



# CONCOURSE

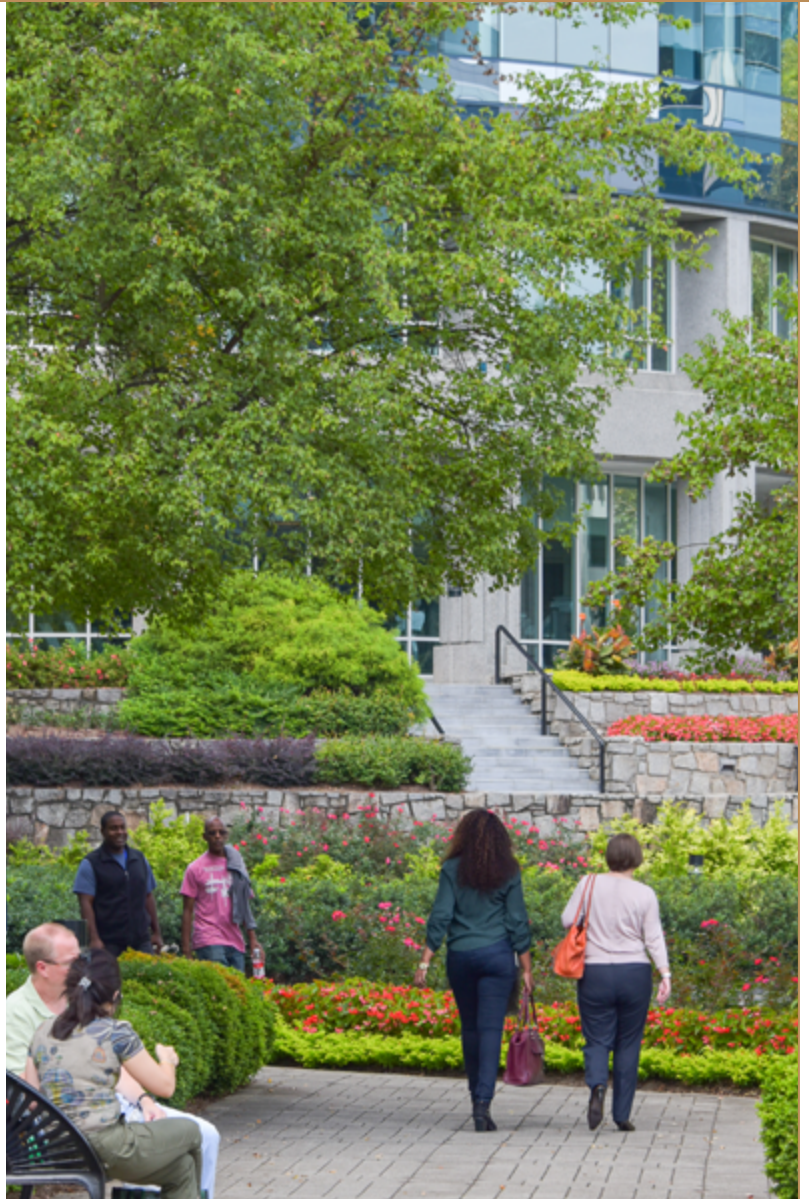
REIMAGINING YOUR EXPERIENCE



VIEW  
PROPERTY  
TOUR

# REIMAGINE YOUR EXPERIENCE

CONCOURSE OFFERS ATLANTA'S PREMIER DESTINATION FOR AN EVOLVING WORKFORCE IN SEARCH OF A UNIQUE LIFESTYLE OFFICE EXPERIENCE. ONE WITH MORE AMENITIES, BETTER CONNECTIVITY AND A CLOSER ATTENTION TO WELLNESS AND SUSTAINABILITY.



**A CITY WITHIN A CITY**, CONCOURSE REPRESENTS THE FUTURE OF WORKPLACE, OFFERING EVERYTHING FROM CHILDCARE TO CONVENIENT DINING, ENGAGING OUTDOOR SPACES AND A WORLD-CLASS FITNESS CENTER, ALL FROM THE HEART OF THE CITY'S HIGHLY COVETED PERIMETER MARKET.

