

# THE STACKS

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 both new class AA workspaces as well as sustainably repurposed offices, a boutique hotel and chef-driven restaurants, all promoting honest materiality, natural daylight and fresh air to inspire productivity and collaboration.

## **WIDE, OPEN WORKSPACE**

345,000 SF 6-story modern workspace with generous terraces, covered breezeways and dramatic ceiling heights

## **HOTEL AND DINING AMENITIES**

Campus 244's walkable 12-acre campus features an upscale Element by Westin and chef-driven food and beverage outlets, including locally-based CT Cantina Taqueria

## **PRIME LOCATION**

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

## **WELLNESS FEATURES**

Enhanced HVAC systems with UV sterilization, touchless technologies, state-of-the-art fitness center, outdoor spaces and plenty of room for teams to both spread out and collaborate

# ATLANTA, THE EMPIRE CITY OF THE SOUTH

## #2 STATE

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

## 57

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

## 31

Fortune 500/1000 companies  
*2022 Fortune 500 List*

## 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; Governor's  
Office of Planning and Budget*

## #3 METRO AREA

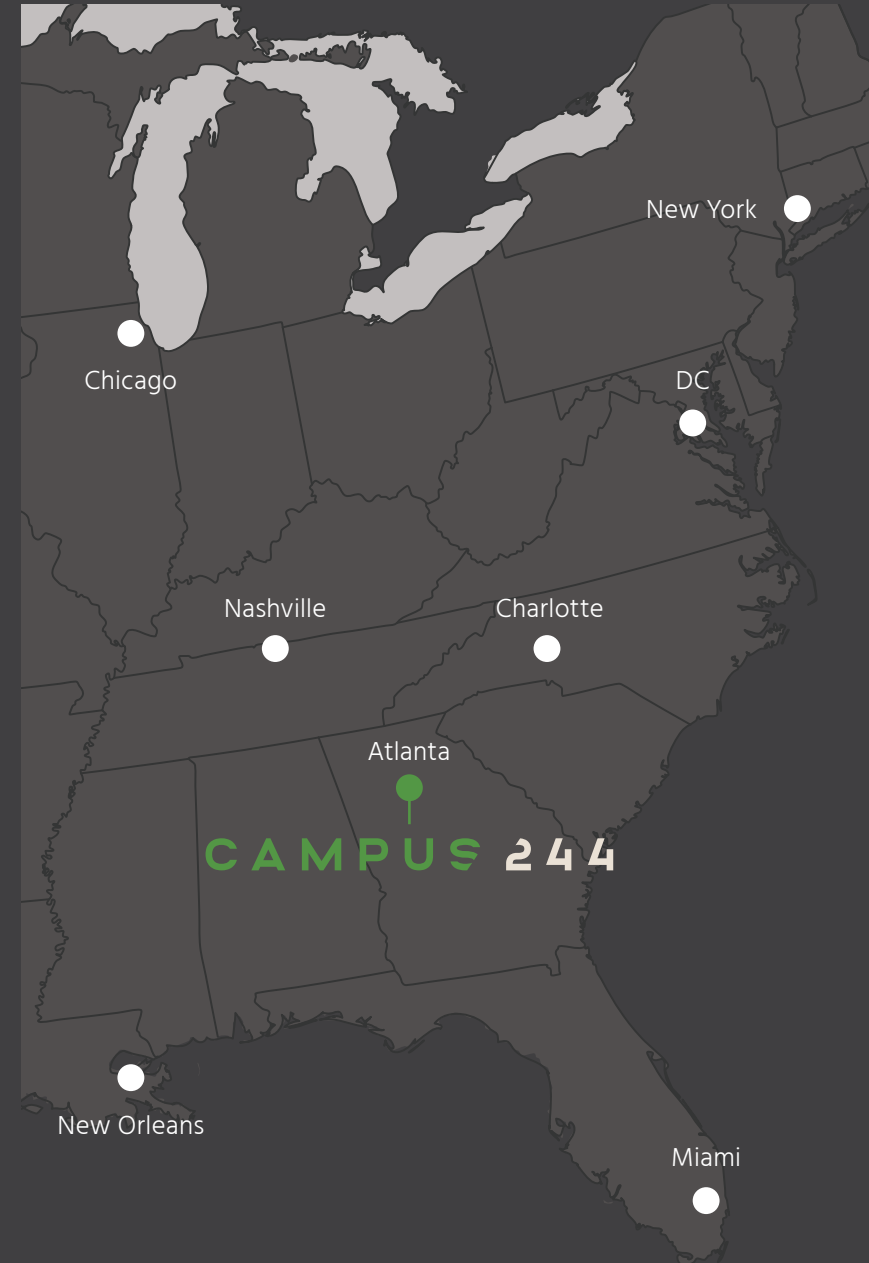
for Fintech Leaders  
*Business Facilities*

