

A photograph of a modern glass skyscraper in Midtown Atlanta, reflecting the sky and surrounding buildings. The building has a '14th + Spring' logo on its upper section. To the right, other modern buildings are visible, including one with a 'NOVEL' sign. In the foreground, there are trees and a street with cars. A large orange 'MOVE' text is overlaid on the bottom left, and a colorful light streak graphic curves across the middle of the image.

14TH +
SPRING

MOVE

Midtown Atlanta
14th Street + Spring Street
14thSpring.com

with
confidence.

office
residential
retail/restaurant

MOVE

to productivity.

Every day, business leaders are challenged to optimize workforce productivity.

Now more than ever, how and where work happens is shaped by those that perform the work. Not by corporate policies, not by historical precedence, but by workforce preferences.

14th + Spring is the answer for today's leaders.

It's a High-Performance Workplace® that elevates your human capital strategy. Here, a diverse environment appeals to varying workstyles so that, once again, employees crave the workplace – even with a hybrid option.

Make the right move. Optimize employee productivity at 14th + Spring.



ENGAGEMENT



PRODUCTIVITY



SUCCESS

MIDTOWN ATLANTA
14THSPRING.COM

**14TH +
SPRING**



MOVE

to performance.

14th + Spring optimizes the human experience in a hospitality-driven, mixed-use development. Here, an unmatched people-centric vibe meets the demands of today's workforce.

Building Specifications

southwest corner of 14th + Spring Streets

12 stories

324,000 sq. ft.

27,000 sq. ft. rectangle floor plate

45' core to window

14' slab to slab height

2 parking spaces per 1000 RSF

5-level efficient below-deck parking



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14TH
+
SPRING

MOVE

for the experience.

Here, thoughtful services not only invite patrons to stay a while but also safely connect them to the Midtown community.

Office Amenities

multimodal accessibility
professional concierge welcome
proprietary Smart building app
first-class security protocol
rectangle floorplates infused with natural light
destination dispatch elevators

324,000 sq. ft. available office

5,000 sq. ft. available retail

3,000 sq. ft. available restaurant

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SPRING



MOVE

for the location.

Midtown – the city's most iconic and sought-after business and lifestyle district and Atlanta's only 24/7 environment – is home. Here, one of Midtown's most accessible and visible intersections is your front door.

Ideal Location

gateway to Midtown Atlanta
first on/first off access to Atlanta's
Downtown Connector

35+ premier restaurants
7000 new apartment homes
1000 hotel keys
Walk Score 87



KNOW MIDTOWN

Midtown Atlanta is a prominent, dense urban district teeming with commercial, residential, arts and entertainment and recreational opportunities – just north of Downtown Atlanta and south of Buckhead. Atlanta's 2nd largest business district holds a daytime population of 85,000 professionals, a resident population of over 41,000 and an academic population of 40,000 students from the internationally accredited Georgia Institute of Technology.

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MOVE

to optimization.

Here, a compelling people-centric workplace prioritizes a welcoming experience craved by the outperforming talent that it attracts and retains. Opportunities for personal and professional connections abound.

Lifestyle Amenities

- professional concierge
- fitness center
- locker + shower facilities
- lobby café + coffee shop
- lobby deck
- street-level full-service restaurant
- rooftop terrace
- EV charging stations
- bicycle storage
- common area wi-fi



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for the workstyle.

Here, the High-Performance Workplace® answers the needs of today's workforce with diverse workstyles – alternative environments beyond the office walls.

individual focus zones
innovative collaboration hubs
virtual work rooms
restorative quiet spaces
plush alcoves
urban park



HEALTHY BUILDING

Safe, indoor environments lead to a happier, healthier workforce.