REIMAGINING YOUR EXPERIENCE

## ATLANTA'S PREMIER FITNESS FACILITY

Life Time Perimeter is packed with features that include state-of-the-art equipment, personal training, seven tennis and pickle ball courts, squash and basketball courts, indoor and outdoor swimming pools, full-service spa, dining and more. The complex will be fully renovated in 2024.

Corporate programs are offered which provides for membership benefits and reduced pricing.

**LIFETIME.LIFE**/LOCATIONS/GA/PERIMETER

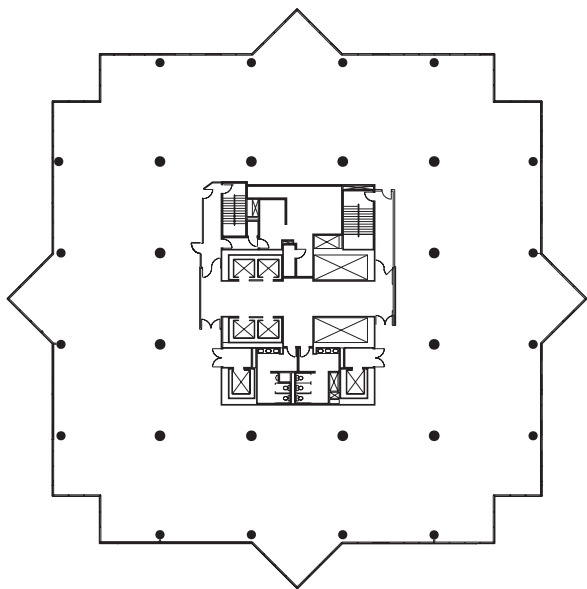
**LIFETIME**



## ABUNDANT AMENITIES

A MASTERFULLY PLANNED CAMPUS WITH AN EXCITING SET OF RENOVATIONS DESIGNED FOR THE MODERN BUSINESS LIFESTYLE, CONCOURSE IS PACKED WITH CONVENIENT AMENITIES TO INCREASE PRODUCTIVITY AND HELP EMPLOYEES FEEL MORE INSPIRED AT THE OFFICE.

- 372-Room newly renovated Westin Hotel
- 80,000 Sf newly renovated Life Time Perimeter
- 5 On-site food services/restaurants
- Two miles of on campus walking trails
- Auto detailing services
- Multiple conference facilities
- On-site Kindercare childcare
- Private shuttle to MARTA and neighborhood amenities
- Outdoor community spaces
- Immediate accessibility to Path 400 (coming soon)
- On-site dry cleaning services
- Indoor and outdoor venues for large corporate and community events
- 4 Bicycles are available on the property for tenants' use at no charge, facilitating access to nearby restaurants, shops, parks and walking trails
- Coffee barista bar with Starbucks brand products



## TYPICAL FLOORPLATE

25,000 RSF

Flexible space options available ranging from small suites for start ups to large multi floor contiguous availability for corporate headquarters.

These include ready built suites that are turn key solutions for immediate occupancy and flexible term.

**VIEW VIRTUAL TOUR**



**116,116**  
RENTABLE  
SQUARE FEET  
AVAILABLE

**177,000**  
RENTABLE  
SQUARE FEET

FLOOR 14	9,770 RSF
FLOOR 12	24,265 RSF
FLOOR 11	24,518 RSF
FLOOR 10	24,519 RSF
FLOOR 9	13,933 RSF
FLOOR 8	20,111 RSF

11	25,000 SF AVAILABLE
10	25,000 SF AVAILABLE
9	25,000 SF AVAILABLE
8	25,000 SF AVAILABLE
7	25,000 SF AVAILABLE
6	25,000 SF AVAILABLE
5	25,000 SF AVAILABLE

ONE OF ATLANTA'S PREMIER LARGE BLOCK AVAILABILITIES WITH PANORAMIC VIEWS



## CAMPUS PROGRAMS

CONCOURSE IS A MASTERFULLY PLANNED CAMPUS WITH AN EXCITING SET OF RENOVATIONS TAILORED TO THE MODERN BUSINESS LIFESTYLE. DESIGNED KEEP EMPLOYEES INSPIRED AND HELP MAXIMIZE A DAY AT THE OFFICE, CONCOURSE ALSO OFFERS AN EXCLUSIVE TENANT AMENITY PROGRAM PACKED WITH LIFESTYLE AMENITIES THAT CATER TO EVERY OCCASION.

