



THE KING & QUEEN

EXPERIENCE THE ENERGY



VIEW
PROPERTY
TOUR

EXPERIENCE THE ENERGY

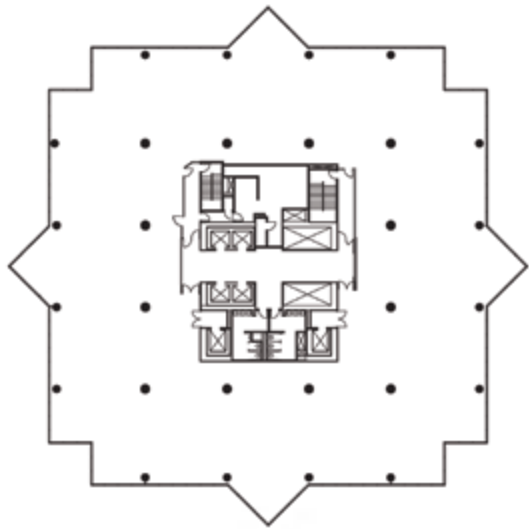
THE KING AND QUEEN BUILDINGS OFFER ATLANTA'S PREMIER DESTINATION FOR AN EVOLVING WORKFORCE IN SEARCH OF A UNIQUE LIFESTYLE OFFICE EXPERIENCE. ONE WITH MORE AMENITIES, BETTER CONNECTIVITY AND A CLOSER ATTENTION TO WELLNESS AND SUSTAINABILITY.



A CITY WITHIN A CITY, THE KING AND QUEEN BUILDINGS REPRESENT THE FUTURE OF WORKPLACE, OFFERING EVERYTHING FROM CHILDCARE TO CONVENIENT DINING, ENGAGING OUTDOOR SPACES AND A WORLD-CLASS FITNESS CENTER, ALL FROM THE HEART OF THE CITY'S HIGHLY COVETED PERIMETER MARKET.

EXPERIENCE THE ENERGY





TYPICAL FLOORPLATE

25,000 RSF

Flexible space options available ranging from small suites for start ups to large multi floor contiguous availability for corporate headquarters.

These include ready built suites that are turn key solutions for immediate occupancy and flexible term.

VIEW VIRTUAL TOUR



ABUNDANT AMENITIES

A MASTERFULLY PLANNED CAMPUS WITH AN EXCITING SET OF RENOVATIONS DESIGNED FOR THE MODERN BUSINESS LIFESTYLE, THE KING AND QUEEN IS PACKED WITH CONVENIENT AMENITIES TO INCREASE PRODUCTIVITY AND HELP EMPLOYEES FEEL MORE INSPIRED AT THE OFFICE.



- 372-Room newly renovated Westin Hotel
- 80,000 Sf newly renovated Life Time Perimeter
- 7 On-site food services/restaurants
- Two miles of on campus walking trails
- Auto detailing services
- Multiple conference facilities
- On-site Kindercare childcare
- Private shuttle to MARTA and neighborhood amenities
- Outdoor community spaces
- Immediate accessibility to Path 400 (coming soon)
- On-site dry cleaning services
- Indoor and outdoor venues for large corporate and community events
- 4 Bicycles are available on the property for tenants' use at no charge, facilitating access to nearby restaurants, shops, parks and walking trails
- Coffee barista bar with Starbucks brand products
- New state of the art on site tenant only fitness center (spring 2025)

ATLANTA'S PREMIER FITNESS FACILITY

Life Time Perimeter is packed with features that include state-of-the-art equipment, personal training, thirteen tennis and pickle ball courts, squash and basketball courts, indoor and outdoor swimming pools, full-service spa, dining and more. The complex will be fully renovated in 2024.

Corporate programs are offered which provides for membership benefits and reduced pricing.

LIFETIME.LIFE/LOCATIONS/GA/PERIMETER

LIFETIME





Coffee Bar



Café



KinderCare



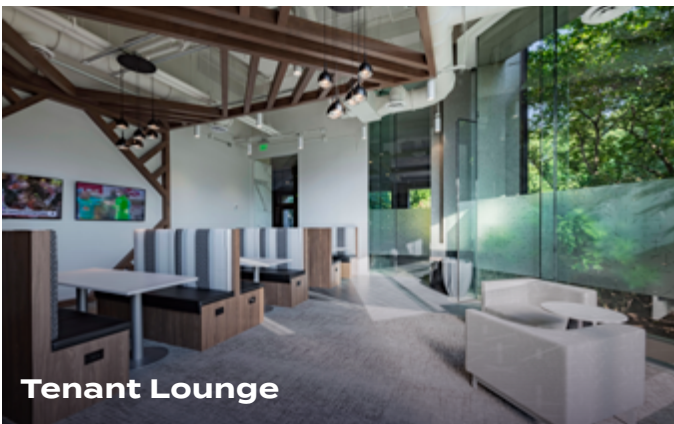
Training Room



Outdoor Terrace



Life Time Perimeter



Tenant Lounge



Westin



CAMPUS PROGRAMS

THE KING AND QUEEN IS A MASTERFULLY PLANNED CAMPUS WITH AN EXCITING SET OF RENOVATIONS TAILORED TO THE MODERN BUSINESS LIFESTYLE. DESIGNED KEEP EMPLOYEES INSPIRED AND HELP MAXIMIZE A DAY AT THE OFFICE, CONCOURSE ALSO OFFERS AN EXCLUSIVE TENANT AMENITY PROGRAM PACKED WITH LIFESTYLE AMENITIES THAT CATER TO EVERY OCCASION.