## #6 METRO AREA

For Corporate Headquarters  
*Business Facilities*

## #5 MOVING DESTINATION

In the Nation  
*Penske*



# LOCATION

Perimeter Mall

DUNWOODY

SANDY SPRINGS

State Farm HQ

NORCROSS

**CAMPUS 244**

75

85

CENTRAL PERIMETER

Northside Hospital

CHAMBLEE

SMYRNA

Truist Park

Scottish Rite Childrens Hospital

Dekalb-Peachtree Airport

VININGS

CHASTAIN PARK

400

Ogelthorpe University

BROOKHAVEN

285

Phipps Plaza

BUCKHEAD

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 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 pocket parks and breezeways that provide maximum flexibility for focused work and flexible collaboration.

## 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/detailing services

## SIGNAGE OPPORTUNITIES

High-visibility signage opportunities available facing I-285

## PLENTY OF PARKING

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

**THE STACKS**  
CAMPUS 244



# THE SITE

**THE STACKS**  
CAMPUS 244

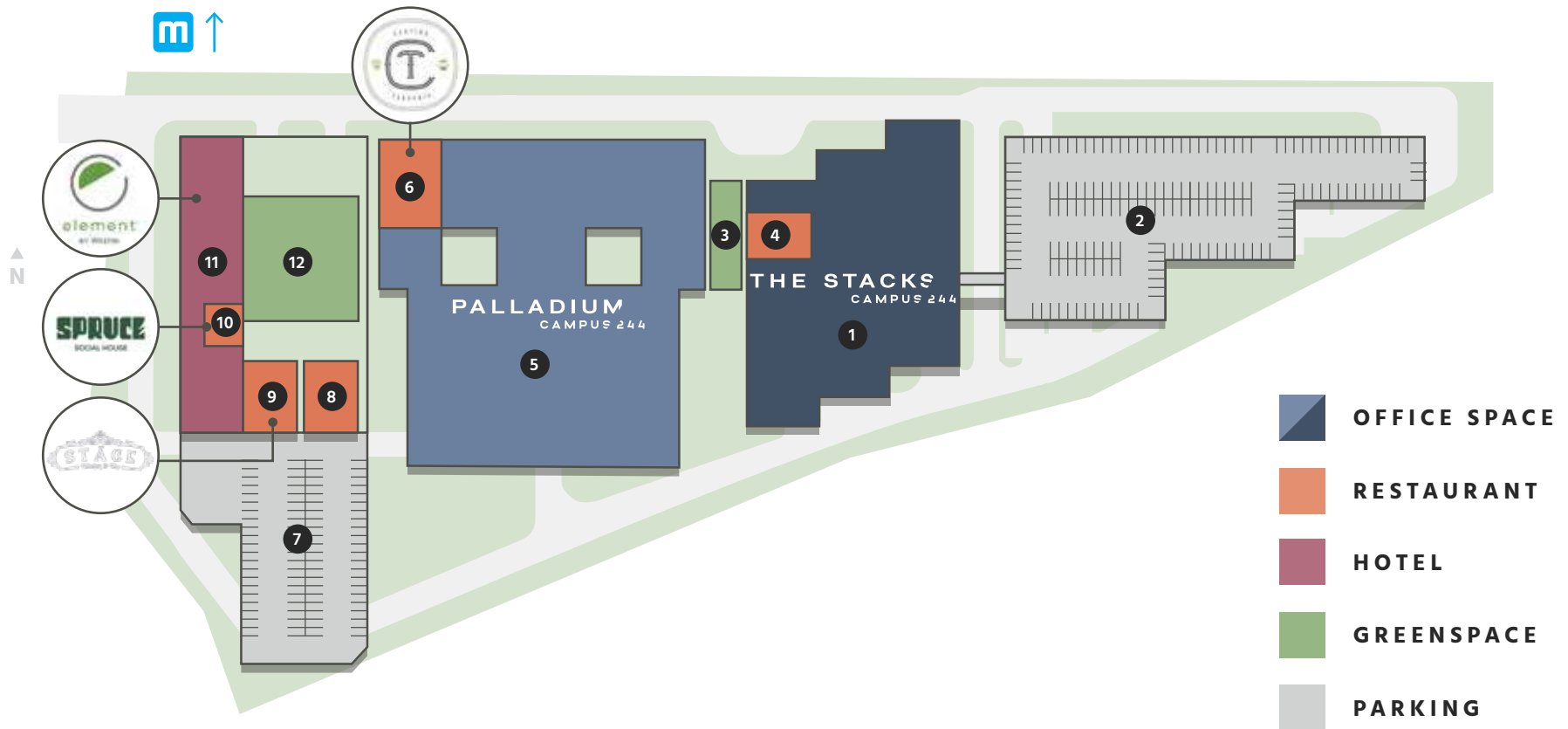
**PALLADIUM**  
CAMPUS 244





# WALKABLE 12-ACRE CAMPUS

- |   |  |                           |
|---|--|---------------------------|
