

201  
SEVENTEENTH

STRONG OWNERSHIP

# MIDTOWN IS EVOLVING. 201 17<sup>TH</sup> STREET IS LEADING THE WAY.



## Ownership Matters.

TO SCHEDULE YOUR TOUR  
OF 201 17<sup>TH</sup> STREET,  
contact the leasing team:

Jeff Keppen

404.504.7923

jeff.keppen@cbre.com

Elliott Grand

404.923.1306

elliott.grand@cbre.com

- + CBRE Global Investors is a world-wide leader in real estate investment with a reputation for proactive, hands-on management.
- + CBRE Global Investors is committed to the long-term success of Atlantic Station. In addition to 201 17<sup>th</sup> Street, CBRE Global Investors owns 271 17<sup>th</sup> Street and two nearby apartment communities. CBRE Global Investors is also the majority co-owner of Atlantic Station's 600,000 SF of retail space and 7,000 spot parking garage in a joint-venture with North American Properties.
- + Across Atlanta, CBRE Global Investors is the owner of 3.6 million SF of office space including The Towers at Wildwood Plaza, Wildwood Center, Northcreek Office Park and Platinum Tower.

CBRE

5-Star Service  
WORLDWIDE



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NEW FEATURES

# IT'S TIME FOR A NEW APPROACH.

Renovations and new features at 201 17<sup>th</sup> Street are custom-designed to the needs of the technology, creative and professional service firms making Midtown Atlanta their home.



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## INNOVATE<sup>+</sup>

Innovate in brand new, unprecedented, collaborative meeting space, available to all tenants.

## LAUNCH<sup>+</sup>

Launch your next big idea from open, modern, move-in ready spec suites — tailored to the needs of a creative workforce.

## EXTEND<sup>+</sup>

Extend your team with support from the on-site concierge, part of CBRE Global Investors' signature 5-Star Worldwide tenant services program.

## IMMERSE<sup>+</sup>

Be immersed in a fresh environment of vibrant colors and distinctive details.

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5 - STAR WORLDWIDE

# IT'S MORE THAN A BUILDING.

It's a chance to work better and have more fun.

CBRE Global Investors offers tenants a number of advantages.

One of the biggest? Signature 5-Star Worldwide tenant services.



## 5-Star Worldwide benefits

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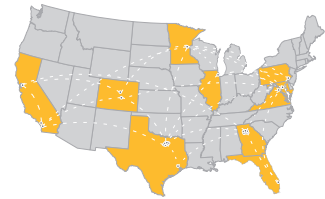
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- + A dedicated on-site concierge offers an extra set of hands for event planning, travel arrangements, reservations at local restaurants and entertainment venues and more.
- + A brand-new conference center, right in the building, with 7 new collaborative meeting spaces for groups from 2 to 70.

## It's Reciprocal.

201 17<sup>th</sup> Street tenants also have access to 5-Star Worldwide facilities in more than 20 other CBRE Global Investors buildings around the U.S. Book a tee-time at the on-site golf course in Denver or host a client event in the exclusive, top-floor 5-Star Worldwide lounge in one of Chicago's most iconic buildings.



Here in Atlanta, take advantage of facilities at 5 other properties offering a total of 11 event rooms seating up to 100 people, and six boardrooms — all outfitted with state-of-the-art technology.

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AREA AMENITIES

# PLUG IN.

201 17<sup>th</sup> Street tenants are in the middle of Atlantic Station, one of the southeast's premier mixed-use communities and a national model for smart growth and sustainable development.



Atlantic Station is home to:

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- + 11 acres of public parks
- + 2,600 rental and condominium units
- + A 101-unit hotel
- + More than 50 retailers, including Publix, Dillards and H&M
- + 20 restaurants, including Atlanta's first Yard House
- + Regal Atlantic Station Stadium 16 & Imax theatre
- + LA Fitness



Don't miss Atlantic Station's year-round program of signature events. More than 300 special events are held each year including:

- + ATP Tennis Championships
- + Beer, Bourbon & BBQ Festival
- + Winter Wonder Jam Concert Series
- + Annual Winter Beer Festival
- + Breakfast with Santa
- + Shamrock the Station
- + Bodies the Exhibition

Visit [www.atlanticstation.com](http://www.atlanticstation.com) for a schedule of upcoming events.

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SIGNAGE + VISIBILITY

# LET'S BE CLEAR.

201 17<sup>th</sup> Street is Midtown's place to be seen.