- On-site day care with tenant discount
- Shuttle service to MARTA
- Exclusive food programs featuring cafés, restaurants, food trucks, and DoorDash hubs
- Health & wellness offerings include pickleball, bike share, walking trail and more WiFi-enabled common areas throughout the campus
- Hospitality access and discounts at the Westin Hotel
- Private workspaces to focus and recharge
- Ridesharing pick up and drop off
- Robust personal fitness training including group and private classes available at Life Time Perimeter
- Seasonal art exhibits created and curated by local artists and art organizations
- Tenant appreciation events



## SUSTAINABILITY INITIATIVES

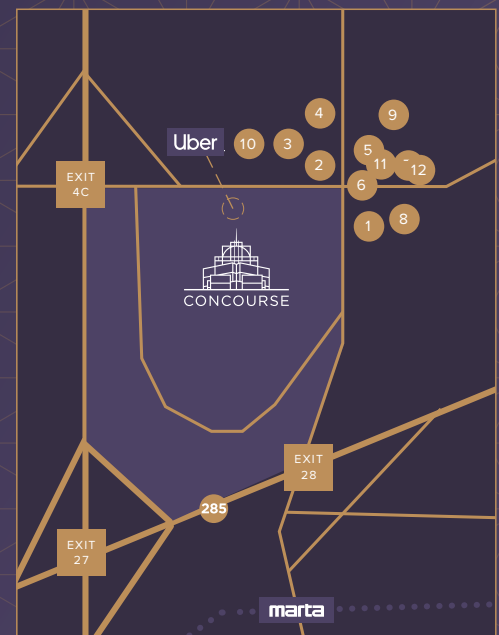
- LED lighting throughout, including the parking garage and parkway, tenant spaces and common areas
- Single-stream recycling
- Charging stations for electric vehicles in the parking garage
- Recent elevator modernization
- Hands-free toilets, sinks, paper towel and soap dispensers
- Water appliances are “water-savers”
- Air filters upgraded to MERV rating of 13
- Sensors on irrigation system prevent watering when it’s raining

# UNBEATABLE

## ACCESSIBILITY

LOCATED IN THE HEART OF PERIMETER AT I-285 AND GA-400, CONOURSE SITS 15 MINUTES NORTH OF MIDTOWN AND JUST 10 MINUTES NORTH OF BUCKHEAD OFFERING COMMUTERS EASY ACCESS ANYWHERE IN THE REGION.

Complimentary shuttle to the Perimeter MARTA train station is also offered for alternative access around the city.



