



PROMENADE CENTRAL

PROMENADE TOWER

# HELLO. MIDTOWN.

*An artful Promenade Central lobby experience promoting indoor/outdoor connection*



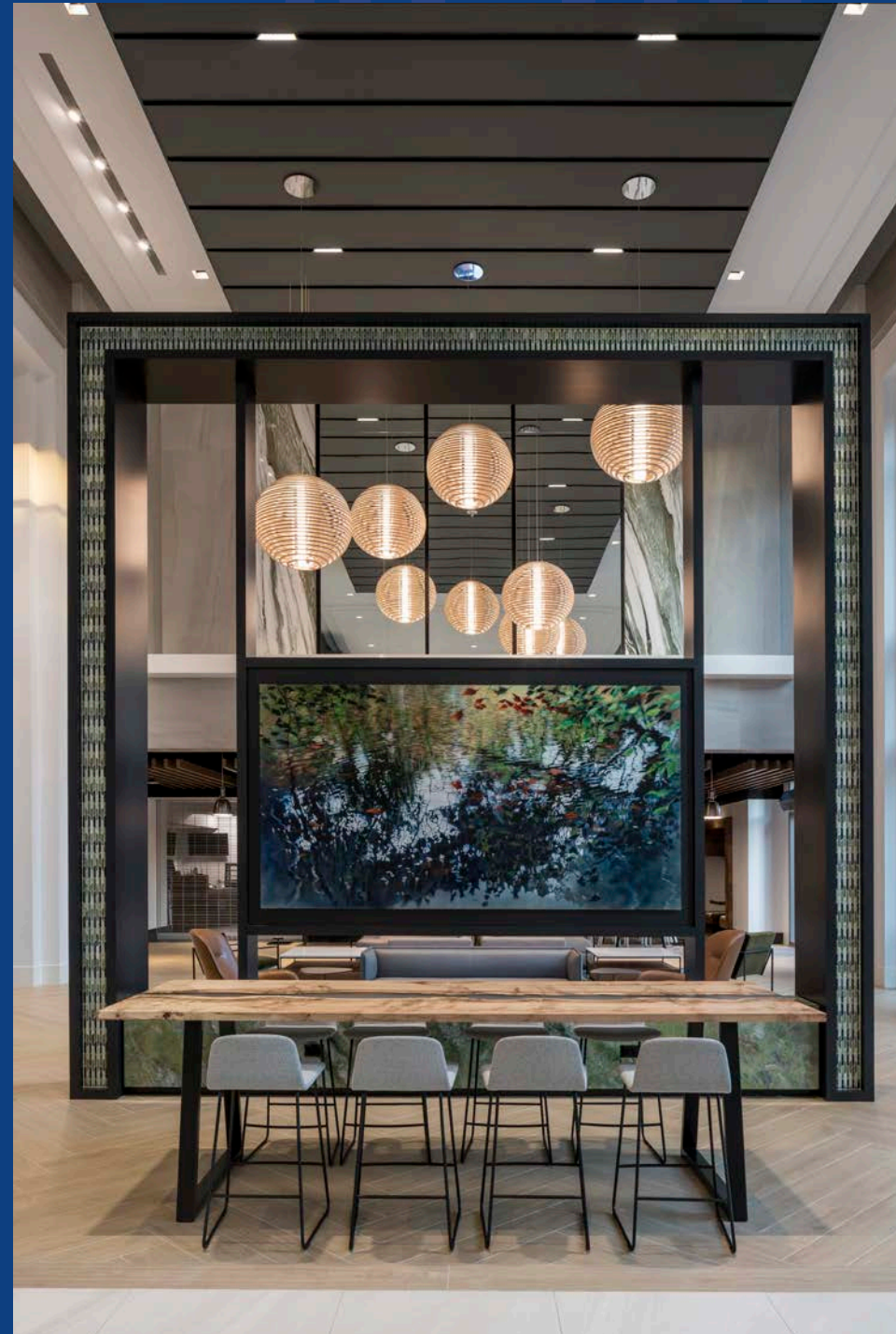
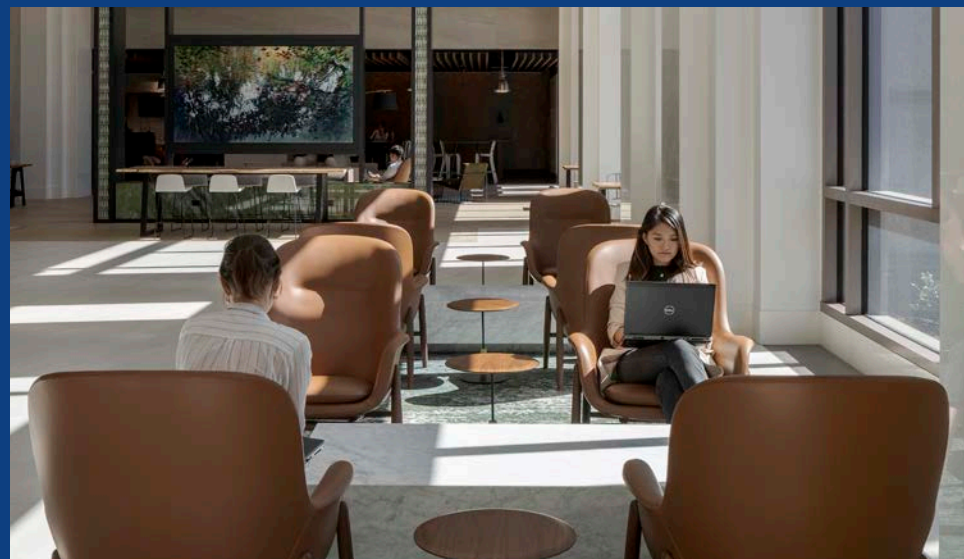
