

PROSCENIUM

Midtown Atlanta





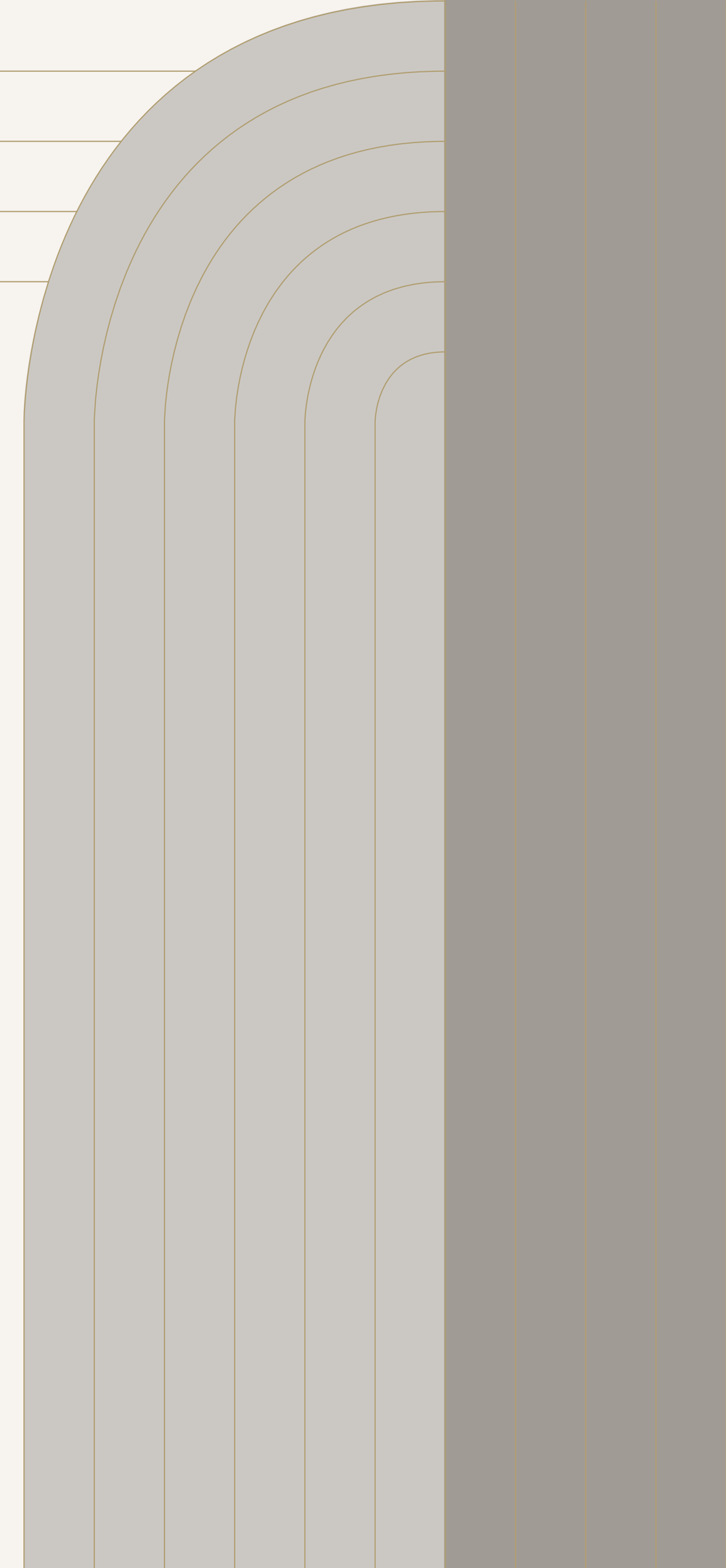
Enter the Scene

Enter the Scene

The best places in the world to work all share one thing: they understand the choreography of human experience. Proscenium gets right what a lot of office buildings don't — that the magic happens in the spaces between deep thought and light conversation, walking in ready for the day and walking meetings that clear your head. So we created a place designed to pull you to your desk and then away from it — to keep you moving between states: between the meetings and the deadlines, between the structure and the chaos, between the perfectly planned and the beautifully spontaneous.

Standing right here, right now in Midtown's most electric moment, this isn't just another glass-and-steel monument to productivity. It's a sophisticated stage where work and life collide in the most interesting ways. Where every threshold is an invitation to transform and every transition a chance to step out, shed the old rules, and make your own.

Between every moment here lies infinite possibility. We just designed the doors.



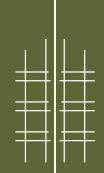
Enter Midtown's Flow State

Proscenium sits at Midtown's beating heart, a place where easy interstate access and abundant parking lead to the city's most walkable streets. Get out of your car, cross the threshold, and suddenly you're in it—the energy of Atlanta's most accessible grid, complemented by Colony Square's dynamic food and fun just across the way and the planned 4 acre Midtown Alliance Park on 14th Street.