### WALKABLE NEARBY RESTAURANTS

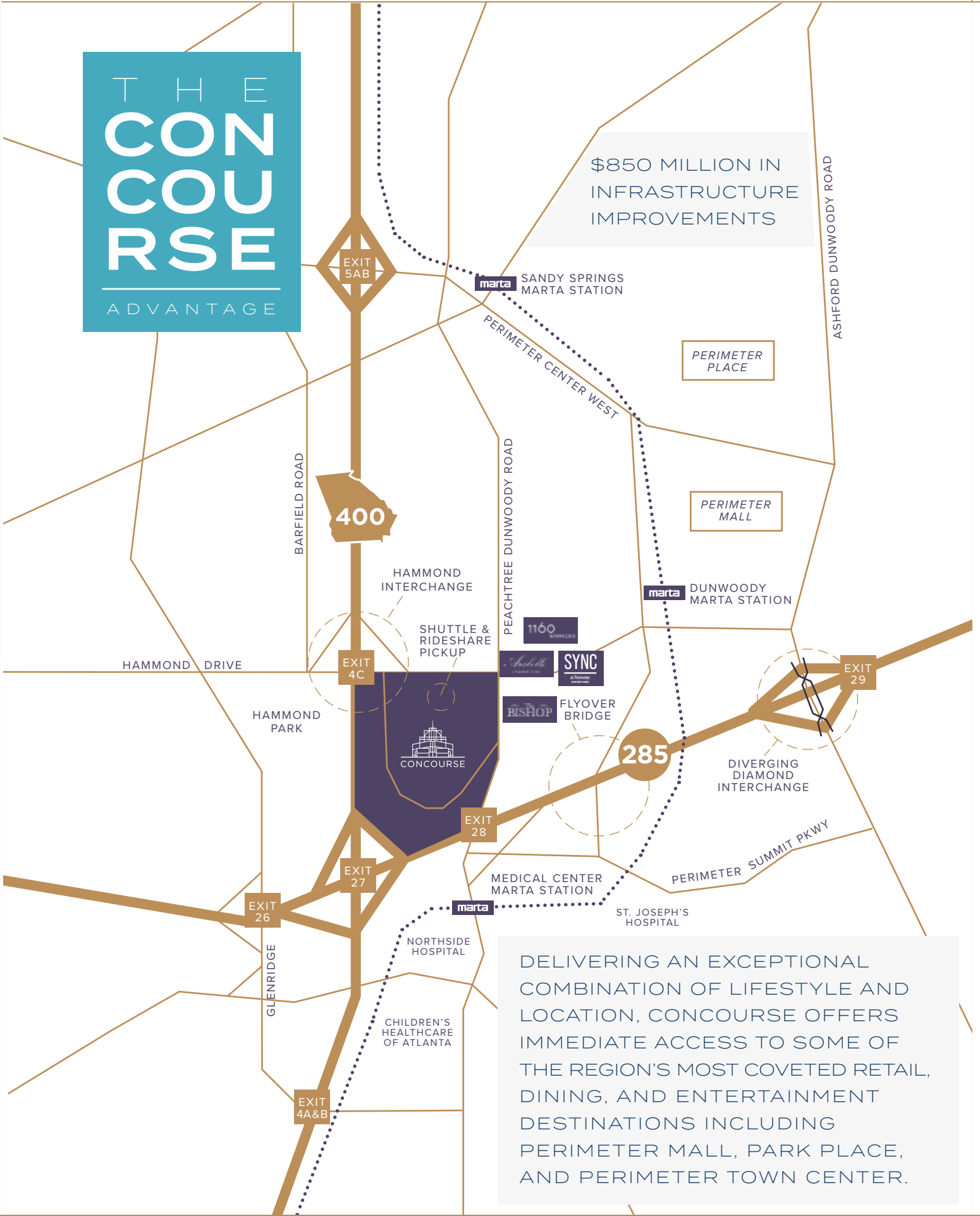
- 1 Starbucks
- 2 Einstein Bros Bagels
- 3 Buon Fornello
- 4 Willy's
- 5 Grub Burger
- 6 Just Love Coffee Cafe
- 7 Local Expedition
- 8 NoriFish
- 9 Biryani's Place
- 10 Publix
- 11 El Azteca
- 12 Atlanta Bread Company