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## Building Signage

Building signage is available to qualified tenants looking to build their brand.

201 17<sup>th</sup> Street  
is viewed by more than

500,000 + CARS  
EACH DAY

as they pass through the intersection of I-75 and I-85.

## Looking for More Foot Traffic?

Lobby-level showroom space is also available, complete with high ceilings, a beautiful glass line, high pedestrian traffic and direct exposure to the building's lobby.

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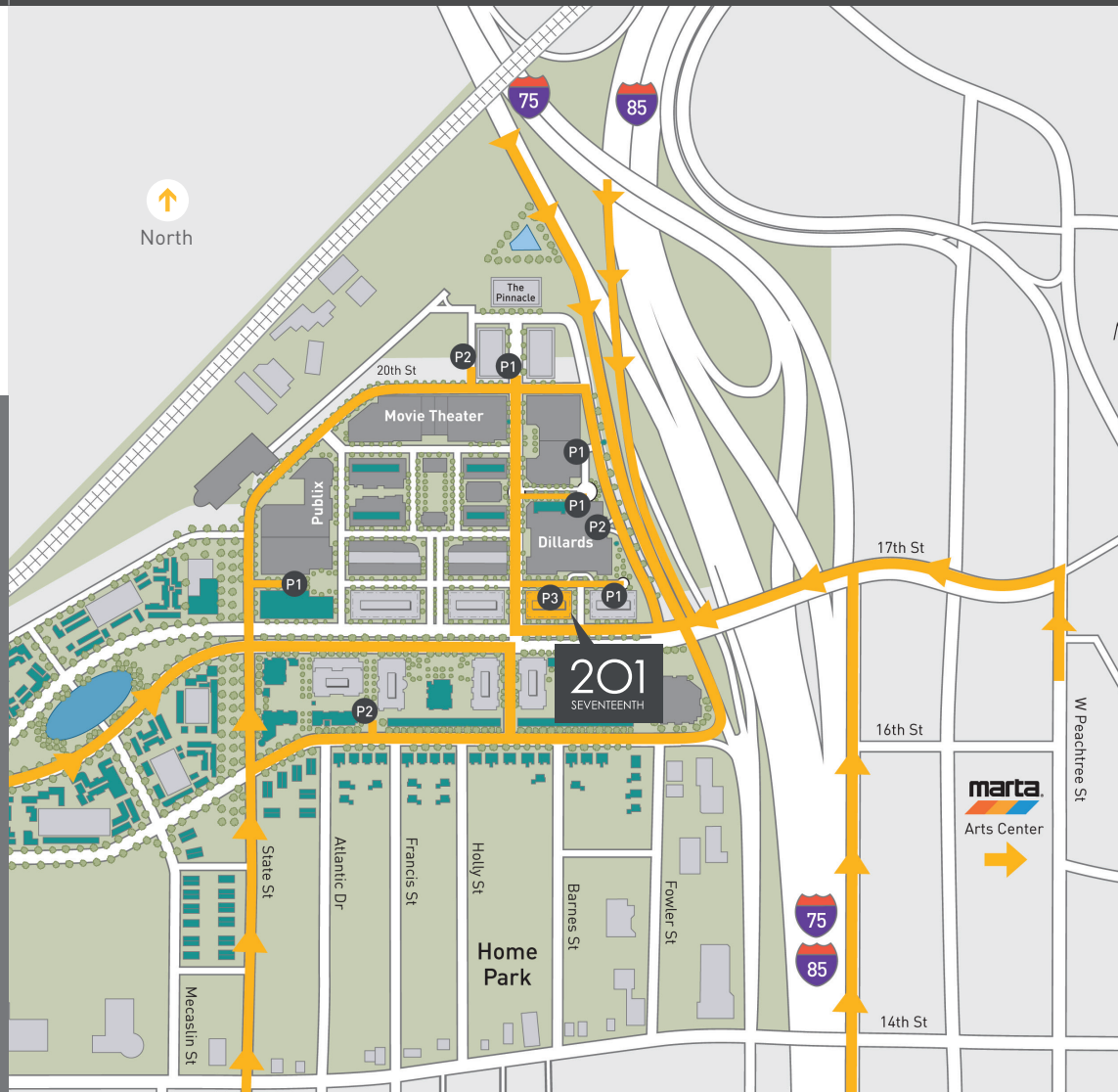
ACCESSIBILITY

# DON'T STRESS.

Focus on work, not getting there. 201 17<sup>th</sup> Street is easily reached from I-75 and I-85. Arriving via MARTA? Take advantage of our Atlantic Station shuttle to get from the Arts Center station to your door.

