

# CAMPUS 244



THIS IS WHERE WE CREATE TOMORROW

[CAMPUS244.COM](http://CAMPUS244.COM)



# THE VISION







# IT'S TIME TO GET BACK TO BUSINESS, NOT BUSINESS AS USUAL.

Campus 244 is a place that works for people. Our wide, open, walkable 12-acre campus features sustainably repurposed workspace, a boutique hotel and retail amenities that lead with honest materiality, natural daylight and fresh air to inspire productivity and engagement.

## **WIDE, OPEN WORKSPACE**

380,000 SF 5-story thoughtfully repurposed workspace with generous terraces, breezeways and innovative timber overbuild features

## **PRIME LOCATION**

Prime Central Perimeter location with easy connections to MARTA, I-285 and GA 400

## **HOTEL AND RETAIL AMENITIES**

With the ability to add density on a build-to-suit basis, Campus 244's walkable 12-acre campus will feature an upscale boutique hotel, dining, retail and other amenities

## **WELLNESS FEATURES**

Enhanced HVAC systems, touchless technologies, open staircases, operable windows and plenty of space for teams to spread out and reunite



# ATLANTA, THE EMPIRE CITY OF THE SOUTH

## #1 STATE

for Business Climate and  
Workforce Development Program  
*Site Selection Magazine*

## 57

Colleges and Universities in the  
region  
*Atlanta Regional Council for  
Higher Education*

## 26

Fortune 500/1000 companies  
*US Census Bureau; Moody's  
Analytics*

## 102.4

Cost of Living Index: 132% lower  
than NYC, 92% lower than  
San Francisco, 55% lower than  
Washington, DC  
*Cost of Living Index; C2ER*

## 7.1M

Expected Population Growth by  
2030; 25% increase from 2015  
*US Census Bureau; Moody's  
Analytics*

## #1 METRO AREA

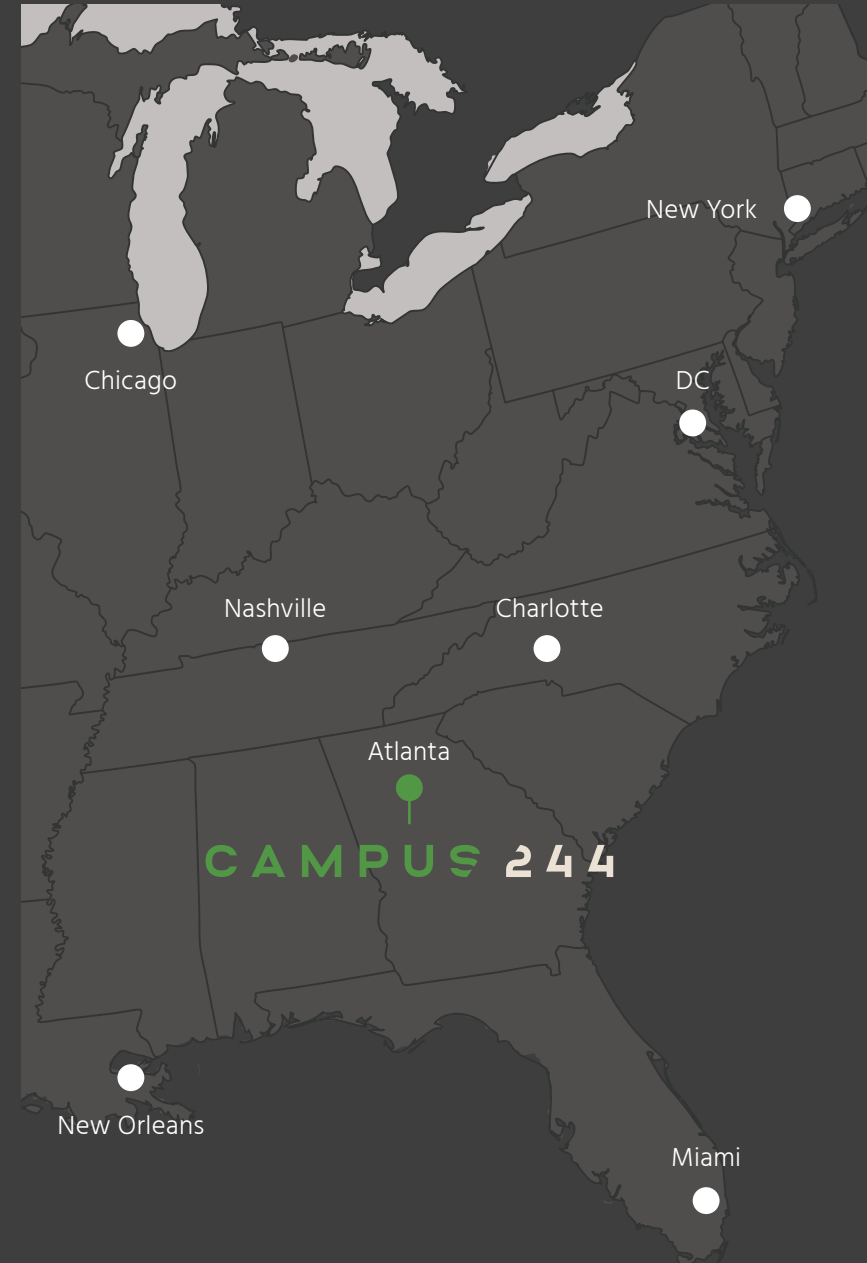
Tech Hub (Growth Leader)  
*Business Facilities*