| 1. The Stacks Office Building (Phase 2) | 5. Palladium Office Building (Phase 1) | 9. Stäge Kitchen & Bar    |
| 2. Parking Deck                         | 6. CT Cantina Taqueria                 | 10. Spruce Social House   |
| 3. Outdoor Greenspace                   | 7. Parking Deck                        | 11. Element by Westin     |
| 4. Chef-Driven F&B Offering             | 8. Chef-Driven F&B Offering            | 12. Outdoor Amenity Space |



# 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



400



HAMMOND DR

PEACHTREE DUNWOODY RD

PERIMETER CENTER PKWY

PERIMETER MALL

DUNWOODY MARTA STATION

ASHFORD DUNWOODY RD

ENTRANCE TO CAMPUS 244

3 MINUTE WALK TO MARTA

CAMPUS 244

SPRINGWOOD CONNECTOR

FUTURE I-285 EXPANSION/EXIT

LAKE HEARN DRIVE

ASHFORD DUNWOODY RD

LAKE HEARN DRIVE

PERIMETER SUMMIT PKWY

# LEASING



**THE STACKS**  
CAMPUS 244

6 STORIES WITH HIGHLY EFFICIENT  
55,000 SF - 60,000 SF FLOORPLATES

## LEVEL 6

Office / 49,395 RSF  
2 Private Terraces / 7,659 RSF

## LEVEL 5

Office / 57,054 RSF  
1 Private Terrace / 2,520 RSF

## LEVEL 4

Office / 59,574 RSF  
1 Private Terrace / 2,620 RSF

## LEVEL 3

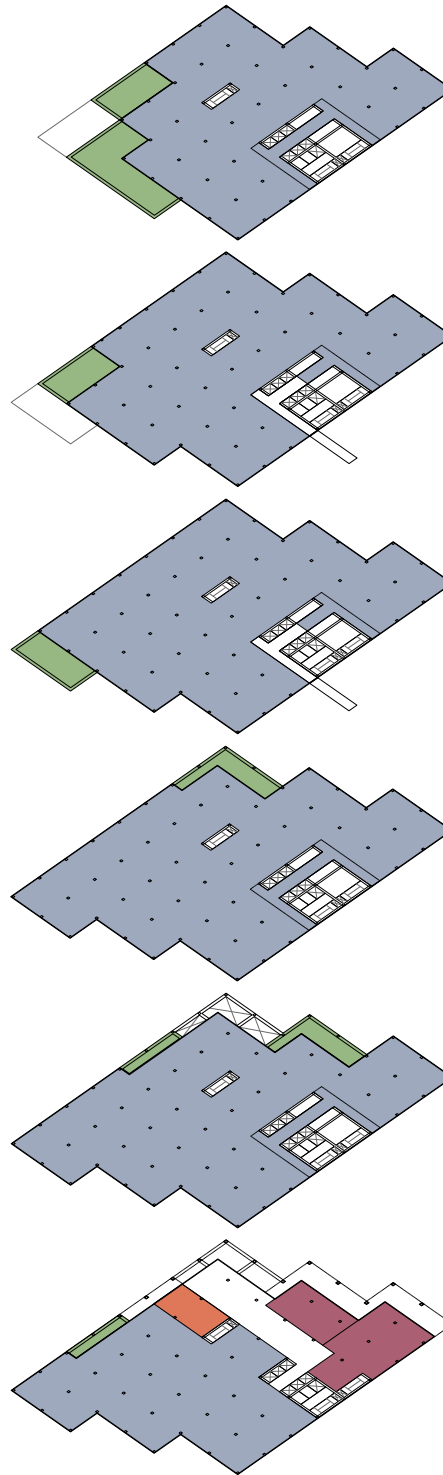
Office / 59,962 RSF  
1 Private Terrace / 2,231 RSF