This isn't just location—it's workday liberation.



Conceptual image. Midtown Alliance Park plans to be announced soon.



Atlanta's Most Vibrant Submarket



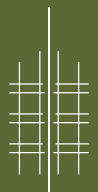
Piedmont Park



Woodruff Arts Center



Colony Square



Direct Access to Recently Announced, Permanent Public Gathering Space

Planned 4 Acres Urban Park

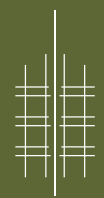
“ This is a seminal moment to secure open space designed for community gathering, and ensuring its availability forever ”

Mary Pat Matheson,
Midtown Alliance Board Chair

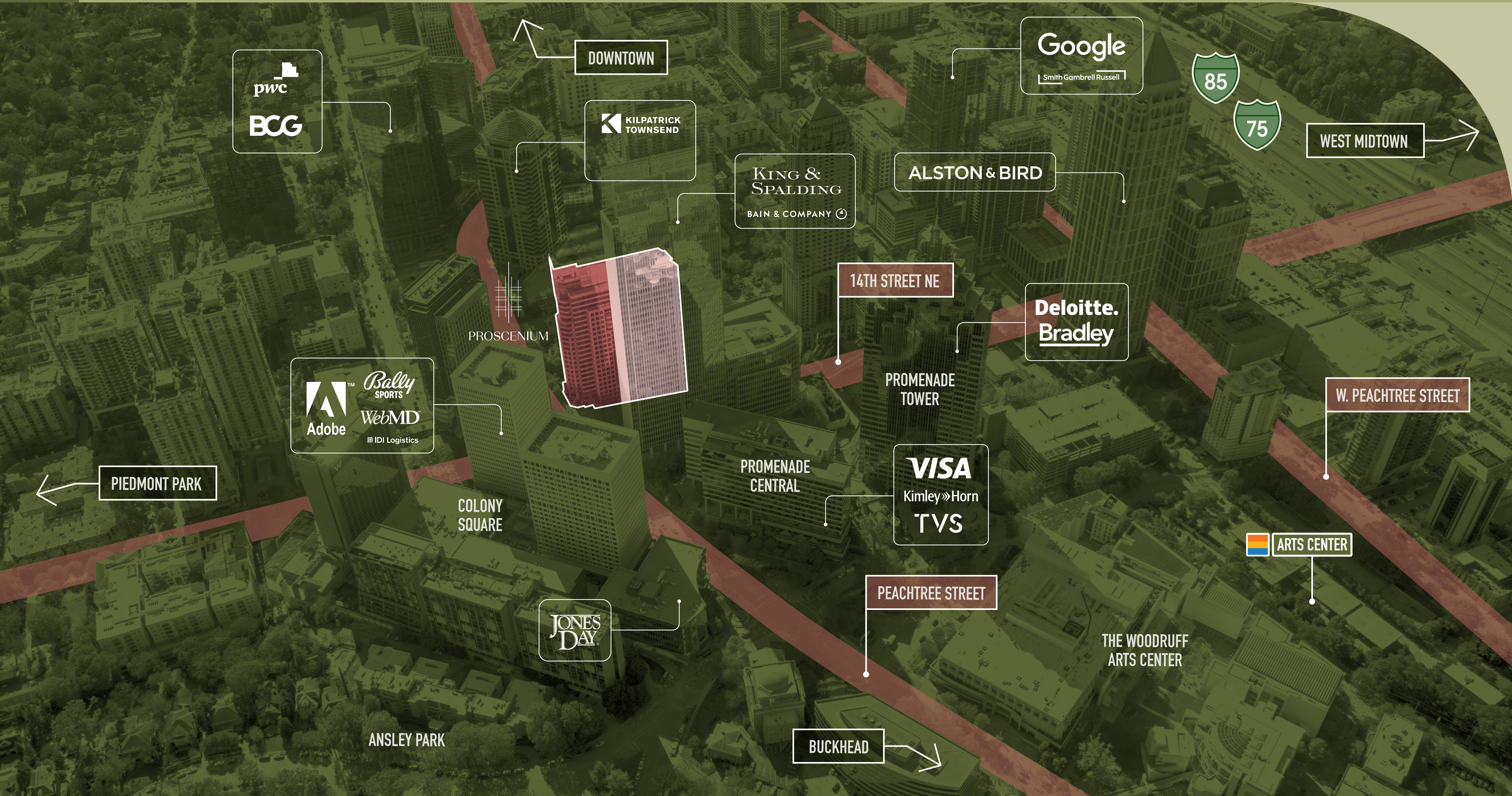
“ This is the largest undeveloped site in midtown. It just sat here as midtown grew up around all it ”