## #3 METRO AREA

For Corporate Headquarters  
*Business Facilities*

## #2 MOVING DESTINATION

In the Nation  
*Penske*





ALPHARETTA

MARIETTA

# LOCATION

Perimeter Mall

DUNWOODY

SANDY SPRINGS

State Farm HQ

NORCROSS

**CAMPUS 244**

75

CENTRAL PERIMETER

Northside Hospital

CHAMBLEE

85

SMYRNA

Truist Park

Scottish Rite Childrens Hospital

Dekalb-Peachtree Airport

VININGS

CHASTAIN PARK

400

Ogelthorpe University

BROOKHAVEN

285

BUCKHEAD

Phipps Plaza

Lenox Square

Buckhead Theater

285

WEST MIDTOWN

High Museum of Art

COLLIER HEIGHTS

Atlantic Station

Atlanta Botanical Garden

Coke HQ

GA Tech

Piedmont Park

Emory University

Georgia Aquarium

CNN HQ

MIDTOWN

DECATUR

Hartsfield-Jackson Airport

Mercedes-Benz Stadium

GA State University

DOWNTOWN

GA State University





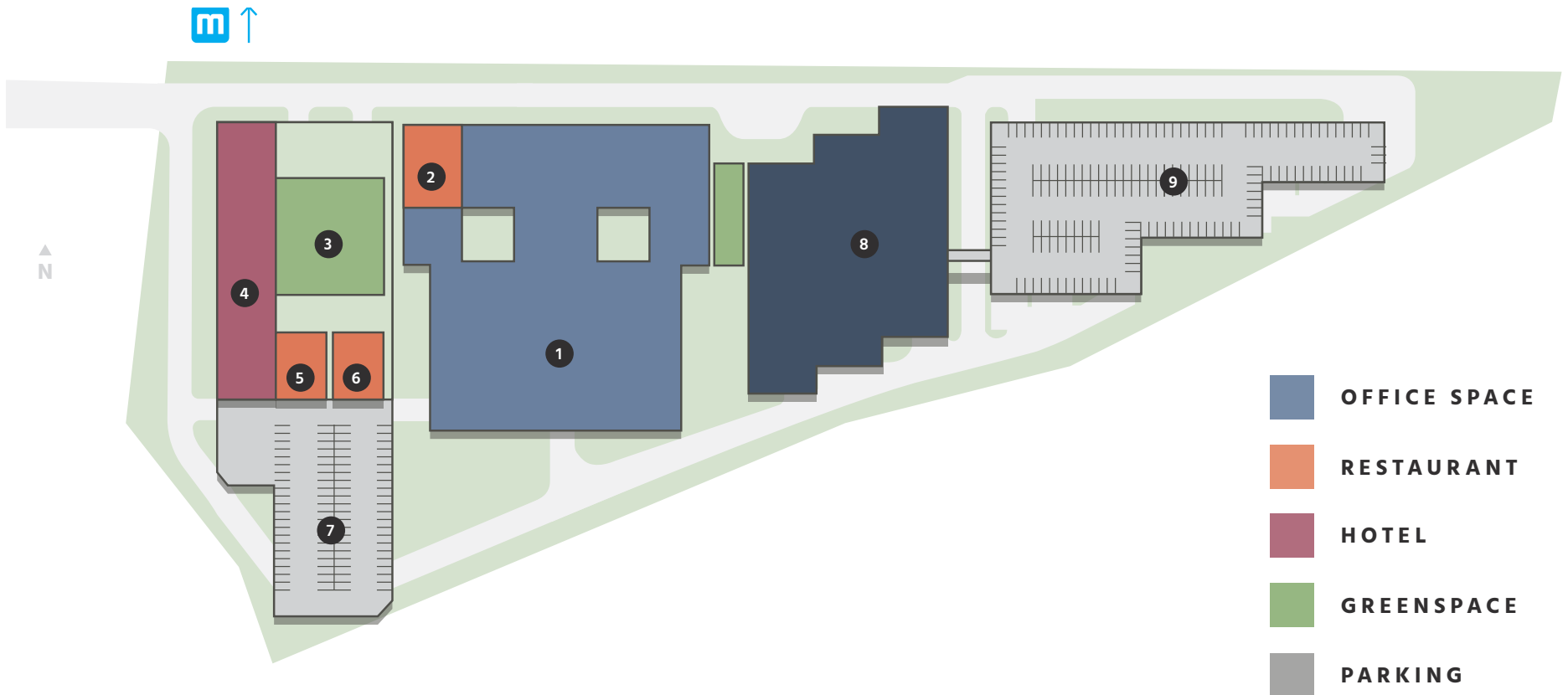
# THE SITE





# WALKABLE 12-ACRE CAMPUS

- 1. Creative Class A Office
- 2. Cafe/Restaurant
- 3. Outdoor Amenity Space
- 4. Hotel
- 5. Hotel Bar/Restaurant
- 6. Two Chef-Driven F&B Offerings
- 7. Parking Deck
- 8. Future Office Building
- 9. Future Parking Deck





# WORKSPACE



**380,000 SF OF  
MODERNIZED  
WORKSPACE**