## LEVEL 2

Office / 57,021 RSF  
2 Private Terraces / 2,930 RSF

## LEVEL 1

Office / 31,857 RSF  
1 Private Terrace / 833 RSF  
Cafe / 3,500 SF  
Conference / 3,060 SF  
Fitness / 5,800 SF



**OFFICE SPACE**  
314,863 RSF TOTAL

**CAFE**  
3,500 SF

**AMENITY SPACES**  
8,860 SF TOTAL

**PRIVATE TERRACES**  
18,792 RSF TOTAL

Imagine seamlessly transitioning from indoor to outdoor workspaces that have been thoughtfully designed for the needs of a mobile, modern workforce.

# WORKSPACE



## THE STACKS CAMPUS 244

### 345,000 SF OF MODERN, CLASS AA WORKSPACE

Work comfortably in generously sized indoor and outdoor spaces. With ceiling heights ranging from 15'-18', an abundance of natural light and outdoor terraces that function as truly usable workspaces, there is plenty of room for big ideas.

# OFFICE FEATURES

## HUGE, EFFICIENT FLOORPLATES

6 stories with highly efficient floorplates ranging from 55,000 RSF to 60,000 RSF

## COMMUTE BY BIKE

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

## STATE-OF-THE-ART FITNESS AND CONFERENCE CENTER

Featuring cardio equipment, anaerobic weight training systems, flexible class spaces and spa-like locker rooms, as well as a 3,000 SF fully digital conference facility to comfortably accommodate meetings and social events



# WORKSPACE



## THE STACKS CAMPUS 244

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

## **A HOLISTIC APPROACH TO WELLNESS**

Modern technologies and open-air campus features make Campus 244 the perfect choice for thoughtful leaders seeking workspace in today's health-conscious climate

