



8TH & SPRING STREET

AVAILABLE SUBLEASE OPPORTUNITIES

NORTH TOWER: 30,007 SF – 409,412 SF | SOUTH TOWER: 31,118 SF – 156,767 SF

858 & 864 SPRING STREET NW
ATLANTA, GEORGIA

NEWMARK

STACKING PLAN

NORTH TOWER

864 SPRING ST NW

AVAILABLE

LEASED

SOUTH TOWER

858 SPRING ST NW

AVAILABLE

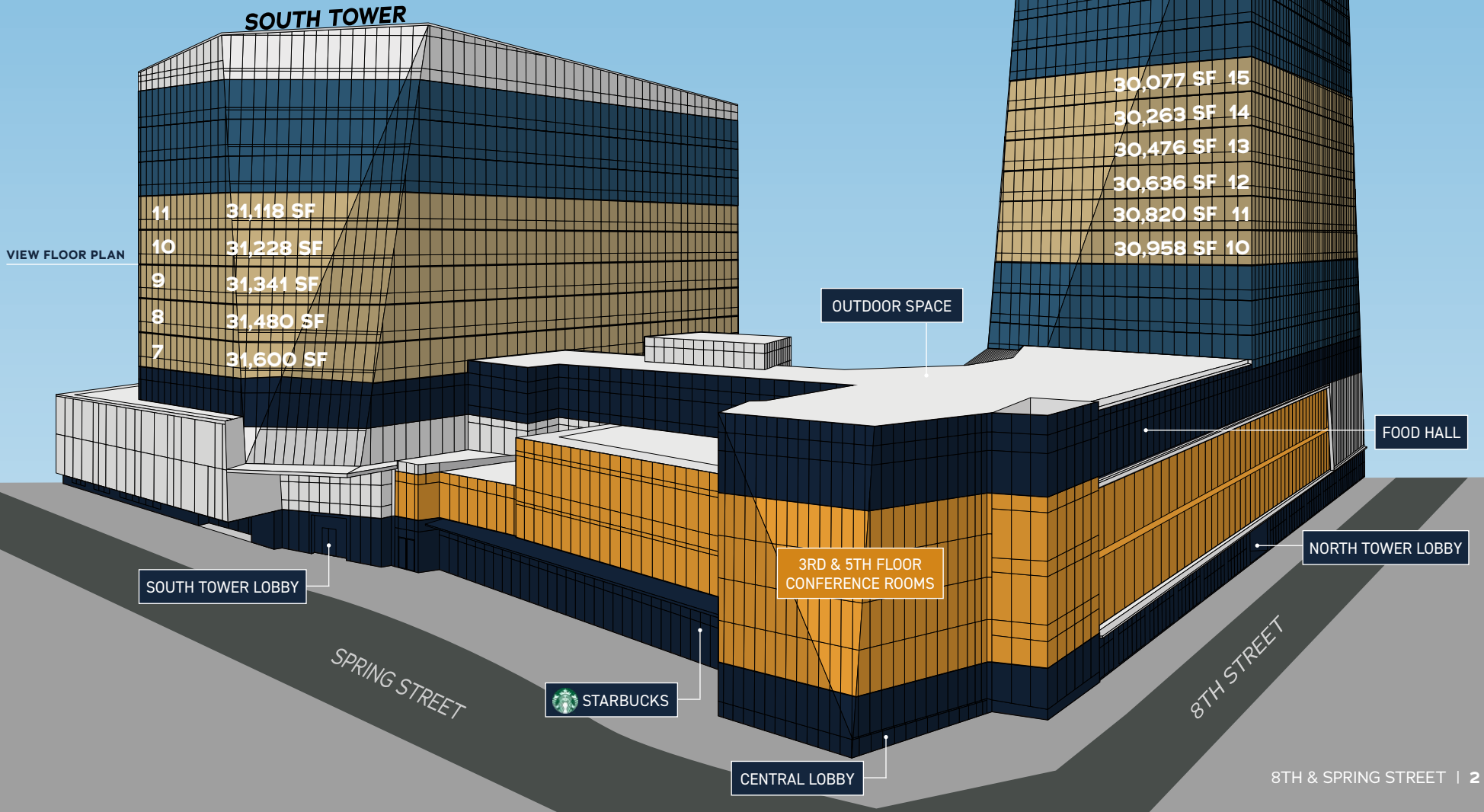
LEASED

AMENITIES

AMENITIES

CONFERRING

CLICK ON AMENITY TO SEE PHOTO





AMENITY SPACES THAT SUPPORT PRODUCTIVITY AND CONNECTION



Elevated Food Hall

Six on-site dining options for lunch, informal meetings, and daily convenience



On-Site Coffee Experience

A lobby coffee destination that keeps the workday moving, plus access to a private Starbucks



Private Dining Room

An AV-equipped venue for events, team gatherings, and special occasions



Conference & Collaboration Spaces

Flexible meeting and teamwork areas designed for the modern office



Social Hub & Lounge Areas

Casual spaces for quick huddles, collaboration, and recharge moments



Media Studio

A dedicated studio amenity supporting content creation, presentations, and modern communication needs



DINE. MEET. CONNECT.

From conference-ready collaboration areas and social lounges to on-site dining, coffee, and private event space, 8th & Spring Street delivers an amenity experience designed for both focused work and team interaction throughout the day.