Kevin Green,
Midtown Alliance president and CEO





Epicenter of the Southeast



pwc
BCG

DOWNTOWN

KILPATRICK
TOWNSEND

KING &
SPALDING
BAIN & COMPANY

Google
Smith Gambrell Russell

85

75

WEST MIDTOWN

ALSTON & BIRD

Adobe
Bally Sports
WebMD
IDI Logistics

PROSCENIUM



14TH STREET NE

Deloitte.
Bradley

PROMENADE
TOWER

W. PEACHTREE STREET

PIEDMONT PARK

PROMENADE
CENTRAL

VISA
Kimley»Horn
TVS

COLONY
SQUARE

ARTS CENTER

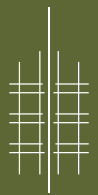
JONES
DAY

PEACHTREE STREET

THE WOODRUFF
ARTS CENTER

ANSLEY PARK

BUCKHEAD



Convenient Access



Interstate Access Drivetimes

During peak rush hour

75/85 SOUTH

- Via 13th St. 4-7 min
- Via 14th St. 5-8 min

75 NORTH

- Via 13th St. to W. Peachtree St. 4-7 min
- to 15th or 16th St. 4-7 min

85 NORTH | 400

- Via 13th St. to W. Peachtree St. 4-7 min
- Via Peachtree St. 5-8 min



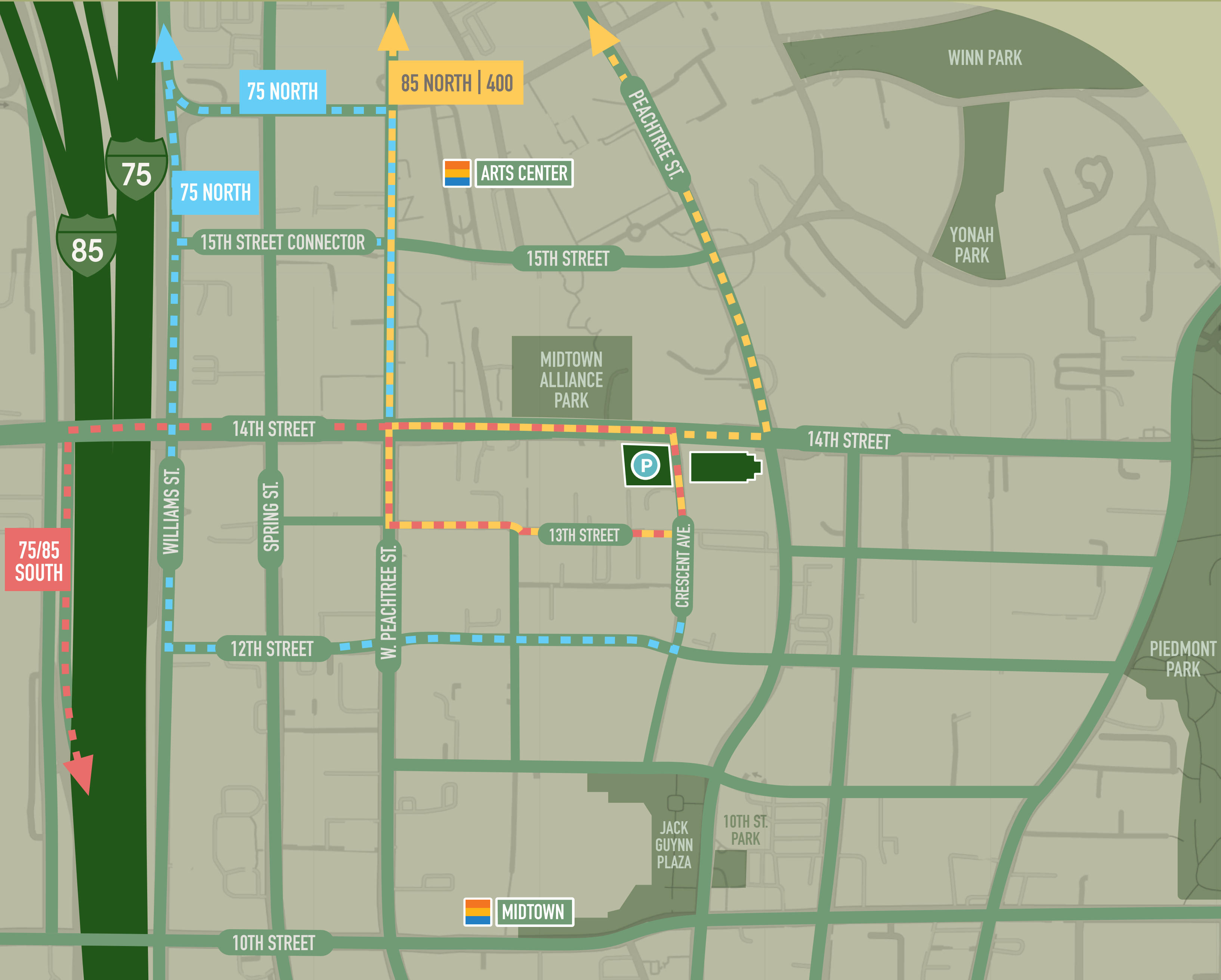
Neighborhood Drivetimes

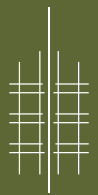
Morningside	7 min	Buckhead	13 min
Virginia Highlands	7 min	Inman Park	13 min
Westside	8 min	Druid Hills	14 min
Old Fourth Ward	9 min	Vinings	15 min
Downtown	10 min		