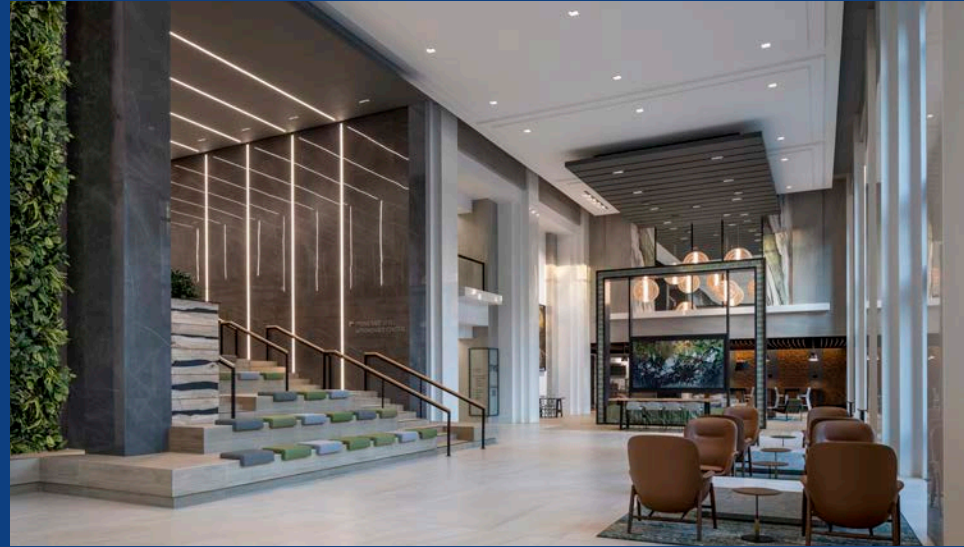
**At the celebrated corner of Atlanta's 15th and Peachtree Streets sits Promenade, an indoor/outdoor workplace campus in the heart of Midtown's Arts District.**