- On-site day care with tenant discount
- Shuttle service to MARTA
- Exclusive food programs featuring cafés, restaurants, food trucks, and DoorDash hubs
- Health & wellness offerings include pickleball, bike share, walking trail and more WiFi-enabled common areas throughout the campus
- Hospitality access and discounts at the Westin Hotel
- Private workspaces to focus and recharge
- Ridesharing pick up and drop off
- Robust personal fitness training including group and private classes available at Life Time Perimeter
- Seasonal art exhibits created and curated by local artists and art organizations
- Tenant appreciation events





SUSTAINABILITY INITIATIVES

- LED lighting throughout, including the parking garage and parkway, tenant spaces and common areas
- Single-stream recycling
- Charging stations for electric vehicles in the parking garage
- Recent elevator modernization
- Hands-free toilets, sinks, paper towel and soap dispensers
- Water appliances are "water-savers"
- Air filters upgraded to MERV rating of 13
- Sensors on irrigation system prevent watering when it's raining

INFRASTRUCTURE AND TECHNOLOGY

- Wi-Fi available in the lower-level common areas, lobbies and restaurants
- Electric: Serviced by two sub stations, designed with N-1 redundancy
- Generator for life safety
- Condenser Water available for tenant supplemental cooling requirements
- Fiber Optics — Multiple providers:

KING BUILDING (CC6)

CARRIER NAME	CABLE TYPE	SERVICES AVAILABLE
AT&T	Fiber / Copper	Voice / Data / Internet
Cogent	Fiber	Data / Internet
Comcast	Coax	Voice / Data / Internet / TV
DishTV	Coax	TV
Lumen	Fiber	Voice / Data / Internet
Verizon	Fiber / Copper	Voice / Data / Internet
Zayo	Fiber	Data / Internet

QUEEN BUILDING (CC5)

CARRIER NAME	CABLE TYPE	SERVICES AVAILABLE
AT&T	Fiber / Copper	Voice / Data / Internet
Cogent	Fiber	Data / Internet
Comcast	Coax	Voice / Data / Internet / TV
Crown Castle	Fiber	Data / Internet
DirectTV	Coax	TV
DishTV	Coax	TV
Lumen	Fiber	Voice / Data / Internet
Verizon	Fiber / Copper	Voice / Data / Internet
Zayo	Fiber	Data / Internet

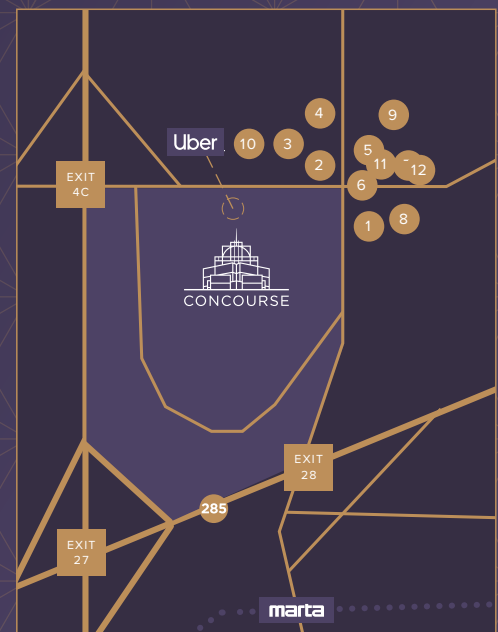


UNBEATABLE

ACCESSIBILITY

LOCATED IN THE HEART OF PERIMETER AT I-285 AND GA-400, THE KING AND QUEEN SIT 15 MINUTES NORTH OF MIDTOWN AND JUST 10 MINUTES NORTH OF BUCKHEAD OFFERING COMMUTERS EASY ACCESS ANYWHERE IN THE REGION.

Complimentary shuttle to the Perimeter MARTA train station is also offered for alternative access around the city.