Selected Drivetimes

Hartsfield-Jackson Int. Airport	11 min
Dekalb-Peachtree Airport	20 min
Mercedes-Benz Stadium	11 min
The Battery	16 min
State Farm Arena	11 min





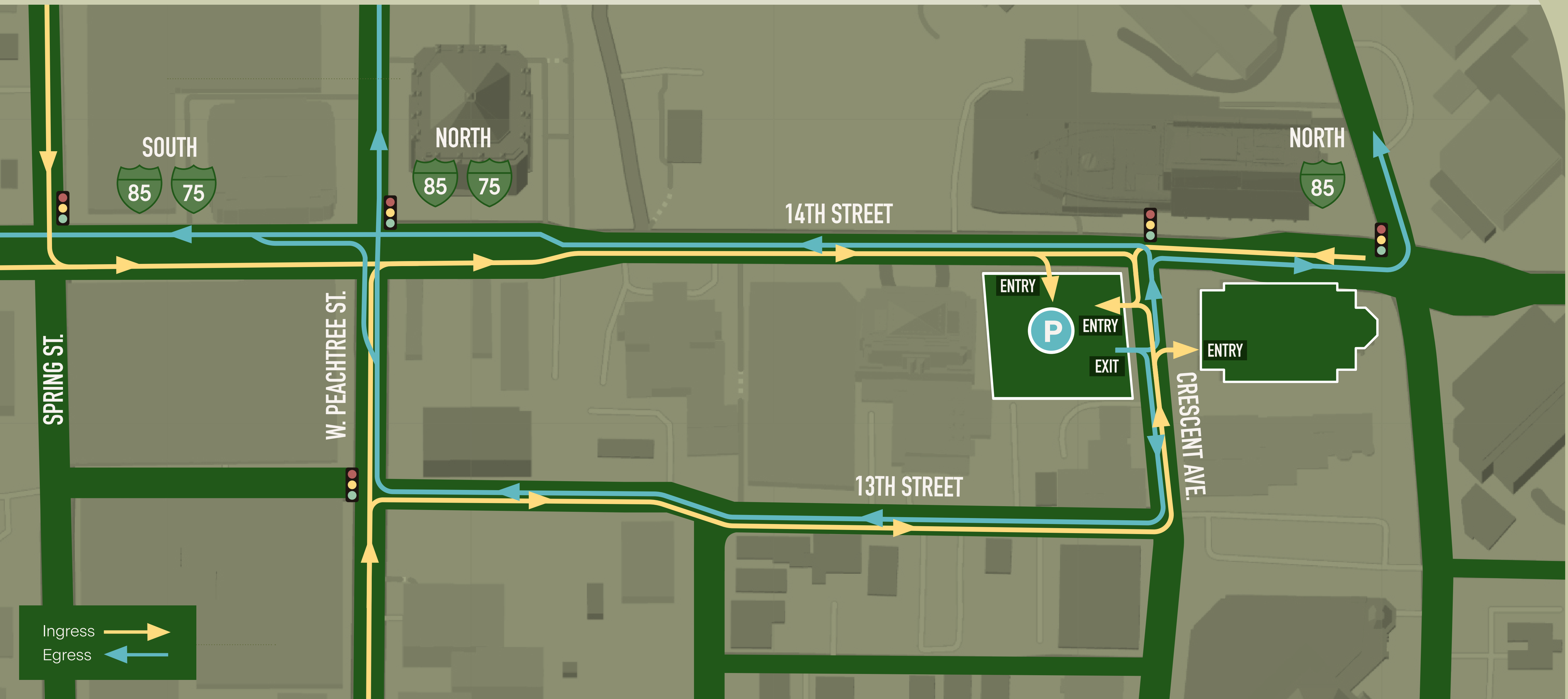
Convenient Parking

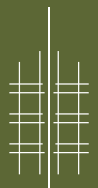


A Perfect Entry to Every Scene: **2 : 1,000 RSF**
Parking, Walkable to Marta & Ease of Access On
and Off the Connector

- Ability to Add Additional Parking on Month-To-Month Basis
- Best Executive Parking in the City

- Ample Off-Site Overflow Parking in Neighboring Garages and Surface Lots Within a .25 Mile Radius



