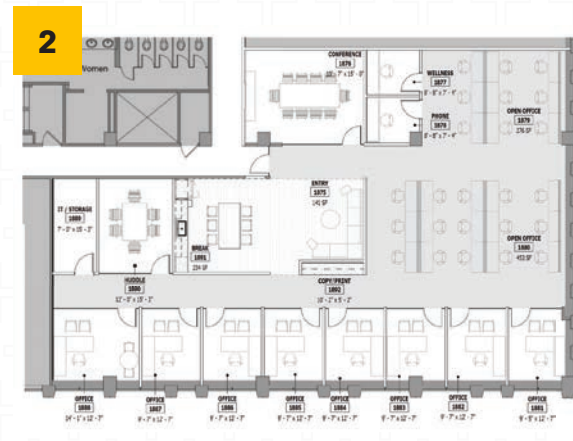
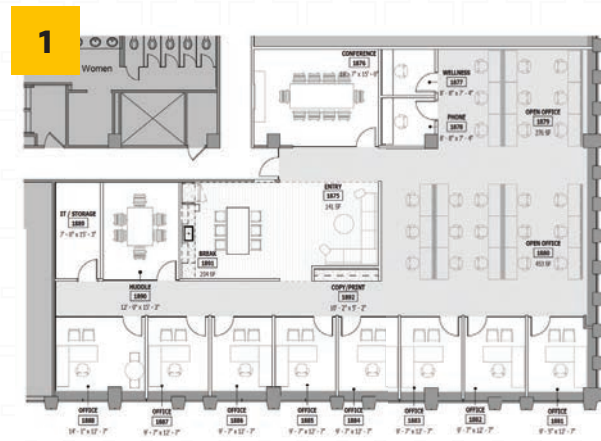


SUITE 1240 | 5,538 RSF



SUITE 1000 | 20,173 RSF

Move-in ready Spec Suites and turnkey options available, ranging from multi-tenant to full floor.



SPEC SUITES

SIZE

NOTES

1	Spec Suite 1875	5,538 RSF	High End Finishes
2	Spec Suite 1800	7,647 RSF	Elevator Lobby Exposure
3	Spec Suite 1550	4,331 RSF	High End Finishes
4	Spec Suite 2025	2,009 RSF	High End Finishes
5	Spec Suite 1000	20,173 RSF	Elevator Lobby Exposure



Colony Square offers a host of restaurant and retail services designed to make your workday alive with possibility

DINING



HOLEMAN AND FINCH



RETAIL



Lush Nail Bar



COLONY SQUARE
E|Y|E|C|A|R|E





CLUB COLONY SQUARE

Club Colony Square provides guests and tenants resort-level services, elevating every aspect of the Colony Square experience. From planning office outings to VIP welcomes for guests, the team of dedicated ExperienceMakers® are here to make your time exceptional. Located at the base of Building 300 at the heart of the property, Concierge will ensure five-star service is provided around every corner.

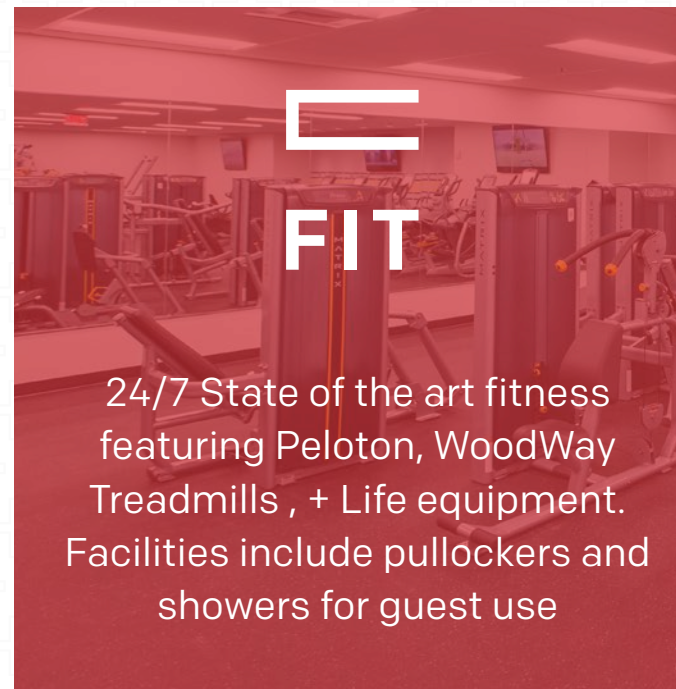
CONCIERGE SERVICES

- Car wash + detailing services
- Coordination of dry-cleaning services
- Dining information + reservation assistance
- Event enhancements + coordination assistance
- Exclusive events + promotions
- Restaurant delivery to office tenants
- Retail + restaurant discounts for office tenants
- VIP coordination for guests of office tenants



CYCLE

Indoor, secured bike storage



FIT

24/7 State of the art fitness featuring Peloton, WoodWay Treadmills , + Life equipment. Facilities include pullockers and showers for guest use



ON-SITE AMENITIES



SUITE

3 Flexible conference room spaces, available by reservation



PROPERTY ACCESS



marta

1 block away



Piedmont Park

7 minute walk



Parking Garage

3 entry points
Valet parking
available daily

- 10 Retail, wellness + services locations
- 10 Sit + stay restaurants locations
- 10 Grab + go dining options

- 5 Various services offered
- 5 Spaces to unwind + gather



ABOUT JAMESTOWN

Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions exceeding \$40 billion, has assets under management of \$14.2 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe. Properties span across 11 global offices, with current and previous projects including One Times Square and Chelsea Market in New York, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.



For more information, visit www.jamestownlp.com





IPIC

POLITAN ROW

HALL
TOWN

ESTABLISHMENT

Nicole Goldsmith
678 978 3933
nicole.goldsmith@cbre.com

Kyle Kenyon
770 630 6767
kyle.kenyon@cbre.com

CBRE



COLONYSQUARE.COM | @COLONYSQUAREATL

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