Featuring its own world of lifestyle-focused amenities, Promenade provides a connected and complete experience across its sister buildings: bustling 12-story Promenade Central and skyline-sweeping Promenade Tower. Find established prestige with direct access to Midtown's liveliest confluence of arts, culture and cuisine at Promenade.



*Promenade Central's two-story entrance, flooded with natural light*

# NATURAL GATHERING SPOTS AND FOCUS AREAS WITHIN PROMENADE TOWER'S LOBBY



Promenade Tower's design-forward, multifunctional lobby



“The wealth of amenities and conveniences at Promenade Central enables us to provide an engaging in-office experience to inspire collaboration, creativity, and innovation for our Visa teams. Located in Midtown, with close proximity to Georgia Tech, the new location helps us progress our corporate strategy to support our clients and their communities and engage exceptional local fintech talent.”

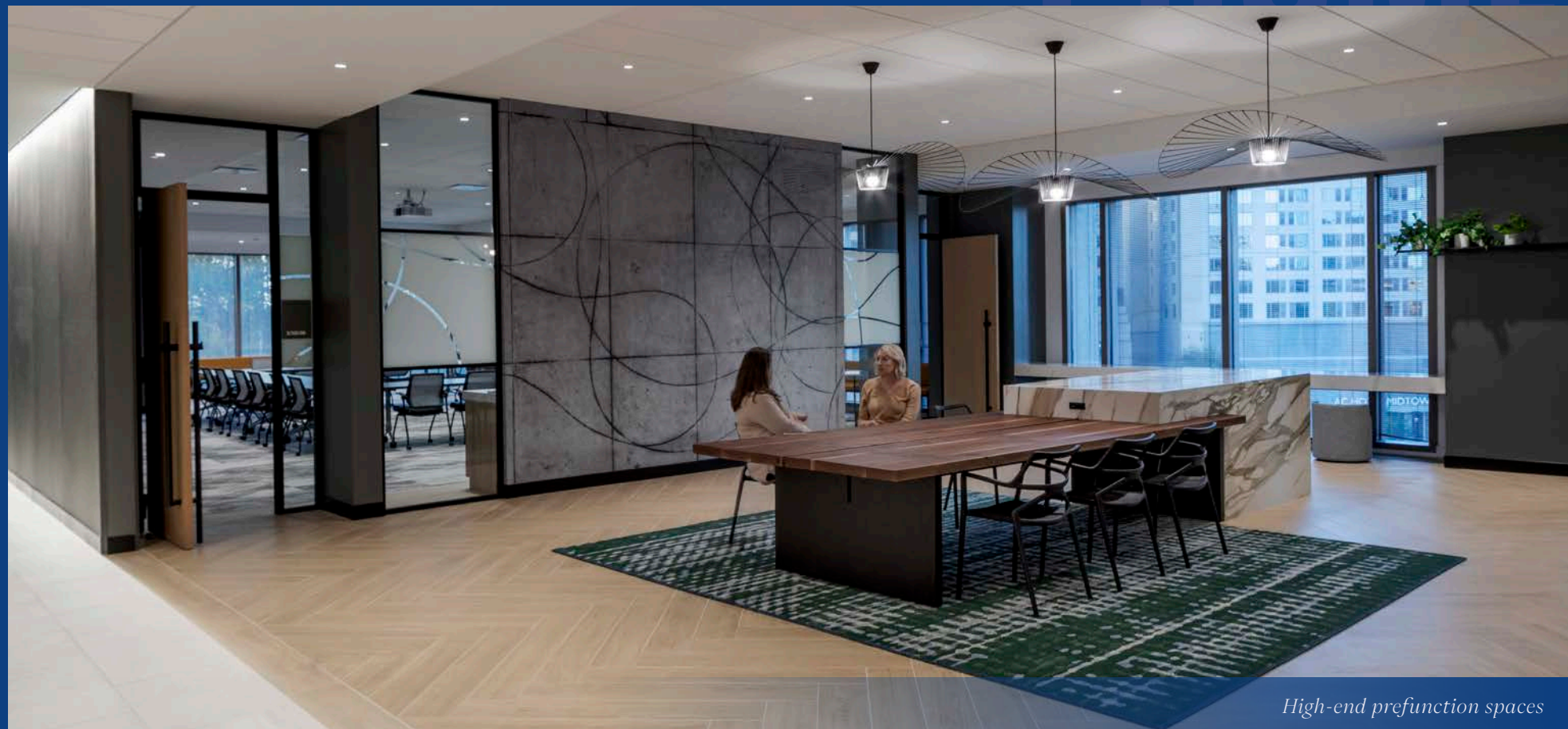
— Michelle Gethers, Chief Diversity Office and Head of Corporate Responsibility



Benefitting from a recent multimillion-dollar reimagining, Promenade boasts a full suite of experience-driven amenities and services across its campus.



*Flexible, state-of-the-art conference facilities, including 100+ person capacity*



*High-end prefunction spaces*



*Areas to promote collaboration, recreation and focus in Promenade Central's lobby*

# DOUBLE THE AMENITIES

Culture-rich companies at Promenade Central and Promenade Tower enjoy offerings at both buildings, in addition to shared gardens and green spaces.



*On-site putting green, ideal for moments of recharge*



*Abundant greenspace at Promenade Garden*



*Ample outdoor seating with connected WiFi*



*A Peachtree-facing parklet complete with outdoor seating*

# WELLNESS AT PROMENADE

With dining, grab-and-go and coffee options spread across campus and high-end fitness centers in both buildings, Promenade offers a variety of ways to refresh and recharge without having to go far.