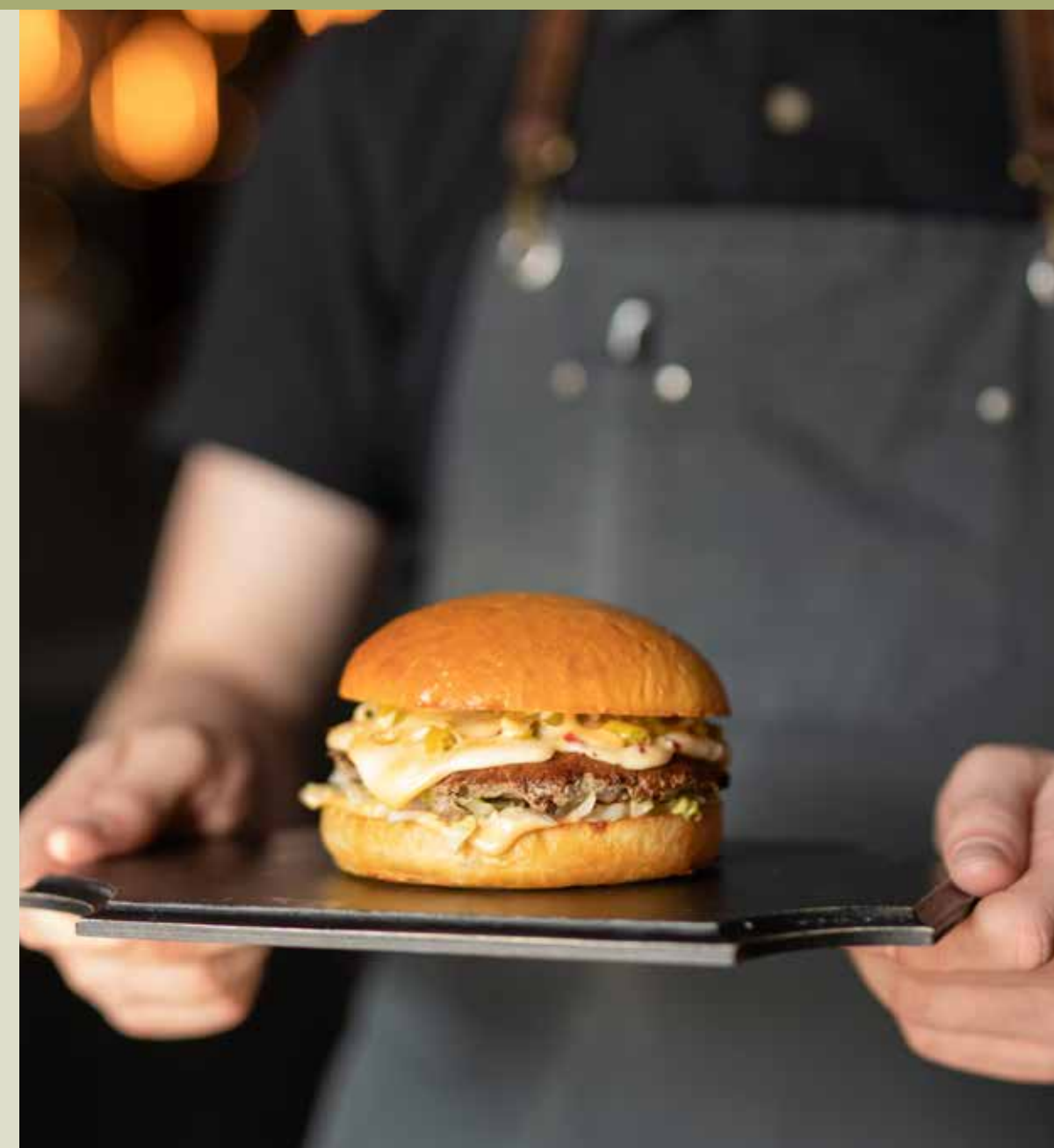


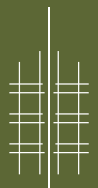
Midtown Offers Exceptional Walkable Dining Options

Just outside Proscenium's doors (and so close to your desk): 50+ dining spots offer up everything from morning coffee to after-work unwinding. Fine dining, casual bites, grab-and-go, it's all here, making our locale more than just a lunch destination—this is Midtown's most delicious escape hatch.