# THE CON COURSE

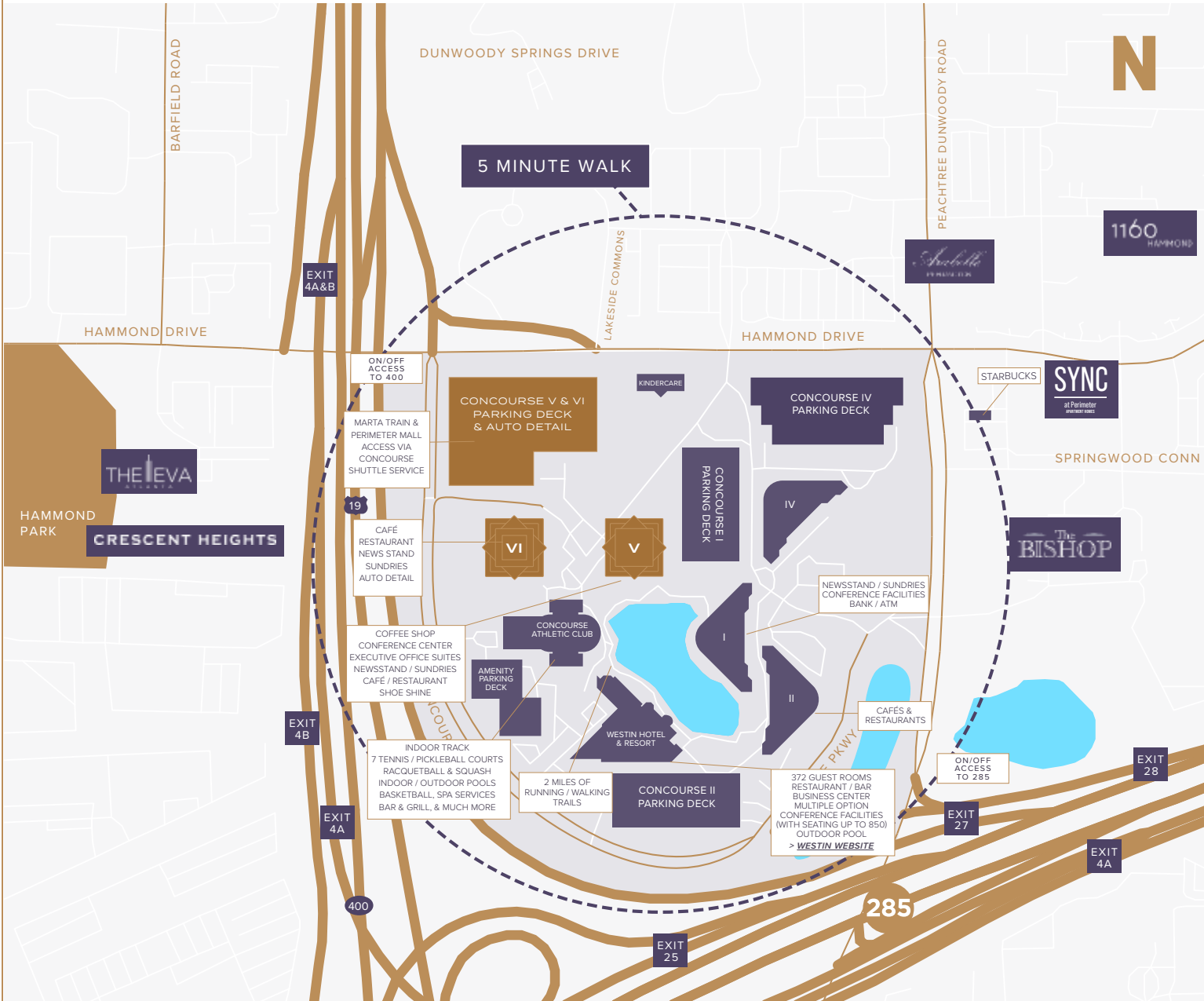
ADVANTAGE

\$850 MILLION IN INFRASTRUCTURE IMPROVEMENTS



DELIVERING AN EXCEPTIONAL COMBINATION OF LIFESTYLE AND LOCATION, CONCOURSE OFFERS IMMEDIATE ACCESS TO SOME OF THE REGION'S MOST COVETED ROAD RETAIL, DINING, AND ENTERTAINMENT DESTINATIONS INCLUDING PERIMETER MALL, PARK PLACE, AND PERIMETER TOWN CENTER.

# WALKABLE APARTMENT LIVING



VISIT WEBSITE



VISIT WEBSITE



VISIT WEBSITE



VISIT WEBSITE

### Arabelle Perimeter



### 1160 Hammond



### The Bishop



### SYNC at Perimeter Apartment Homes





FOR MORE INFORMATION ON

# LEASING OPPORTUNITIES:

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**VISIT ONLINE:**

- > **CONCOURSE**-ATL
- > **LIFETIME**PERIMETER
- > **WESTIN**HOTEL
- > **LINKEDIN:** [TINY.CC/4Z1UXZ](https://www.linkedin.com/company/tiny-cc/4z1uxz)
- > **IG:** @KINGQUEENTOWERS\_ATL



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