## **WIDE, OPEN WORKSPACES**

Our indoor-outdoor workspaces and generous 15' ceiling heights give companies the room they need to focus on what gives their organization purpose. Flexible workspaces filled with natural light provide employees the freedom and comfort they need to get in the zone and carve out a place that's their own.



# OFFICE FEATURES

## **HUGE, EFFICIENT FLOORPLATES**

5 stories with highly efficient 90,000 SF floorplates

## **PRIVATE OUTDOOR SPACES**

Private tenant terraces, balconies and outdoor spaces

## **SPACIOUS ROOF DECK**

Rooftop entertainment and conference space and an exclusive tenant terrace with 360-degree views of Atlanta

## **COMMUTE BY BIKE**

Modern well-lit bike storage with workbench, tools, and easy access to locker rooms

## **STATE-OF-THE-ART FITNESS CENTER**

With cardio equipment, anaerobic weight training systems, flexible class spaces and spa-like locker rooms





# WORKSPACE



MAKING THE OFFICE  
WORK WELL FOR  
EVERYONE

Campus 244 leads with inspiring, sustainably built, repurposed architecture — unique for Central Perimeter. A balance of modern technologies, timeless construction and open-air campus features make Campus 244 the perfect choice for thoughtful leaders seeking workspace in today's health-conscious climate.