## **CUTTING EDGE HVAC SYSTEMS**

Providing clean, safe air with embedded UV filtration

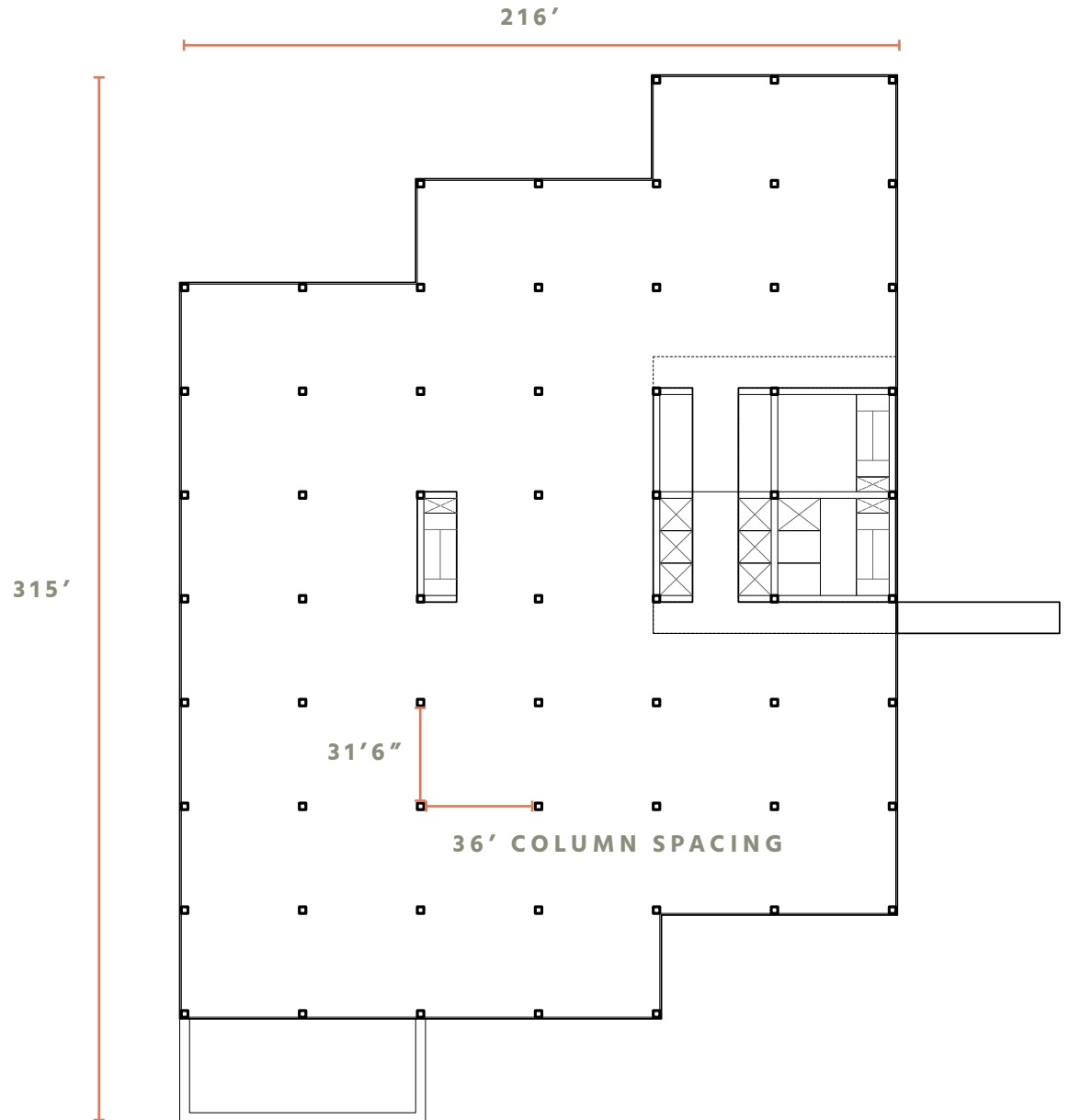
## **TOUCHLESS ELEVATOR AND RESTROOM TECHNOLOGIES**

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



# TEST FITS

MODULAR,  
HIGHLY  
CUSTOMIZABLE  
FLOOR PLATES



# OPTIMIZED FOR HIGHER DENSITY

TEST FIT  
SINGLE TENANT

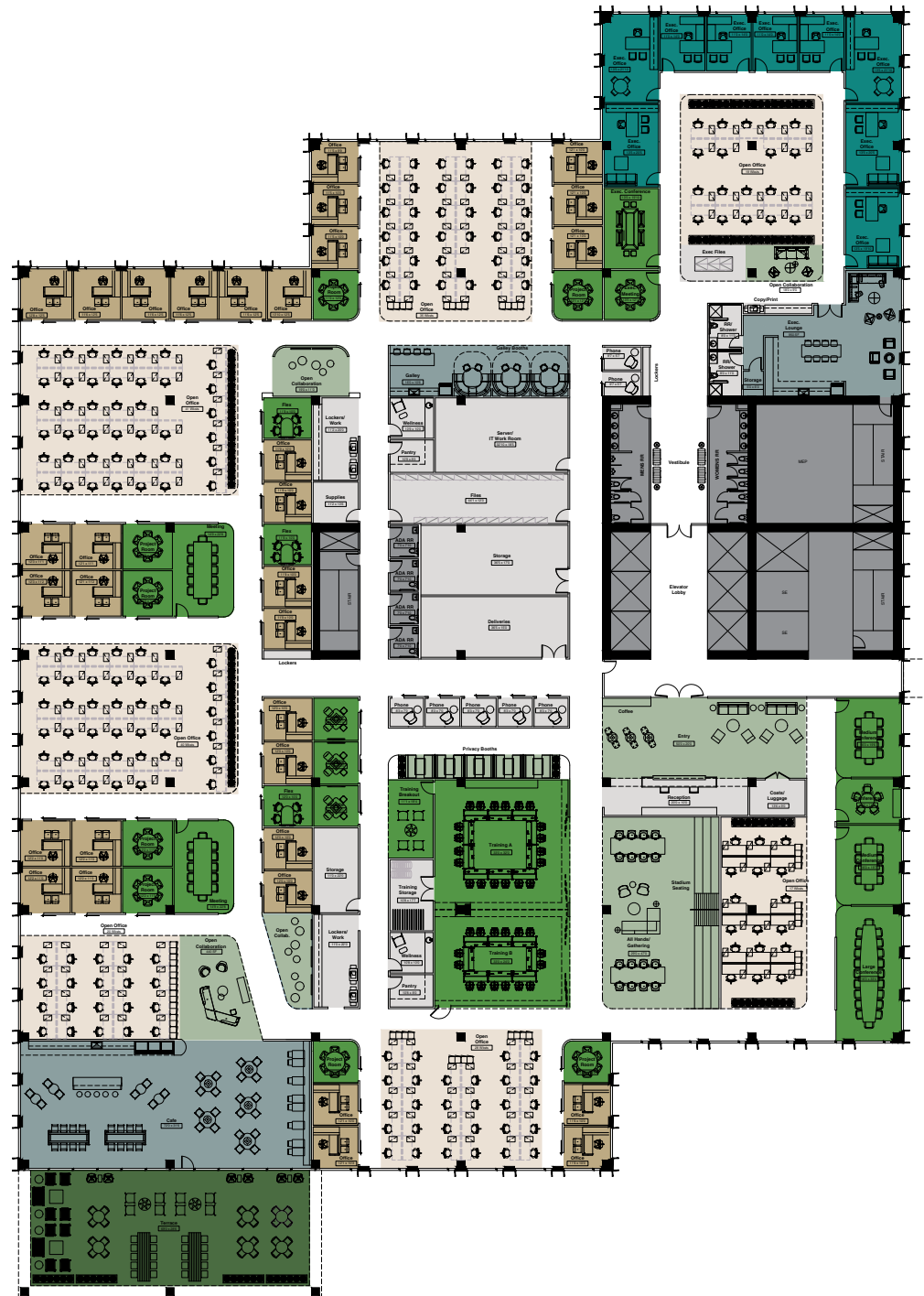
661 SEATS

25 MEETING ROOMS

37 COLLABORATION AREAS

81 SF PER PERSON

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



# OPTIMIZED FOR MEDIUM DENSITY

TEST FIT  
SINGLE TENANT

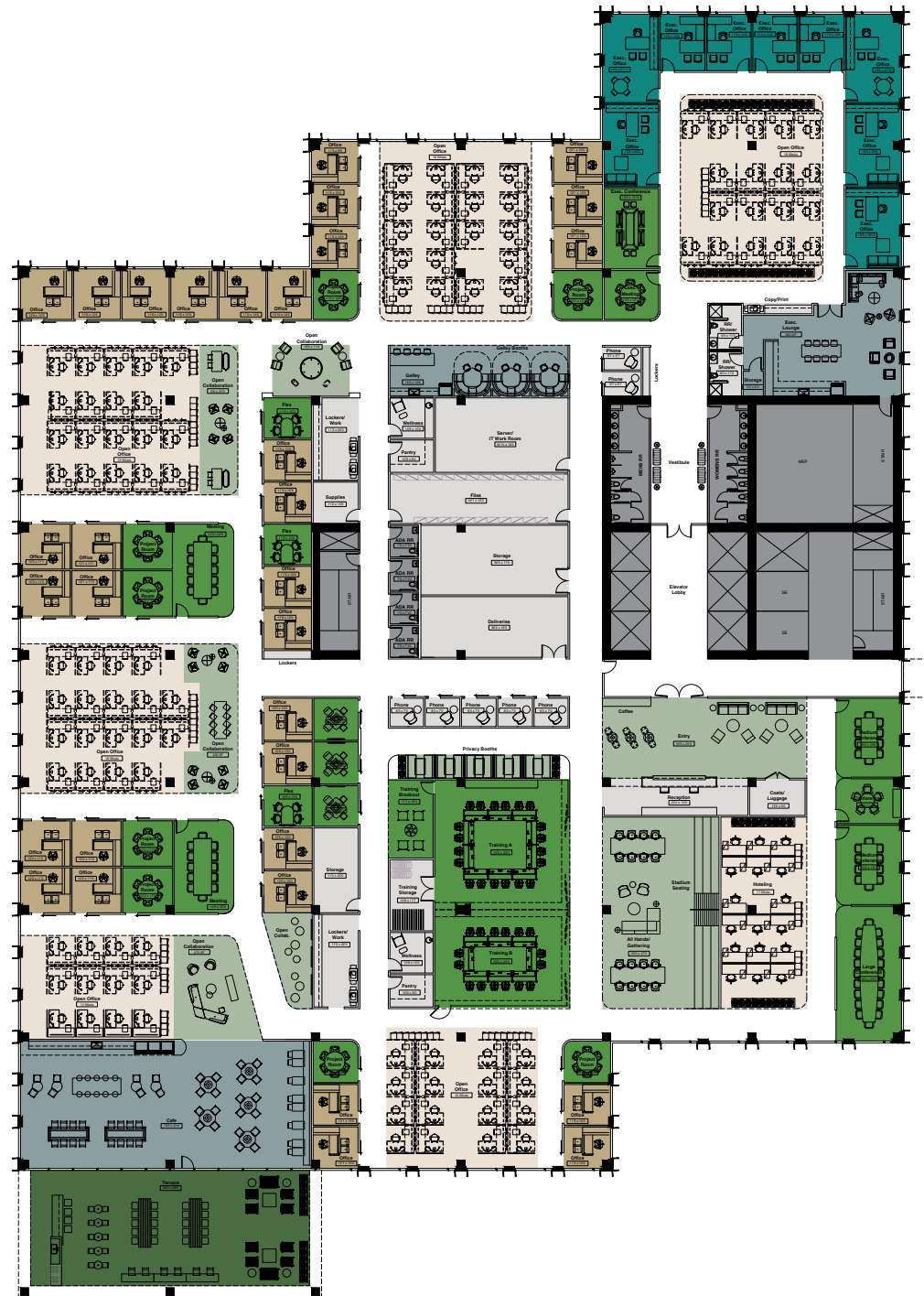
614 SEATS

25 MEETING ROOMS

43 COLLABORATION AREAS




87 SF PER PERSON

