

PROMENADE

Atlanta, GA

BUILDING DETAILS

SIZE

- 777,050 rentable square feet
- 38 floors

FLOOR PLATES

- 24,000 average rentable square feet

ELEVATORS

- 16 passenger elevators
- 2 freight elevators
- 4 garage elevators

HVAC

- Chilled water cooling with 20 PIU & 4 VAV zones per floor
- Digital controls

ELECTRICAL SERVICE

- 5.5 watts psf with expansion potential available
- 4160 volt, 3-phase service with step down transformers per floor

LOADING DOCK

- Four delivery bays available 24/7

PARKING

- 1.75: 1,000 RSF
- Covered walkway to building
- Three points of entry and exit from both 14th and 15th street

SUSTAINABILITY

- BOMA 360 Performance Award

ONSITE AMENITIES

- Bistro 1230, The Bean Counter & The Commons, Pulse Fitness, Page One News & Sundries, Artist in Residence, Wi-Fi throughout and enhanced outdoor seating
- Conference center (seats 75)
- Promenade Dental, Press Box Dry Cleaner, auto detail, ATM and shoe shine

ACCESS & TRANSPORTATION

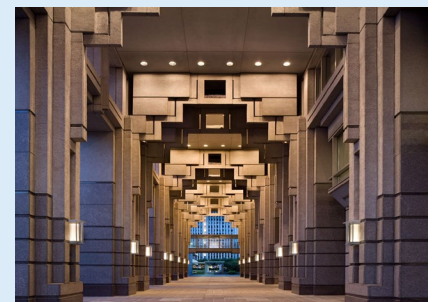
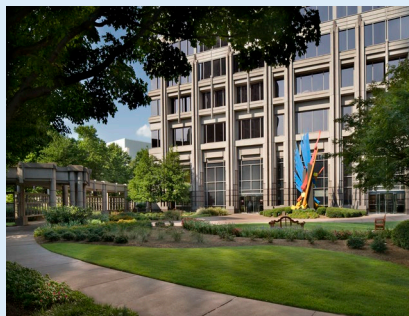
- Direct access to I-75/I-85/GA 400
- Direct access to the MARTA Arts Center Station on 15th Street

SECURITY/FIRE PROTECTION SYSTEMS

- 24/7 security with camera monitoring and card access controls at entries and elevators
- Fully sprinklered with fire pump and emergency generator

COMMUNICATIONS SERVICE

- AT&T telephone/fiber optic platform plus five alternative options for voice/data
- Gigabit Wi-Fi in all common areas including exterior spaces
- DAS (Distributed Antenna System) throughout the building



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