WELLNESS, ENERGY & OPEN-AIR AMENITIES

A WELLNESS-FORWARD CAMPUS EXPERIENCE

8th & Spring Street offers a hospitality-inspired amenity package anchored by a world-class fitness center, yoga and cycle studios, private locker rooms and showers, and seamless access to landscaped outdoor space including the Zen Garden, front lawn, and terrace meeting areas.



World-class fitness center with private locker rooms and shower



Yoga, Cycle, Group Fitness Studio with 24/7 access



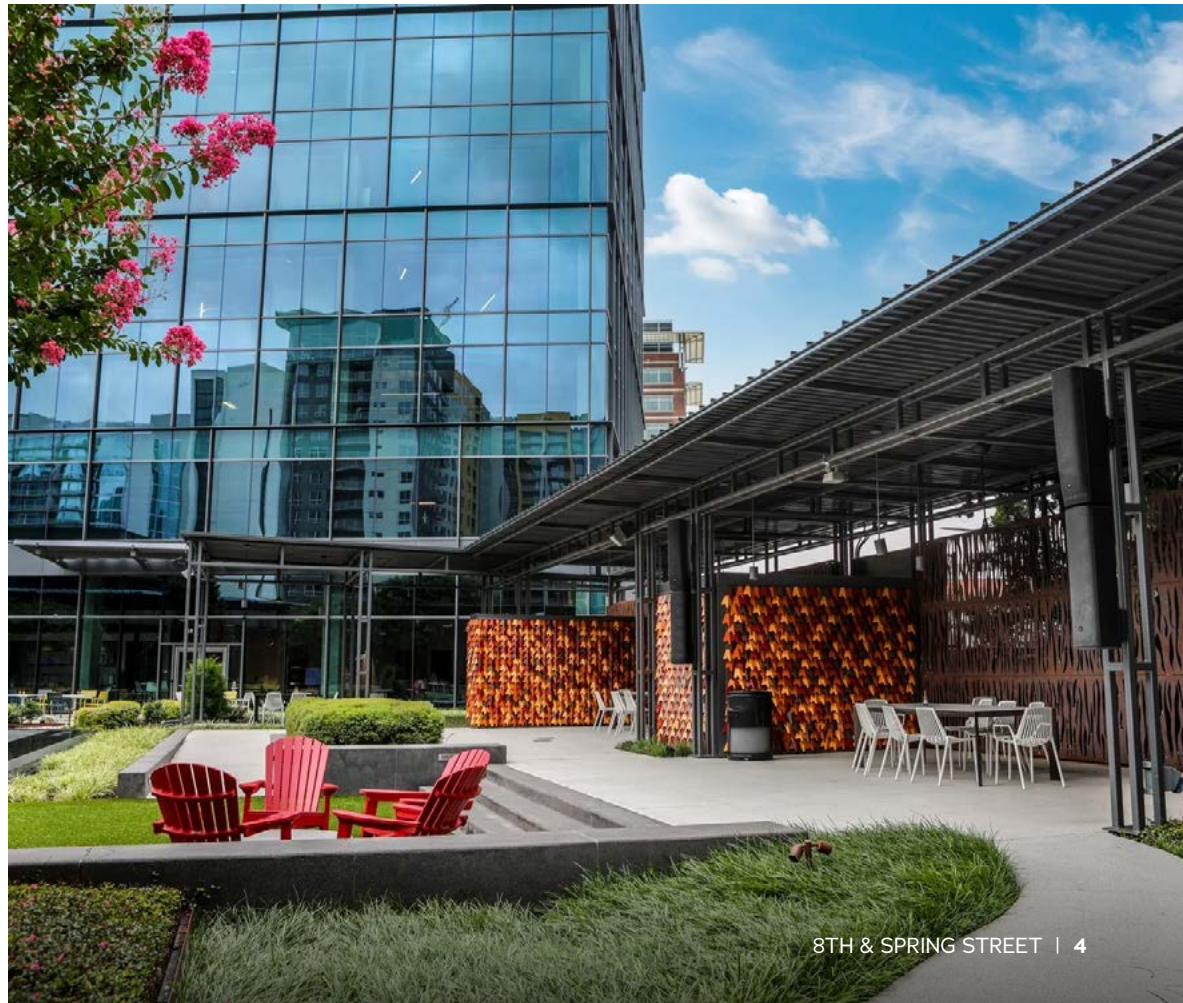
Zen Garden, Front Lawn, Outdoor Park & Green Space



Large Outdoor Seating Areas & Terrace with outdoor meeting spaces



Bike storage adds convenient support for active commuting



MIDTOWN CONNECTIVITY

50+ RESTAURANTS & BARS

within a 1 mile radius

15+ HOTELS

within a 0.5 mile radius

15 MILES OF SIDEWALKS

6 MILES OF BIKE LANES

IMMEDIATE CONNECTIVITY TO I-75/I-85

MARTA ACCESS

- Midtown Station (0.2 miles)
- North Avenue Station (0.5 miles)

TOP TALENT POOLS

- Georgia Tech
- Emory University
- SCAD Atlanta
- Georgia State University
- Morehouse
- Spelman
- Clark Atlanta University



Highly Visible Signage Opportunities
403,000 vehicles per day



NMRK.COM

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NEWMARK

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