# WELLNESS FEATURES

## WIDE, OPEN, PRIVATE OUTDOOR SPACES

Green terraces inspire opportunities to connect and create

## STATE-OF-THE-ART HVAC SYSTEMS

Providing clean, safe air

## TOUCHLESS ELEVATOR AND RESTROOM TECHNOLOGIES

Featuring no-peak toilet partitions, minimizing touch points and highlighting employee safety and comfort

## OPERABLE WINDOWS

Ensuring a plethora of clean fresh air

## WIDE, OPEN STAIRCASES

To minimize elevator reliance and wait times





# THE CAMPUS







# SPACE TO SPREAD OUT

Our expansive, walkable, 12-acre campus is a first for Central Perimeter — connected to MARTA and easily accessible from I-285 and GA 400, with vibrant, green breezeways and pocket parks that provide maximum flexibility for focused work and flexible conferencing.

## PERFECT HQ LOCATION

Easy access to the best, most diverse workforce

## ON-SITE FOOD AMENITIES

High-quality, on-site restaurants, bars and cafes with outdoor dining on lush, landscaped patios

## CAMPUS AMENITIES

First-class security patrols, electric car charging stations and car washing and detailing services

## SIGNAGE OPPORTUNITIES

High-visibility signage opportunities available

## PLENTY OF PARKING

Direct access to covered parking, including reserved parking beneath the office building

**CAMPUS 244**





# ACCESS

EASY ACCESS FROM ALL DIRECTIONS



UNPARALLELED MULTI-ACCESS TO I-285 AND GA-400



3-MINUTE WALK TO MARTA AND 1 STOP FROM BUCKHEAD



LESS THAN HALF A MILE (5-MINUTE WALK) TO PERIMETER MALL



PEACHTREE DUNWOODY RD

PERIMETER CENTER PKWY

ASHFORD DUNWOODY RD

PERIMETER MALL

DUNWOODY MARTA STATION

HAMMOND DR

3 MINUTE WALK TO MARTA

ENTRANCE TO CAMPUS 244

CAMPUS 244



400

SPRINGWOOD CONNECTOR

FUTURE I-285 EXPANSION/EXIT

LAKE HEARN DRIVE

ASHFORD DUNWOODY RD



LAKE HEARN DRIVE



PERIMETER SUMMIT PKWY



# LEASING



5 STORIES WITH HIGHLY EFFICIENT  
90,000 SF FLOORPLATES



## LEVEL 5

Office / 56,391 RSF  
Amenity Space / 2,650 SF  
Amenity Terrace / 361 SF  
Fitness / 2,569 SF  
3 Private Terraces / 1,888 - 2,864 RSF