Featuring meditation and mothers' rooms



A dedicated Wellness wing



On-site coffee bar proudly serving Starbucks blends



"After 30 years at Promenade, we moved our headquarters from Tower to Central. The start of TVS' next chapter in a fresh and flexible space coincided with Promenade's next chapter as a seamlessly connected campus. We were fortunate enough to lead the transformative design to Promenade Central, and now, our teams make use of and enjoy the fitness centers, meeting spaces, courtyards and cafés at both buildings."

— Janet Simpson, President

**TVS /** ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

Fully-equipped fitness centers with lockers, showers and towel service

# THERE'S A REASON PROMINENT COMPANIES THRIVE AT PROMENADE

Surrounded by a high concentration of neighboring global companies and eight of the 10 largest law firms in the city, there's no better place to be as Atlanta continues to attract international attention.

## Featuring

- Pedestrian-friendly paths surrounding the building
- Dedicated parking deck accessible via 14th and 15th Streets
- Designated rideshare location
- Secure bike storage and scooter charging stations
- Future 15th Street Connector access



### DRIVE TIMES

**3 min.** to Interstate 75/85

**7 min.** to West Midtown

**10 min.** to Downtown

**14 min.** to Buckhead

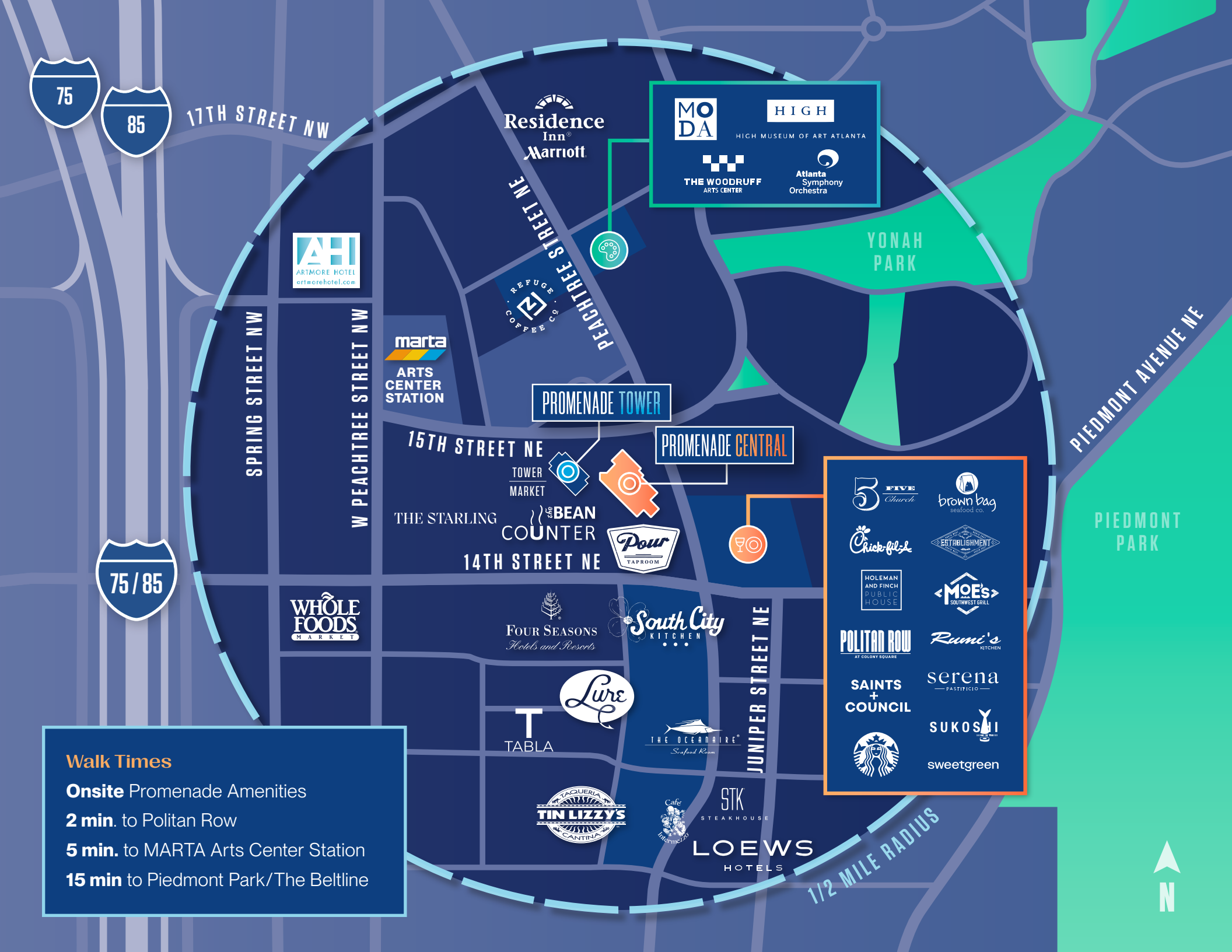


# ATLANTA'S MOST WALKABLE RADIUS

Walkable, transit-friendly and full of possibility, Promenade is primely positioned in the city's true walker's paradise. The Woodruff Arts Center, Piedmont Park and Colony Square are all within a short stroll.

"The energy on Promenade's campus and throughout the neighborhood in the heart of Midtown is exactly what we were looking for as we supported our Atlanta teams' return to the office. We considered other locations and offices in Midtown, but nothing compared to Promenade Central in terms of amenities and access—to culture, dining, transportation and more."

—Radina Russell, General Manager (Atlanta)



# 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.

## Prioritizing 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 and no debt placed on properties.

## Trusted

Nationally known and respected, we own, develop and invest in buildings for the long-term.



## Never Worry About a Thing

### CousinsGo Customer Experience App

With the CousinsGo App, we bring our superior service and property management to your fingertips. Everything from building access, announcements, work order submissions, amenity booking and more is easy to access. Also enjoy mobile ordering, special giveaways and a real-time MARTA schedule through the app.

“Frazier & Deeter has been proud to have our headquarters at Promenade Tower since 2013. Promenade’s standout amenities and ideal location in Atlanta’s Midtown Arts District appeal to the top talent we aim to attract and retain to help grow our business. Cousins continually proves their commitment to creating an energizing workplace experience where everything you need is right at your fingertips.”