26 Thai • **5 Church** • Bar Brasserie • Bar Margot • **Bar Politan** • **Boqueria** • **Brown Bag Seafood Co.** • Bulla Gastrobar • Café Intermezzo • **Chick-fil-A** • Chipotle Mexican Grill • **Cupcakin' Bake Shop** • **Delilah's Everyday Soul** • Divan Restaurant & Bar • E Ramen + • E + Rose • Emilio's Tacos and Tequila • **Establishment** • Farm Burger Midtown • Fin & Feathers • **Fit for a Cookie** • **Gekko** • **Holeman & Finch Public House** • **Irie Mon Cafe** • **Jojo's Beloved Cocktail Lounge** • Joy Cafe • **King of Pops** • **Latin Fresh** • **Luca's Brooklyn Pizzeria** • Lure • **Mora Sushi** • Olive Bistro Midtown Meze & Wine Bar • Panera Bread • Pasta da Pulcinella • **Politan Row Food Hall** • Pour Taproom • **Pretty Little Tacos** • Refuge Coffee Co. • **Rumi's Kitchen** • **Sahirah Kebab and Curry** • **Saints + Council** • Saltwood Charcuterie & Bar • **Serena Pastificio** • Silverlake Ramen • South City Kitchen • STK Steakhouse • **Starbucks** • Sugar Factory American Brasserie • **Sweetgreen** • **Tandoori Pizza & Wing Co.** • The Consulate Restaurant • The Oceanaire Seafood Room • The Office Bar • Tin Lizzy's Taco Americana • Twelve Eighty • **Unbelibubble** • Whole Foods Market • **Zaddy's**

* Restaurants in bold are located across the street at Colony Square.
All others are within a **.25-mile walkable distance** from Proscenium.





One of the Most Walkable Locations in the City

Surrounded by Numerous Hotel Options

Beyond Proscenium's lobby, a constellation of a dozen more are attached to upscale hotels: a total of 3000+ rooms, all accessible within minutes by foot. With premium conference facilities and other amenities, this isn't just a place to put up your business's guests—it's Atlanta's most accommodating hospitality ecosystem.



Walkability Score **91**

Inspiring Surroundings

Just outside Proscenium's doors (so close you might hear the applause), Woodruff Arts Center, The High Museum, and Atlanta Symphony beat as Midtown's cultural heart. Five minutes further by foot, Piedmont Park offers 185 acres for fitness and Beltline access. We think you'll agree, this isn't just an office—it's Atlanta's most creatively nurturing business district.



Where Function Follows Your Focus

Proscenium's interior landscape shifts with your needs, from state-of-the-art fitness to the daily ritual of the lobby coffee bar. Indoor-outdoor workspaces accommodate every mode while our conference center stands ready for bigger moments. Even our "14th Street Porch" transforms Midtown's energy into a vibrant backdrop—amenities designed for flow, not just function.





Building Overview

Number of Floors

24

Total Square Feet

520K

Floorplates

~25K

Square Feet

Parking Ratio

2:1000



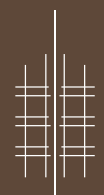
Certified



LEED Silver Certified



Performace Recognition



Amenities

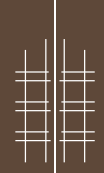


14th Street Porch

Immerse yourself in the vibrant energy of 14th Street with comfortable seating that blends street-level connection with a relaxed outdoor vibe.



Vibrant Fitness Center with towel service, locker rooms and all new, state-of-the-art cardio and strength equipment.

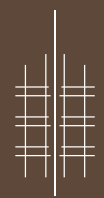


Inviting Lobby



Lobby

The newly renovated lobby offers a coffee & wine bar, a multitude of collaboration spaces, and 24 hr security.