## LEVEL 4

Office / 78,621 RSF  
4 Private Terraces / 860 - 880 RSF

## LEVEL 3

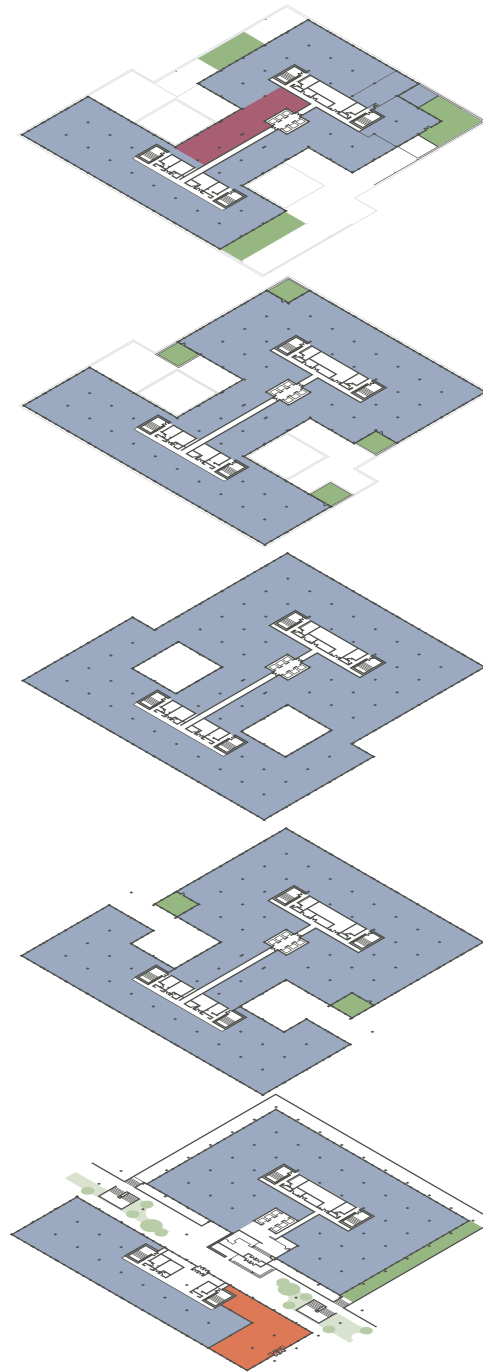
Office / 92,335 RSF

## LEVEL 2

Office / 86,575 RSF  
2 Private Terraces / 892 RSF

## LEVEL 1

Office / 63,853 RSF  
Restaurant / 8,821 SF  
Private Terrace / 3,278 RSF



**OFFICE SPACE**  
377,775 RSF TOTAL

**RESTAURANT**  
8,821 SF TOTAL

**AMENITY SPACES**  
5,580 SF TOTAL

**PRIVATE TERRACES**  
16,143 RSF TOTAL

Our expansive indoor/outdoor workspace gives companies the room they need to focus on what gives their organization purpose and affords employees the freedom and comfort to get in the zone and carve out a place that's their own.