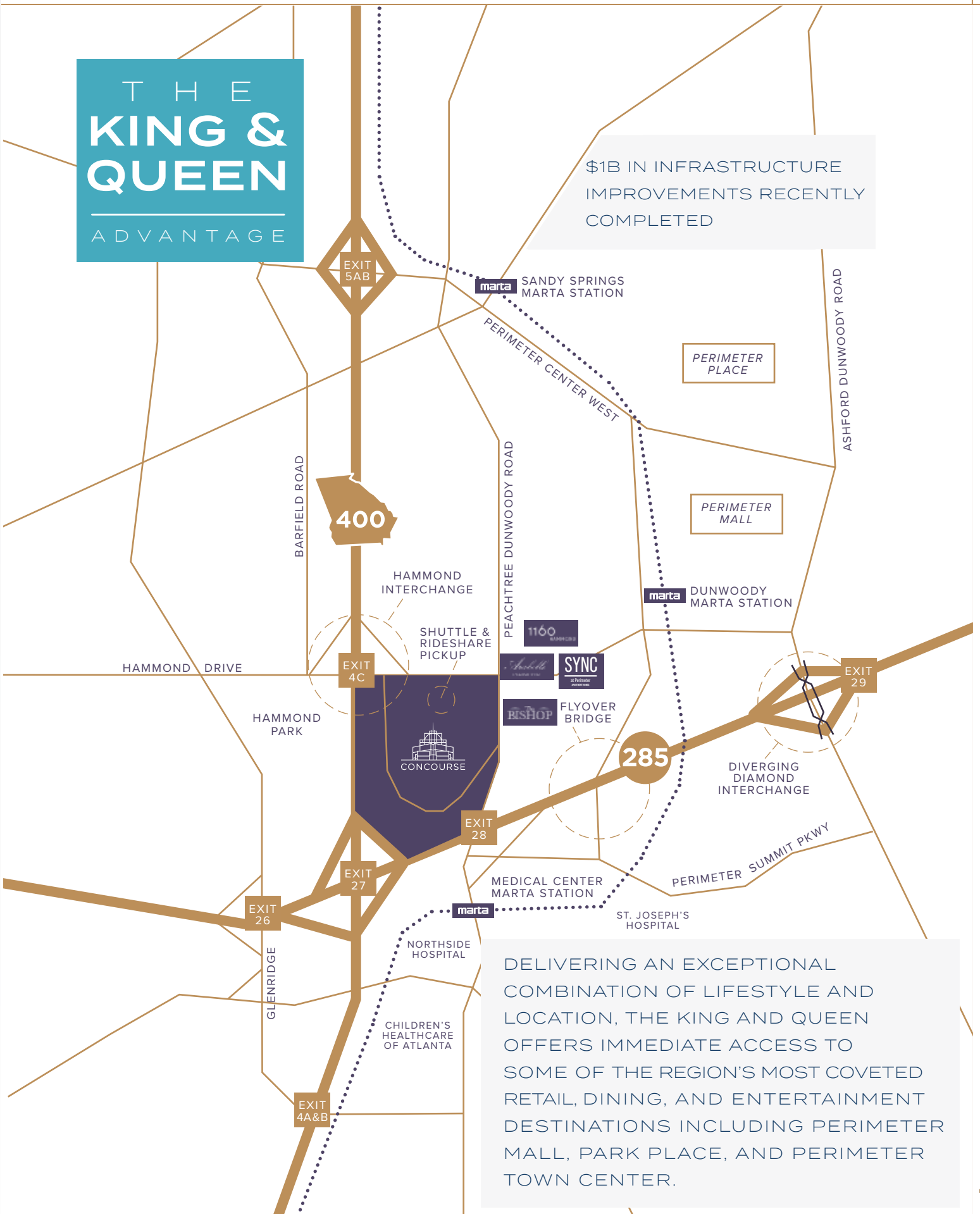
WALKABLE NEARBY RESTAURANTS

- 1 Starbucks
- 2 Einstein Bros Bagels
- 3 Buon Fornello
- 4 Willy's
- 5 Grub Burger
- 6 Just Love Coffee Cafe
- 7 Local Expedition
- 8 NoriFish
- 9 Biryani's Place
- 10 Publix
- 11 El Azteca
- 12 Atlanta Bread Company

THE KING & QUEEN

ADVANTAGE

\$1B IN INFRASTRUCTURE
IMPROVEMENTS RECENTLY
COMPLETED



DELIVERING AN EXCEPTIONAL
COMBINATION OF LIFESTYLE AND
LOCATION, THE KING AND QUEEN
OFFERS IMMEDIATE ACCESS TO
SOME OF THE REGION'S MOST COVETED
RETAIL, DINING, AND ENTERTAINMENT
DESTINATIONS INCLUDING PERIMETER
MALL, PARK PLACE, AND PERIMETER
TOWN CENTER.

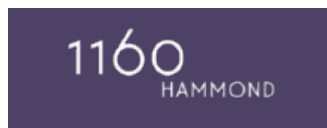
WALKABLE APARTMENT LIVING



VISIT WEBSITE



VISIT WEBSITE



VISIT WEBSITE



VISIT WEBSITE

Arabelle Perimeter



1160 Hammond



WALKABLE NEARBY
RESTAURANTS



The Bishop



SYNC at Perimeter Apartment Homes





THE KING & QUEEN

FOR MORE INFORMATION ON

LEASING OPPORTUNITIES:

CAROLINE NOLEN

404.853.5279

caroline.nolen@cushwake.com

ANDY SUMLIN

404.853.5219

andy.sumlin@cushwake.com

VISIT ONLINE:

- > **CONCOURSE-ATL**
- > **LIFETIMEPERIMETER**
- > **WESTINHOTEL**
- > **LINKEDIN**
- > **IG: @KINGQUEENTOWERS_ATL**



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