Once you arrive, getting around is a breeze. Just about everything you need is within walking distance. Bikes are also available to borrow and electric car charging stations are ready and waiting.

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SPEC SUITES

# READY? SO ARE WE.

Move-in ready spec suites are available now.



Suites available from 2,263 to 5,016 RSF

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### These suites offer tenants:

- + Think Tank spaces ready for an impromptu brainstorm.
- + Open office plans to foster collaboration.
- + White board walls for recording that big idea.
- + Convenient access to the 5-Star Worldwide conference center located on the same floor, offering 7 additional event, meeting, and collaboration spaces.



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SPEC SUITES

# MODERN, SUSTAINABLE, & AVAILABLE TODAY.

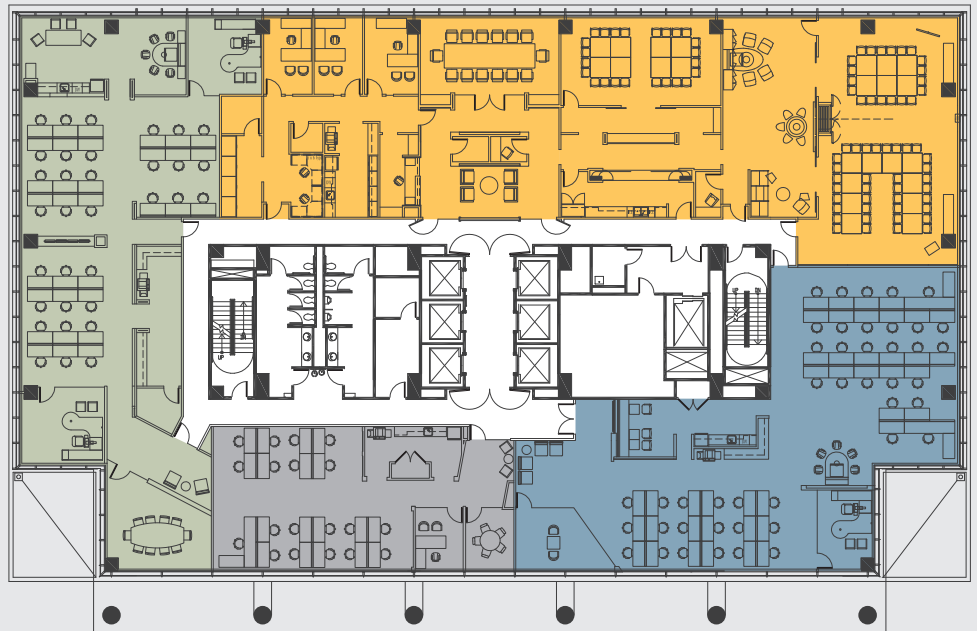


Suite 240

CBRE Management Office

Suite 240

5-Star Worldwide Conference Center



Suite 200

5,016 RSF

Suite 210

2,263 RSF

Suite 220

4,760 RSF

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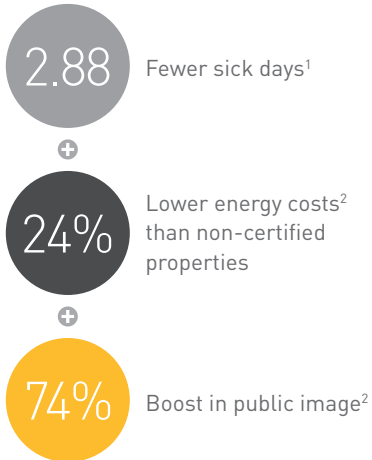
S U S T A I N A B I L I T Y

# GET MORE GREEN.

LEED® Gold certified and ENERGY STAR® rated.



LEED certified buildings offer tenants an average of:



At 201 17<sup>th</sup> Street you'll find:

- + LEED certified project managers to assist in your build out and locate sustainable construction materials and finishes.
- + A building-wide single stream recycling program managed by American Recycling.
- + Waterless and low flow devices to reduce water use.
- + Fully automated air conditioning system to reduce energy use.

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1 "Do Green Buildings Make Dollars & Sense?" Conducted by Burnham-Moores Center for Real Estate at the University of San Diego, McGraw-Hill Construction and CBRE (2009)  
2 The Green Building Market & Impact Report 2010, © GreenBiz Group, written and researched by Robert Watson. www.GreenBiz.com

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