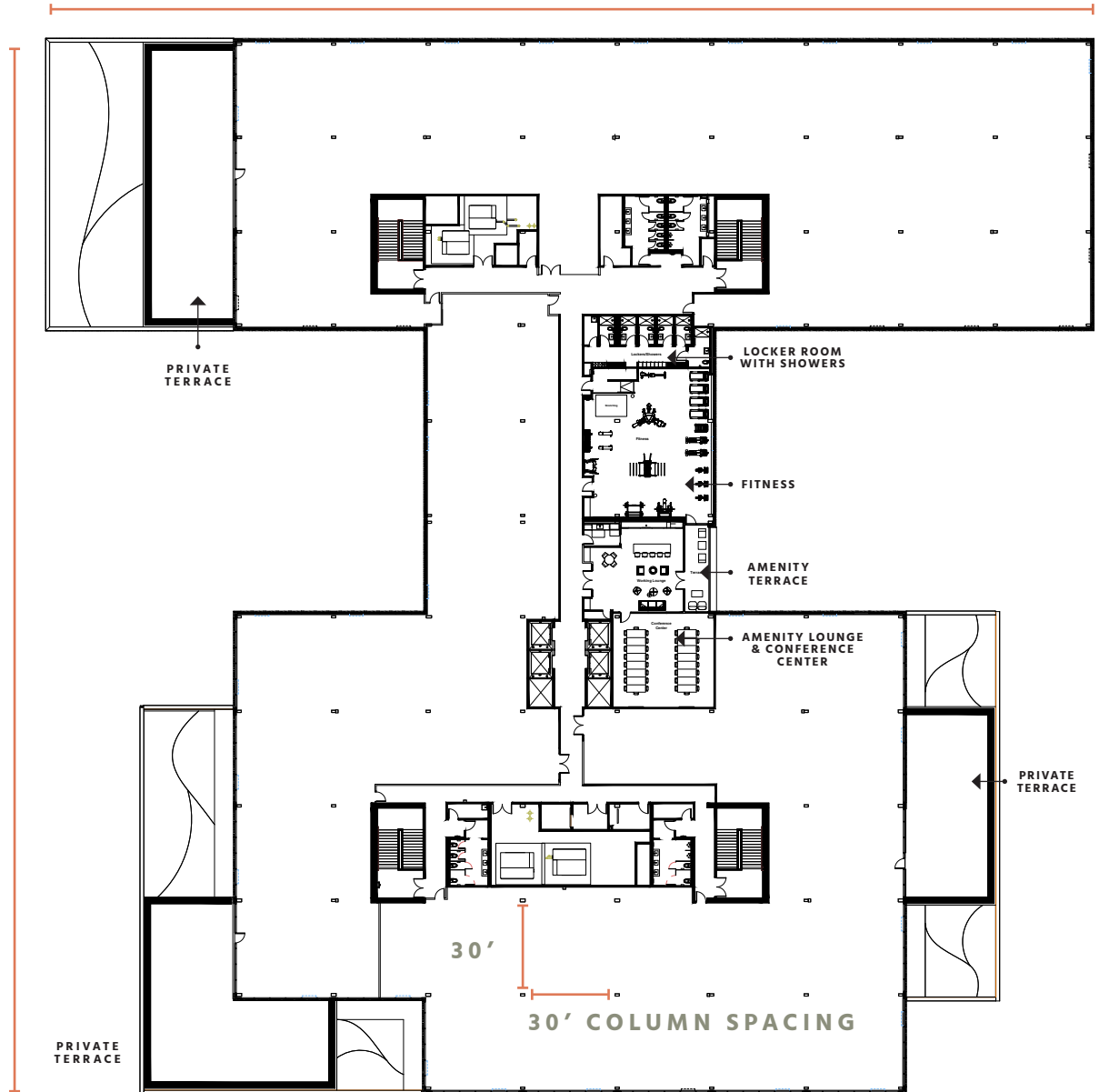


# AVAILABILITY

MODULAR,  
HIGHLY  
CUSTOMIZABLE  
FLOOR PLATES

334'9"

333'5"





# 5TH FLOOR AVAILABILITY

64,085 RSF

## TEST FIT SINGLE TENANT

192 SEATS

27 MEETING ROOMS

45 COLLABORATION AREAS

320 SF PER PERSON

- Open Office
- Private Office
- Executive
- Meeting/Training
- Collaboration
- Cafe/Gallery
- Terrace
- Support
- Building Core
- Building Amenity



