

PALLADIUM

CAMPUS 244



THIS IS WHERE WE CREATE TOMORROW

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

400,000 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

#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

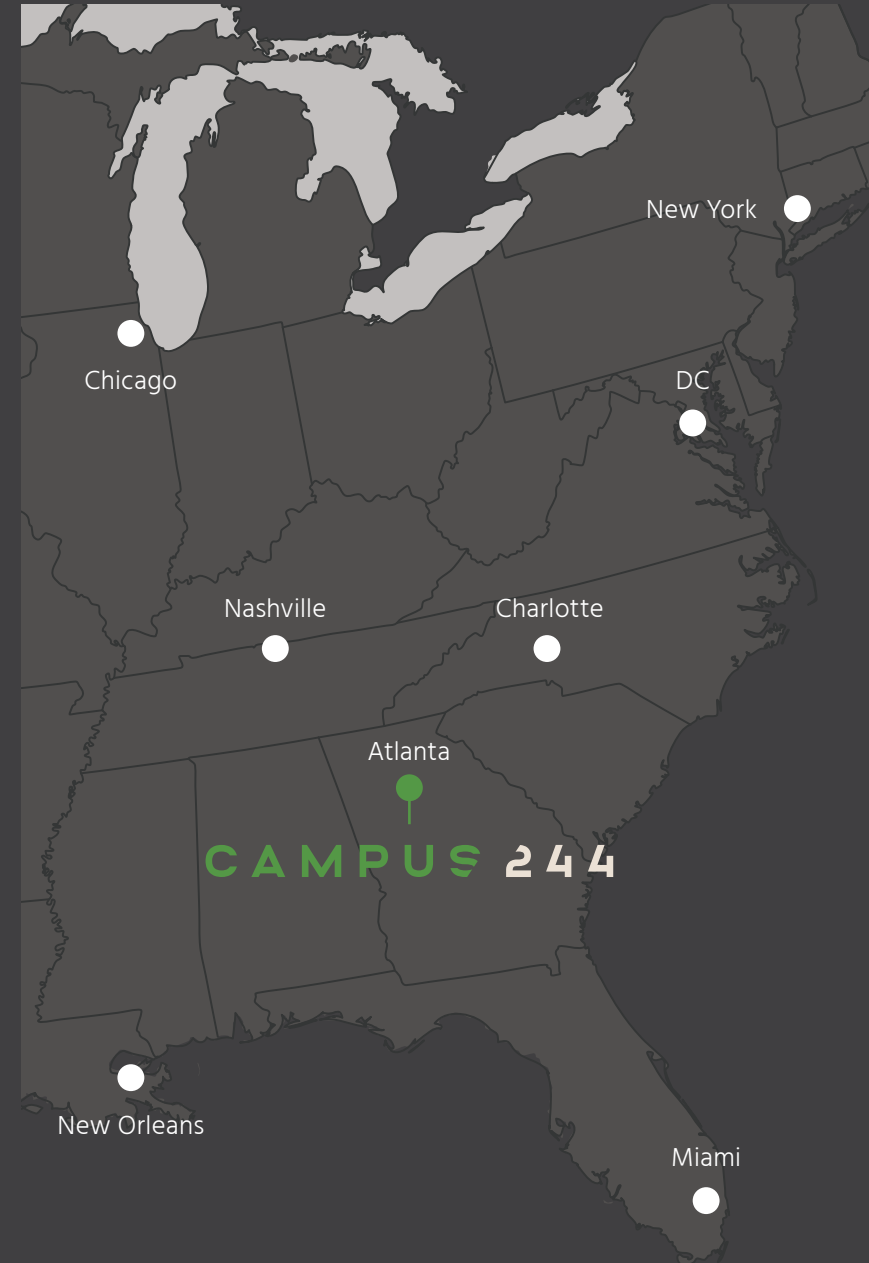
for Fintech Leaders
Business Facilities

#6 METRO AREA

For Corporate Headquarters
Business Facilities

#5 MOVING DESTINATION

In the Nation
Penske



ALPHARETTA

MARIETTA

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