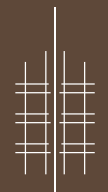
State-of-the-Art Conferencing



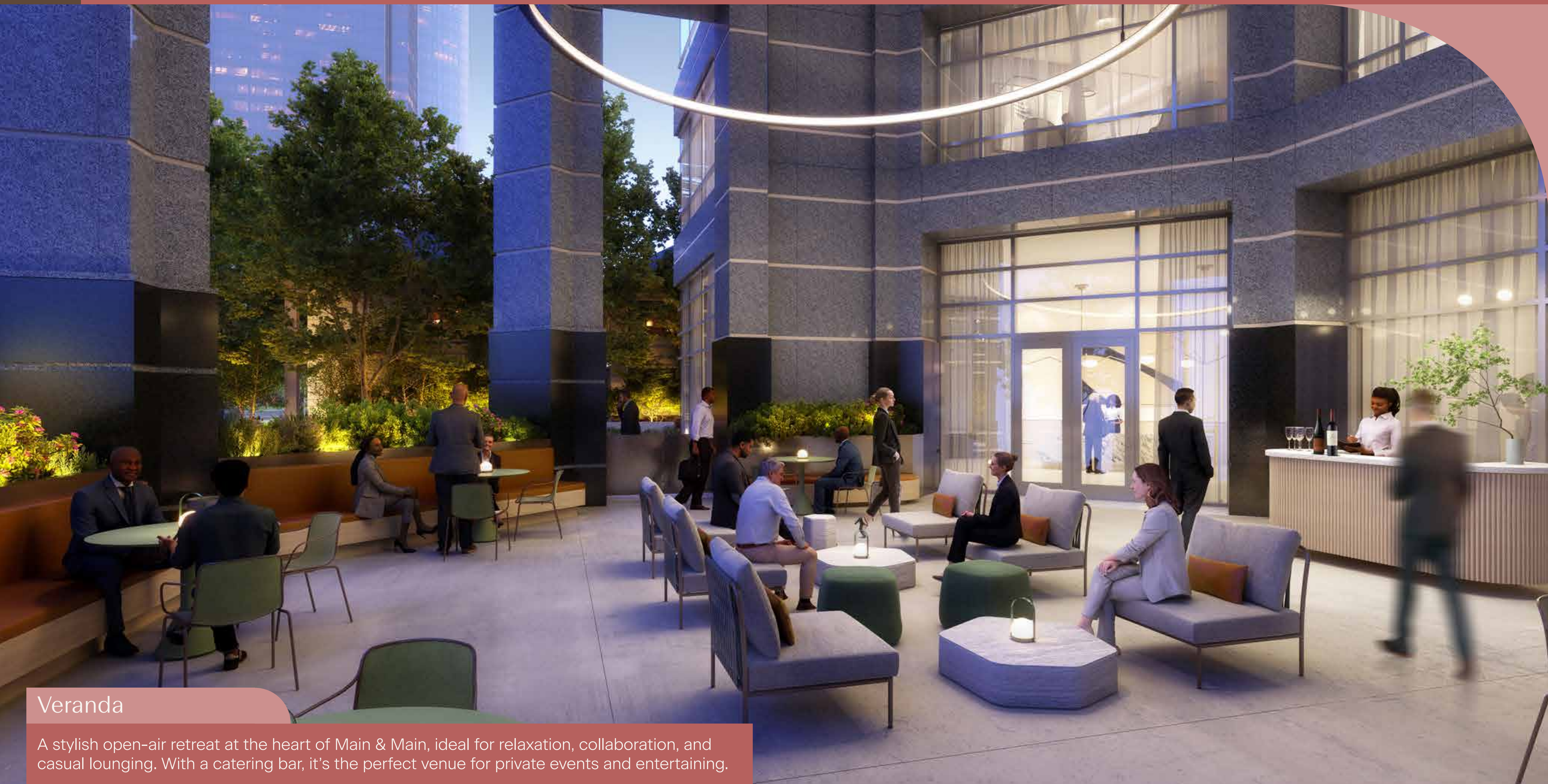
Conference Center

State-of-the-art conference center with new pre-function areas, break-out rooms and lounge.





Outdoor Event Space



Veranda

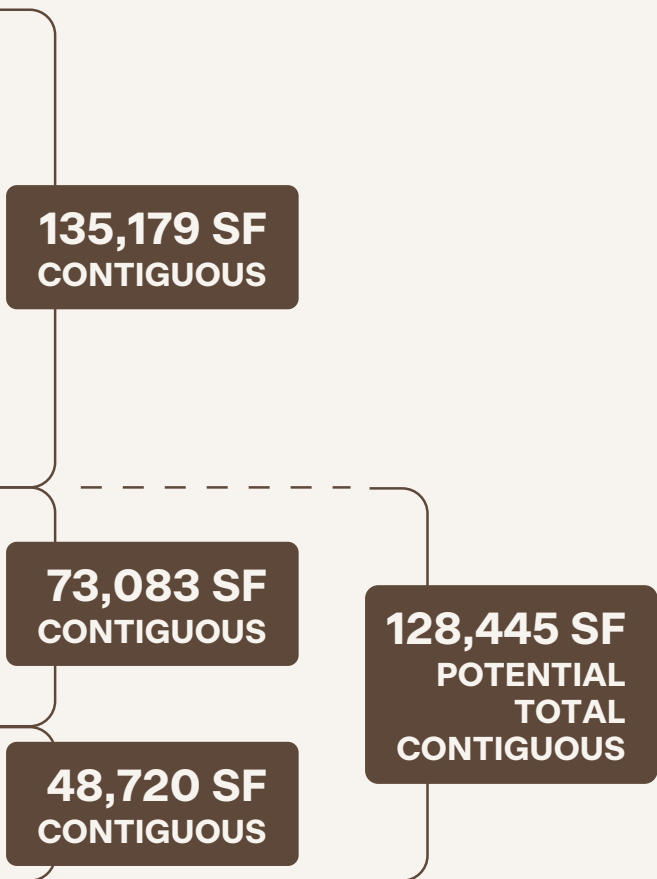
A stylish open-air retreat at the heart of Main & Main, ideal for relaxation, collaboration, and casual lounging. With a catering bar, it's the perfect venue for private events and entertaining.