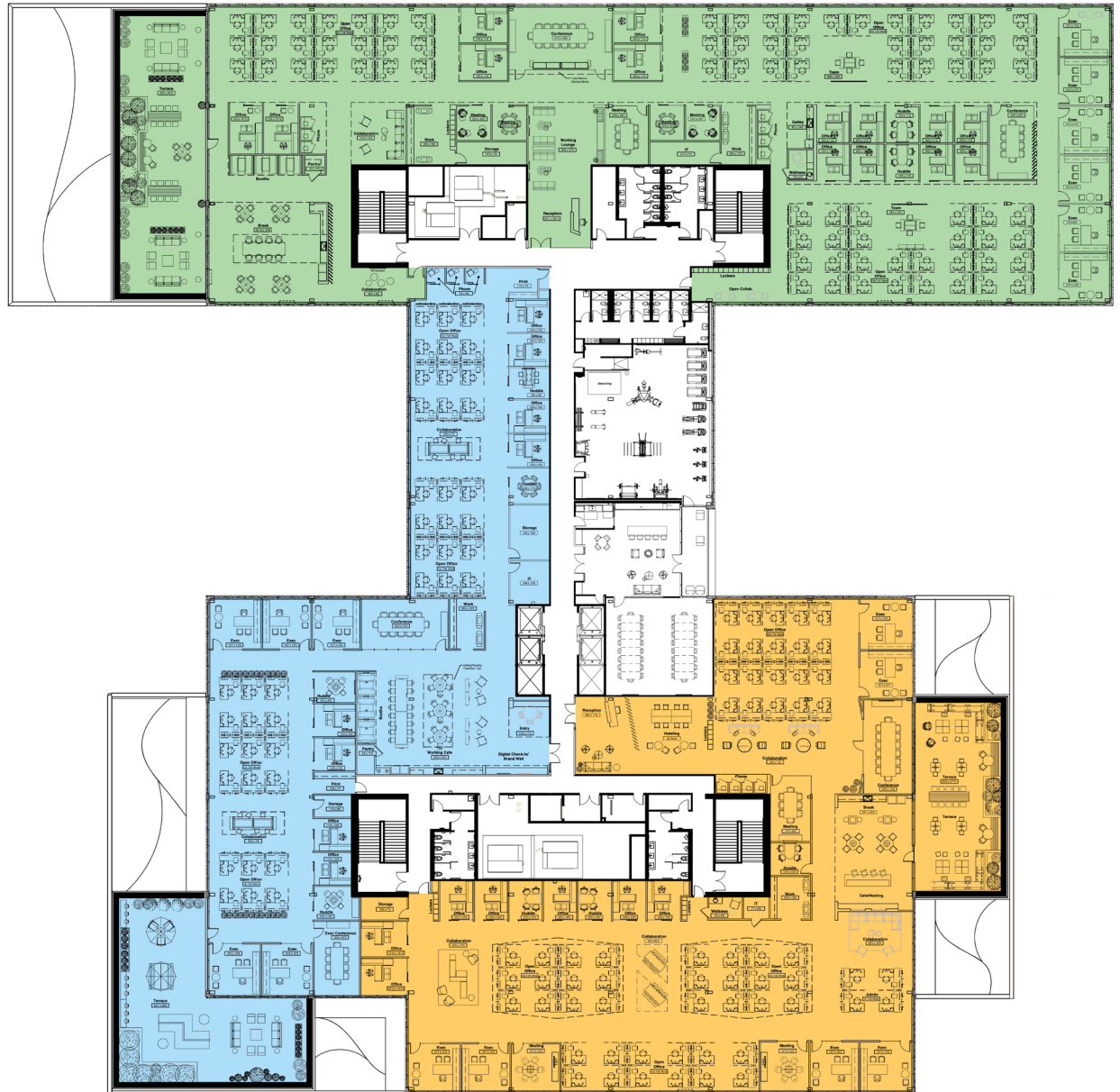


# 5TH FLOOR AVAILABILITY

64,085 RSF

TEST FIT  
MULTI-TENANT

- Suite A (26,463 RSF)
- Suite B (17,272 RSF)
- Suite C (20,351 RSF)





# THE TEAM



## DEVELOPMENT

### THE GEORGETOWN COMPANY

Founded in 1978, The Georgetown Company is a privately-held diversified real estate company headquartered in New York with offices in Columbus, OH, Washington, DC, Atlanta, GA and Los Angeles, CA. As owner/developer and development manager, Georgetown and its principals have developed, owned and overseen in excess of 20,000,000 square feet of office, residential, retail and recreational properties and currently have assets under management of over \$3 billion.

### ROCAPOINT PARTNERS

RocaPoint is a privately held real estate investment and development firm based in Atlanta, Georgia affiliated with The Georgetown Company. The firm's primary focus is mixed-use development and complex real estate positions. RocaPoint's team maintains a methodical approach to identifying new potential endeavors and forming transaction structure. RocaPoint currently oversees the development of Halcyon in Forsyth County, GA; the PGA TOUR Global Home in Ponte Vedra Beach, FL; and the redevelopment Greenville County Square in Greenville, SC.

### MAIN STREET ADVISORS

Main Street Advisors, Inc. (MSA), based in Santa Monica, CA, is an investment advisory firm investing capital and managing business ventures of high-profile clients from the media, entertainment, music and sports industries. MSA manages approximately \$6 billion for its clients through direct investments as well as bespoke client portfolios across diversified asset classes and geographies.

### BEACON CAPITAL PARTNERS

Beacon Capital Partners is a leading real estate investment firm with a 75-year legacy of successful real estate development, management, and transformation. The firm has a national footprint that covers 14 markets, with over \$14 billion of investment assets under management and a portfolio spanning more than 29 million square feet.





## LEASING / DESIGN

### CUSHMAN AND WAKEFIELD

Cushman and Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman and Wakefield is among the largest real estate services firms with a revenue of \$8.8 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services.



### S9 ARCHITECTURE

S9 Architecture designs spaces, buildings, and neighborhoods that respect and enhance communities and cities. Their buildings are authentic, additive, and transformative, while also fitting into local contexts. Through site analyses and historical, physical, and cultural investigations, S9 Architecture achieves its clients' visions and builds the vibrant urban neighborhoods that people want to live and work in.





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