Piedmont Park

Emory University

Coke HQ

GA Tech

MIDTOWN

Georgia Aquarium

Mercedes-Benz Stadium

CNN HQ

DOWNTOWN

GA State University

DECATUR

Hartsfield-Jackson Airport

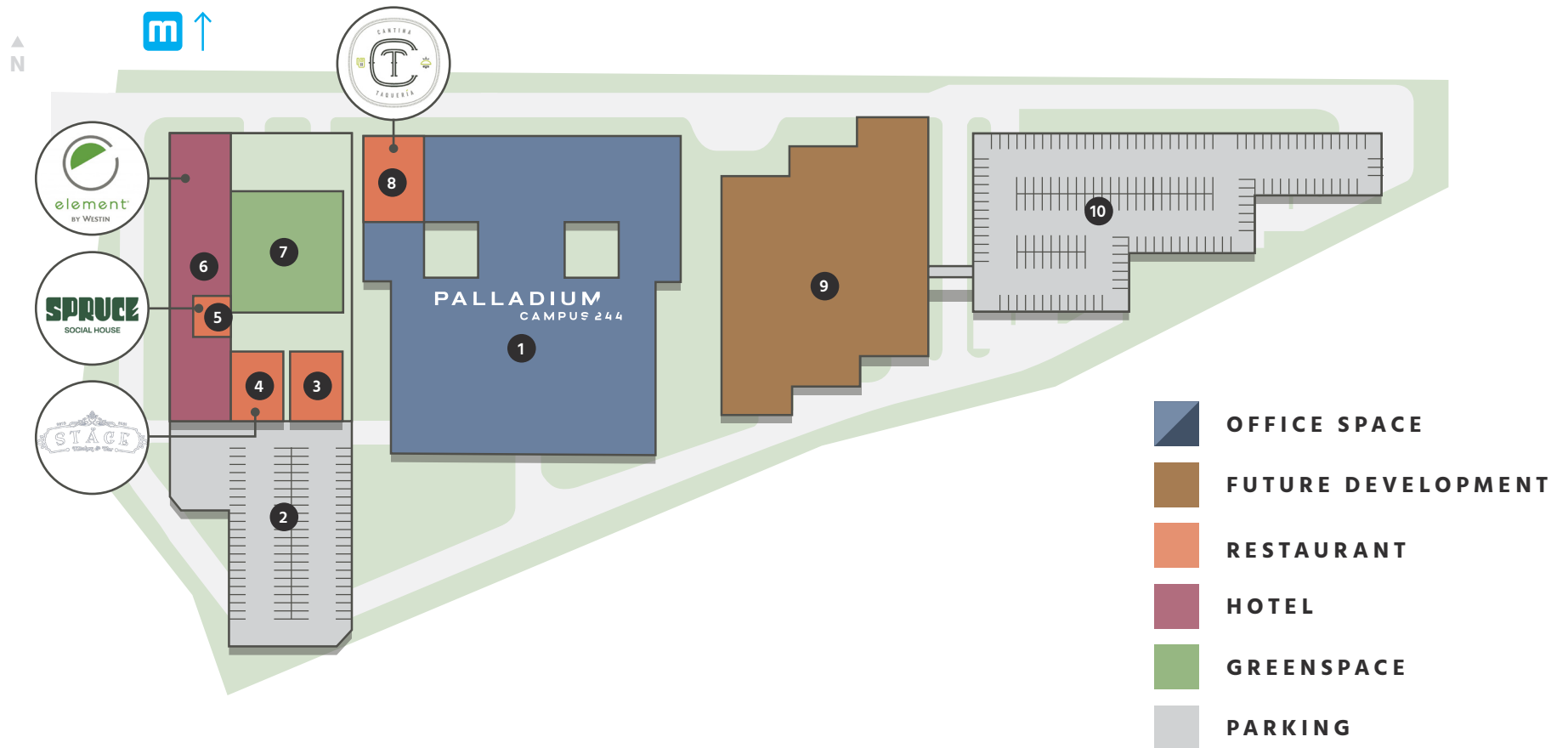


THE SITE



WALKABLE 12-ACRE CAMPUS

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



WORKSPACE



**400,000 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



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