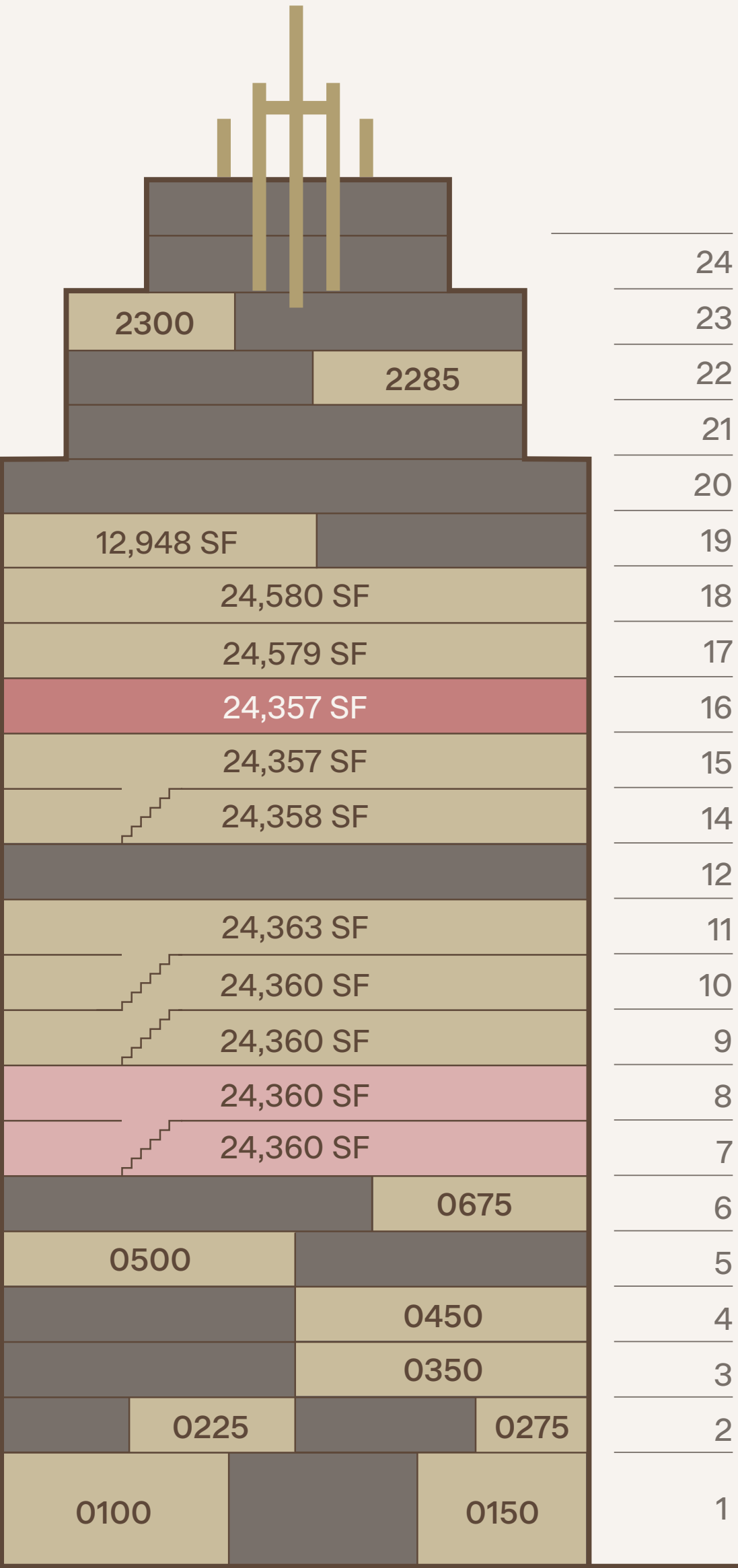
Stacking Plan

AVAILABLE SUITES		
FLOOR	SUITE	SQUARE FEET
23	2300	5,812 SF
22	2285	7,891 SF
06	0675	6,642 SF
05	0500	11,115 SF
04	0450	10,726 SF
03	0350	11,826 SF
02	0225	3,689 SF
02	0275	1,505 SF
01	0150	2,995 SF
01	0100	7,621 SF

AVAILABLE FLOORS		
FLOOR	SQUARE FEET	CONNECTED
19	12,948 SF	
18	24,580 SF	
17	24,579 SF	
16	24,357 SF	
15	24,357 SF	
14	24,358 SF	
11	24,363 SF	
10	24,360 SF	
09	24,360 SF	
08	24,360 SF	
07	24,360 SF	



LEGEND	
OCCUPIED	
AVAILABLE NOW	
AVAILABLE WITH RELOCATION	
PENDING AVAILABILITY	



Well Capitalized Local Sponsorship

Proscenium is owned in a joint-venture between Cousins (NYSE: CUZ) and Town Lane. As a customer of Proscenium, you benefit from local decision makers that prioritize long-term relationships. We have approached the redevelopment with a sole focus on enhancing the customer experience, with a goal to provide best-in-class amenities and exceptional customer service.

Property Management Services provided by Cousins.



Thank You



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