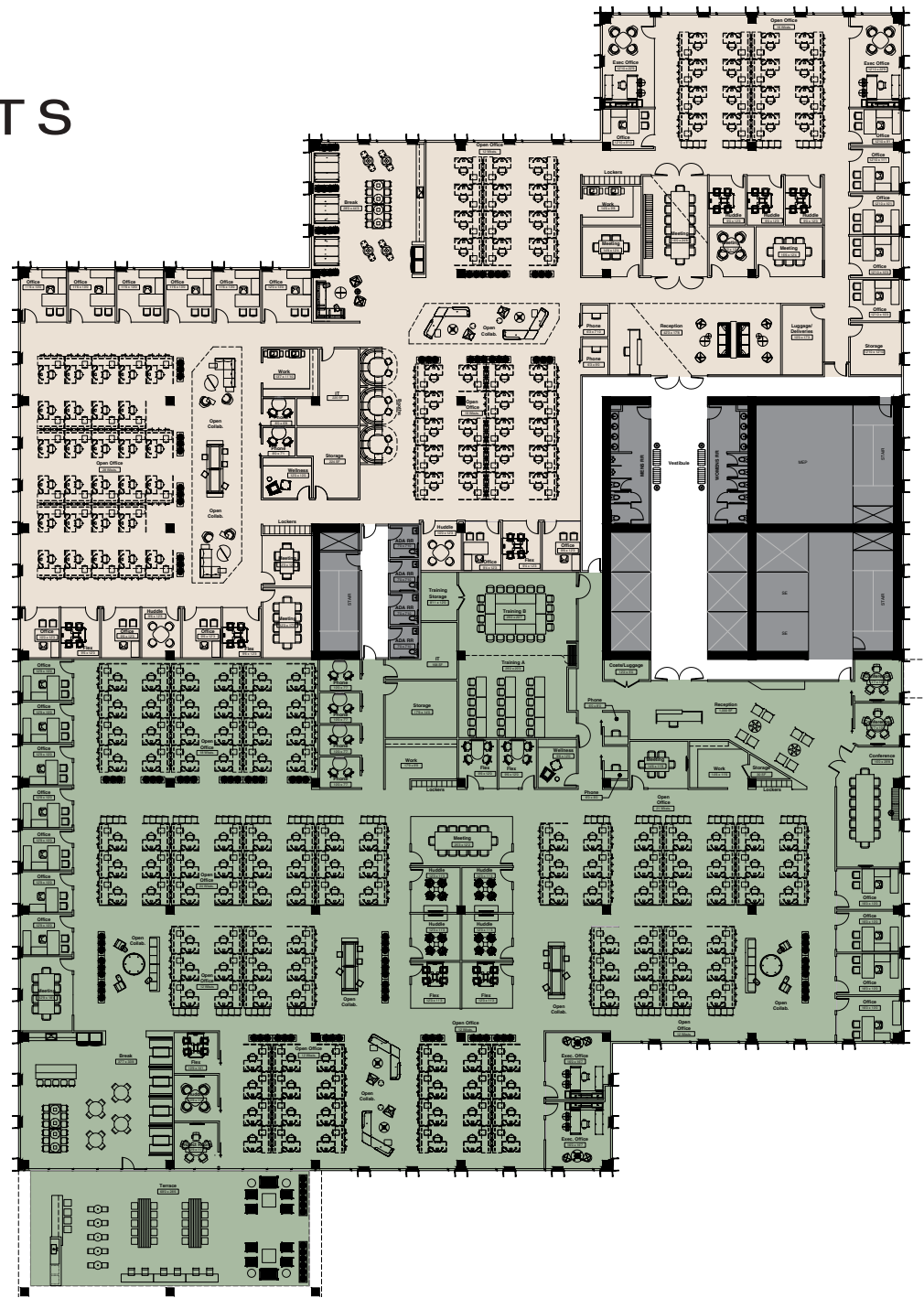
- Open Office
- Private Office
- Executive Office
- Meeting/Training
- Collaboration
- Cafe/Gallery/Lounge
- Terrace
- Support
- Building Core



# OPTIMIZED FOR MULTIPLE TENANTS

## TEST FIT MULTI TENANT

-  Suite A (23,251 RSF)
-  Suite B (26,234 RSF)
-  Building Core



# 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 22,000,000 square feet of office, residential, retail and recreational properties and currently have assets under management of over \$3.5 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.



## LEASING / DESIGN

### **PARTNERS**

Partners is one of the largest privately-held, independently-owned commercial real estate firms in the U.S. with three key operating segments: 1) Full-service Occupier & Investor business; 2) Partners Capital, an investment management platform specializing in the acquisition and disposition of properties via multiple investment funds and includes Partners Finance, a registered broker dealer and FINRA / SIPC member; and 3) Partners Development, which creates first-class development projects.



### **SKIDMORE, OWINGS & MERRILL**

SOM is a global architecture and design firm known for creating technologically advanced and environmentally sustainable buildings, including skyscrapers, airports, and public spaces. The company's approach is highly collaborative, and its team is international. SOM is an industry leader in a wide range of building types, including commercial, residential, and public infrastructure projects. The firm has a long history of integrating architecture and engineering, and has been responsible for several iconic and award-winning buildings throughout the world. SOM continues to innovate and anticipate new ways of living, working and learning in the design of sustainable spaces.



**AILEEN ALMASSY**

404.925.3321

[ailen.almassy@partnersrealestate.com](mailto:ailen.almassy@partnersrealestate.com)

**WILL PORTER**

404.493.4666

[will.porter@partnersrealestate.com](mailto:will.porter@partnersrealestate.com)

**THE STACKS**  
**CAMPUS 244**