3 MINUTE WALK TO MARTA

ENTRANCE TO CAMPUS 244

CAMPUS 244

285

SPRINGWOOD CONNECTOR

FUTURE I-285 EXPANSION/EXIT

LAKE HEARN DRIVE

ASHFORD DUNWOODY RD

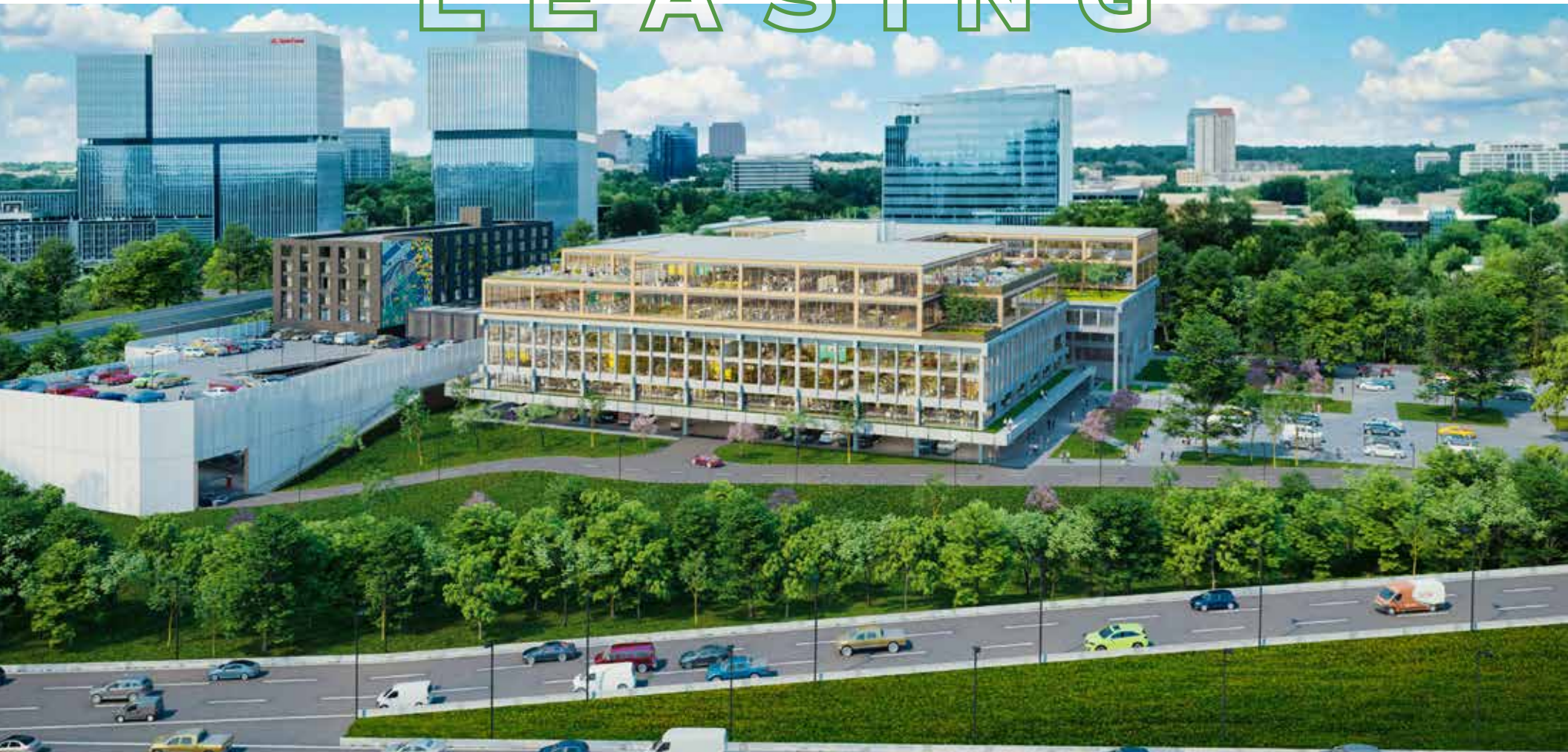
285

LAKE HEARN DRIVE

M

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

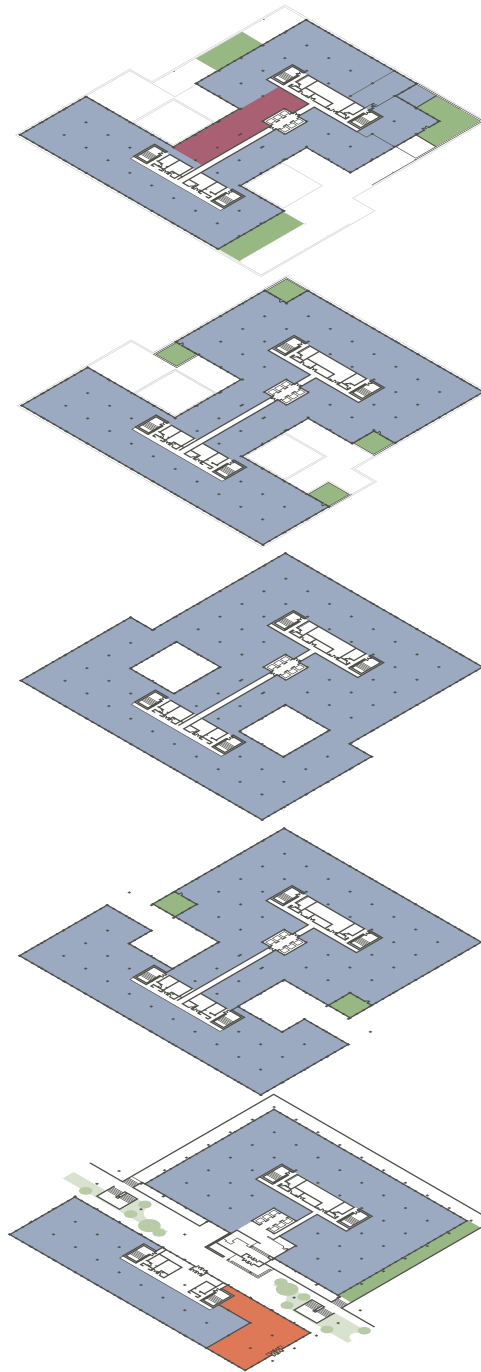
Office / 92,335 RSF

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

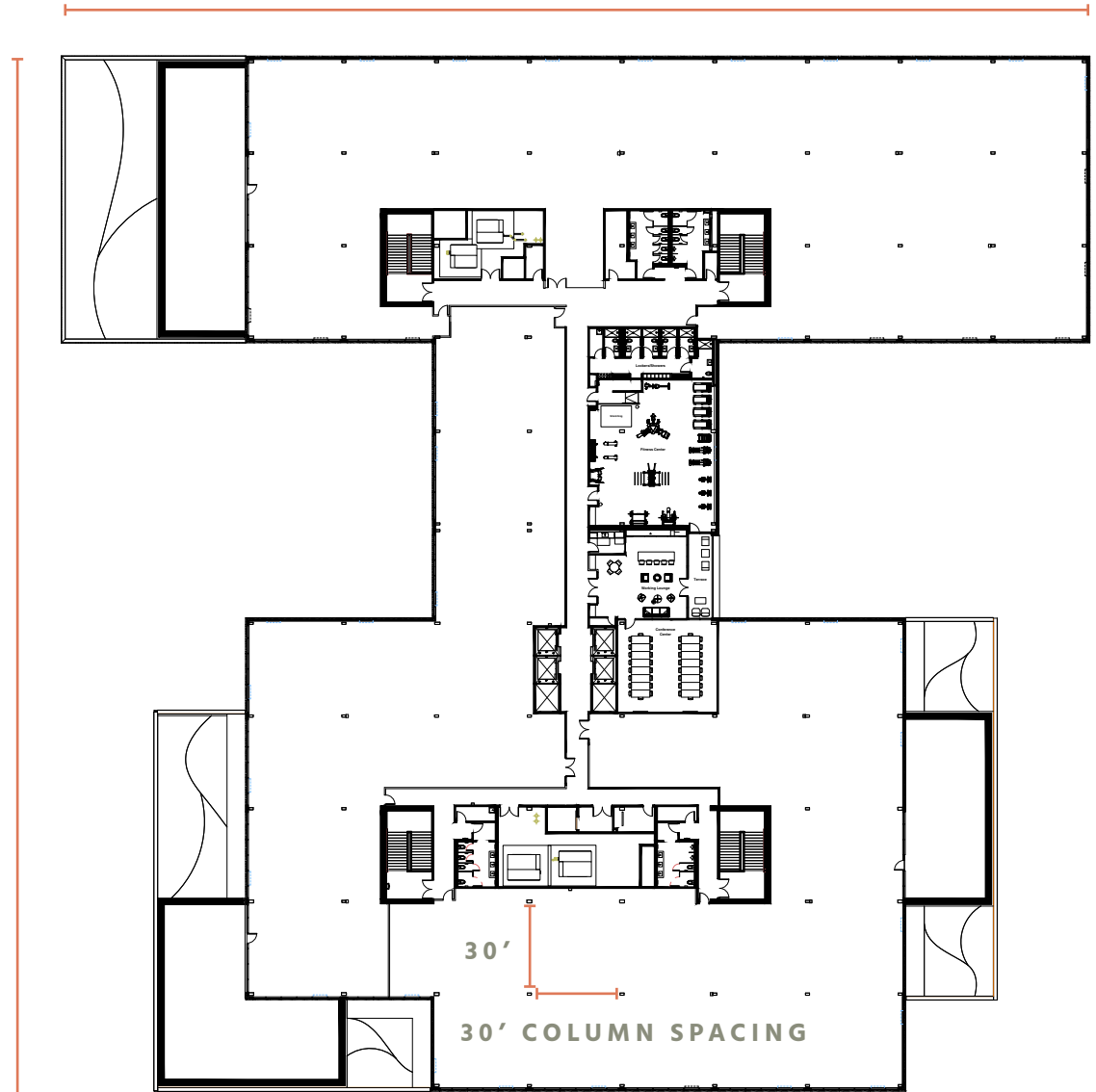
Our expansive indoor/outdoor workspace gives companies the room they need to focus on what gives their organization purpose and affords employees the freedom and comfort to get in the zone and carve out a place that's their own.

TEST FITS

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 AVAILABILTY

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

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.



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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