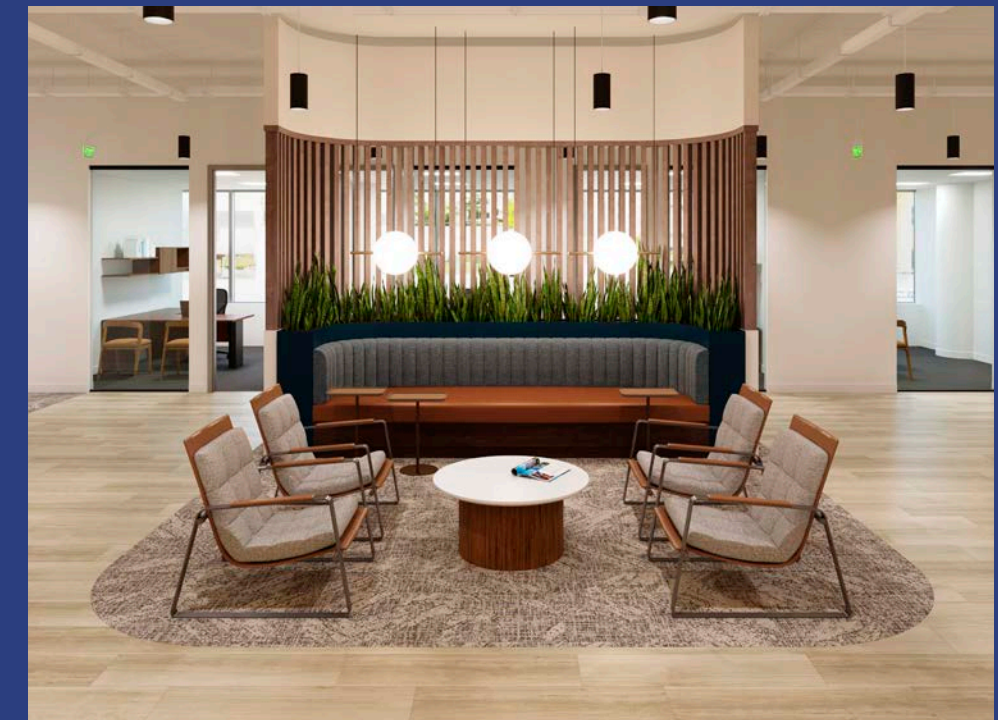
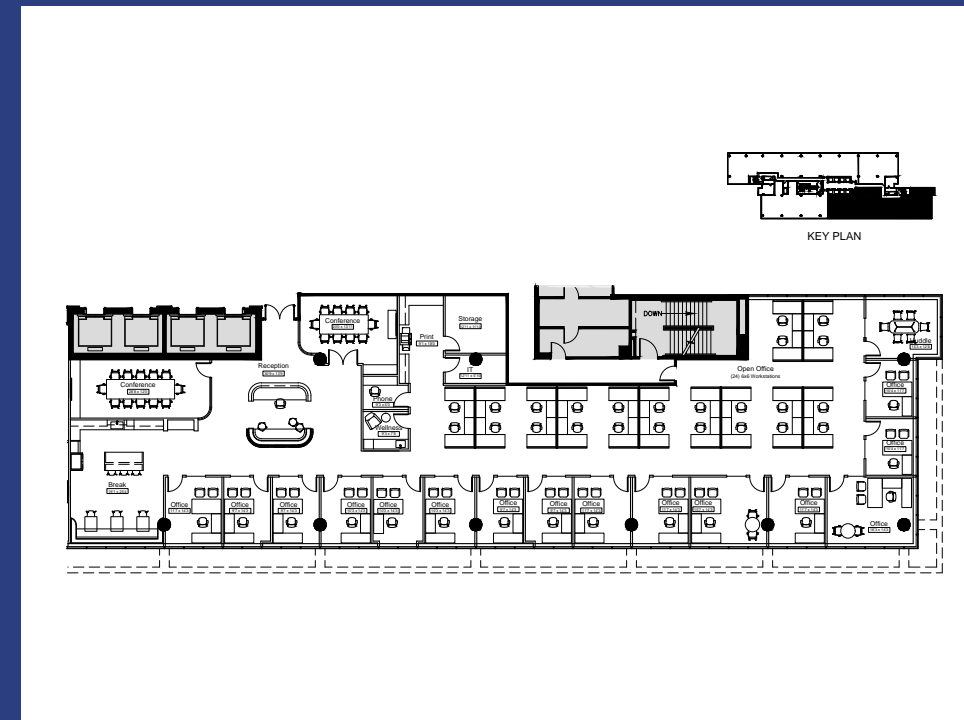
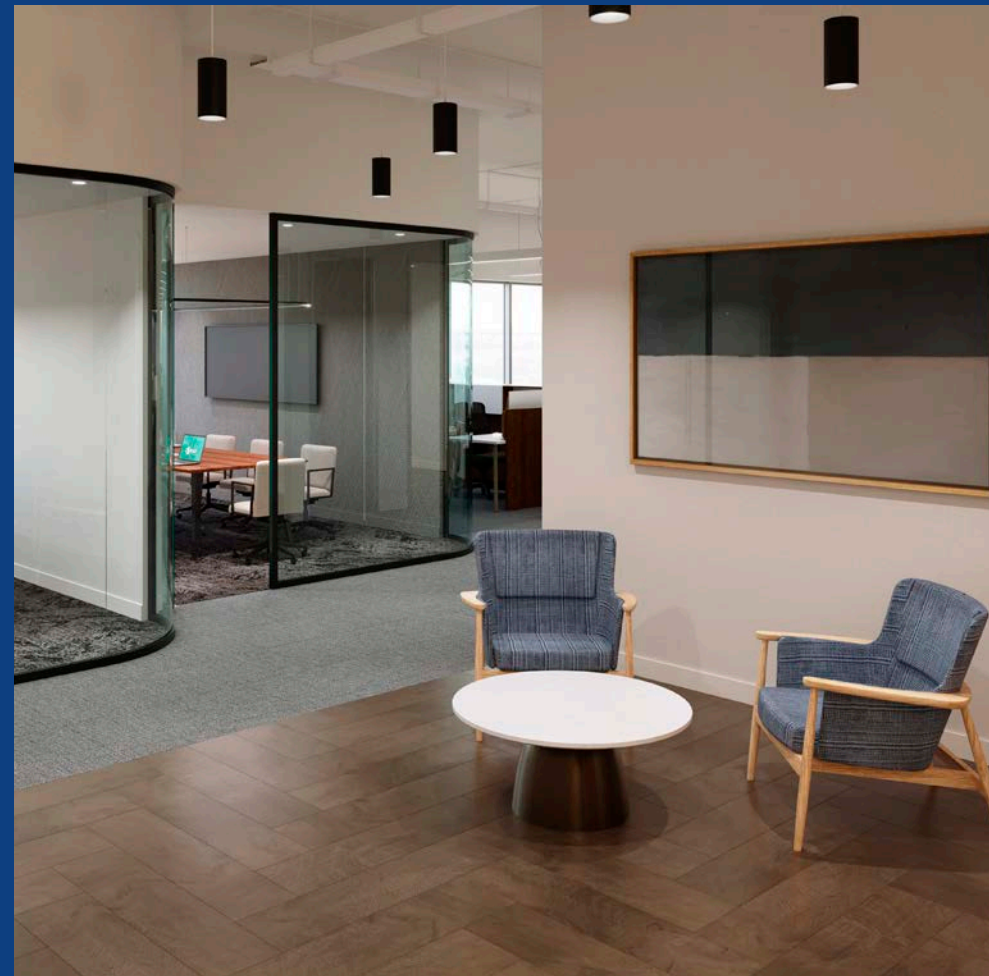
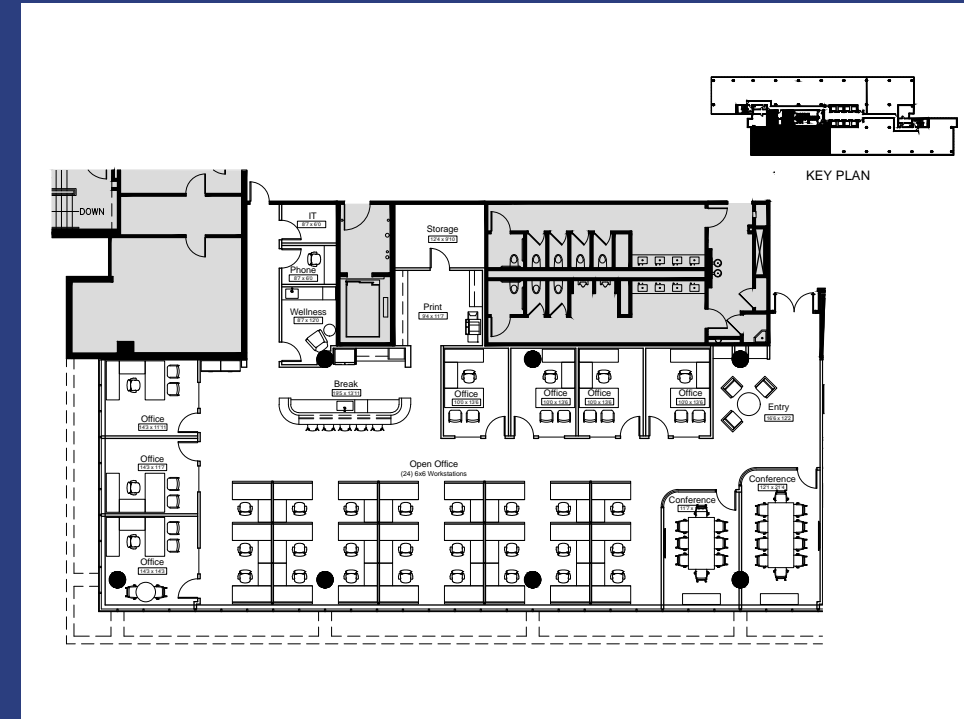
—Seth McDaniel, Managing Director



A flexible pre-function space in Promenade Central

# PUTTING THE "SPEC" IN SPECTACULAR

Experience next-level office space with our thoughtfully designed spec suites, ranging from 6,068 to 9,224 RSF. Our modern, turn-key suites are tailored for today's forward-thinking teams—Available Summer 2025





1200 + 1230 PEACHTREE STREET NE ATLANTA, GA 30309 | [PROMENADECENTRAL.COM](http://PROMENADECENTRAL.COM) · [PROMENADEATLANTA.COM](http://PROMENADEATLANTA.COM)



**FOR LEASING  
INQUIRIES:**

**Jeff Dils**  
[jdils@cousins.com](mailto:jdils@cousins.com) • 404.407.1940

**Bill Hollett**  
[bhollett@cousins.com](mailto:bhollett@cousins.com) • 404.407.1664

**Emily Bedell Holmes**  
[eholmes@cousins.com](mailto:eholmes@cousins.com) • 404.407.2085