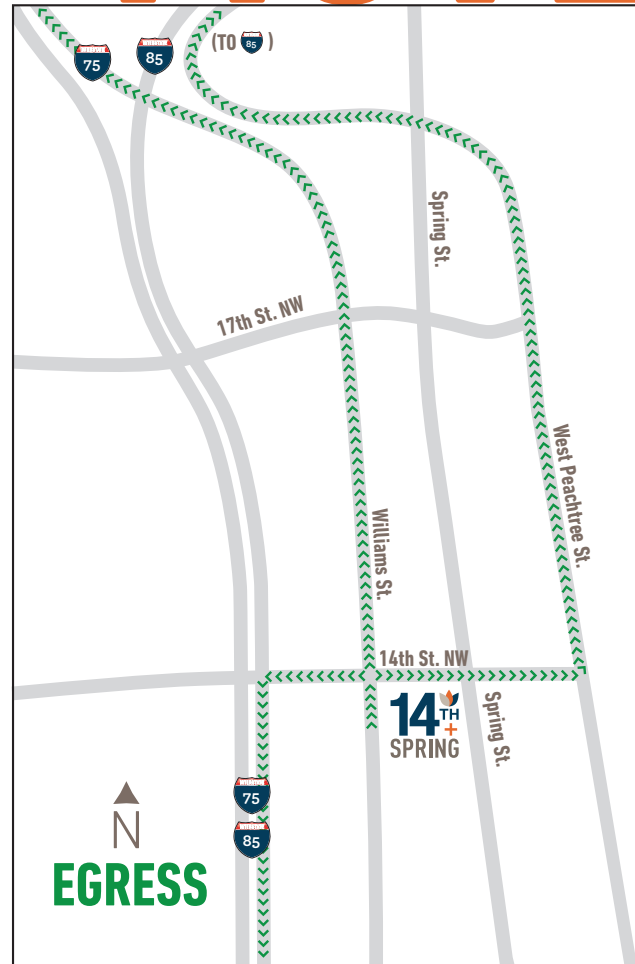
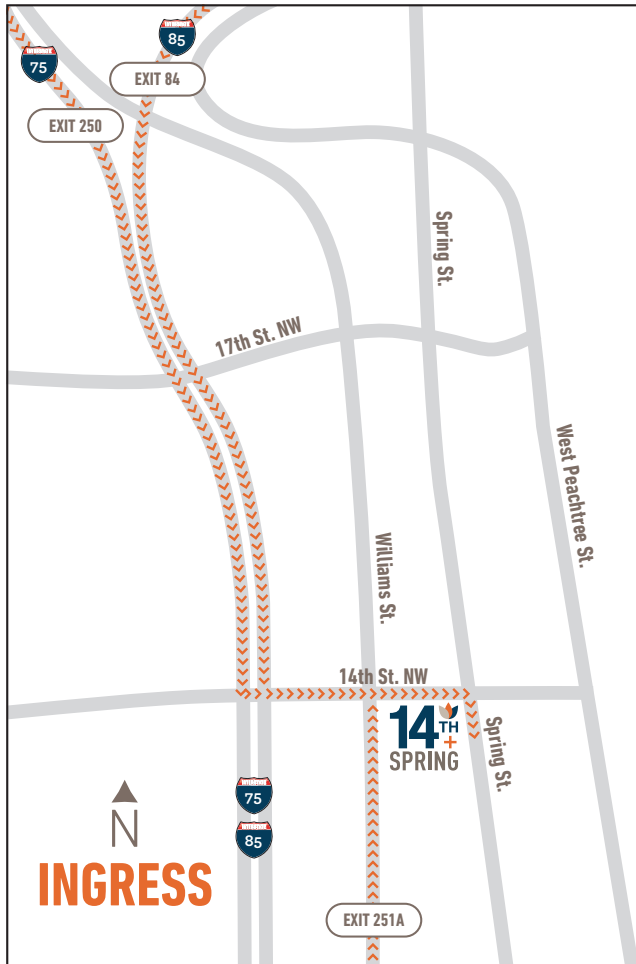
- LEED and Fitwell certifications (in progress)
- touch-free restroom fixtures
- elevator ionization system (for cab disinfection)
- premium air handling system
MERV 13 filters
30% increase in outside airflow

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MOVE

to
accessibility.



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MOVE

to engage.

... according to Gallup Research,

Only 32% of the U.S. workforce is actively engaged in their daily work.

14th + Spring offers variety – space for creative group work as well as individual quiet work – intentionally designed to engage talent and support peak productivity.

... according to Gensler Workplace Survey,

Workers in high-performing workspaces report that they want to be in the office more often.

14th + Spring calls workers to the office with the people-centric environment that they crave. It is designed to recruit and retain talent that outperforms.

... according to Gensler Workplace Survey,

Organizations must provide an ecosystem of diverse spaces to support a desirable new mix of experiences.

14th + Spring is a High-Performance Workplace® offering an intentional collection of distinct environments with access to a range of onsite and nearby amenities.



THE VUE: ROOFTOP TERRACE

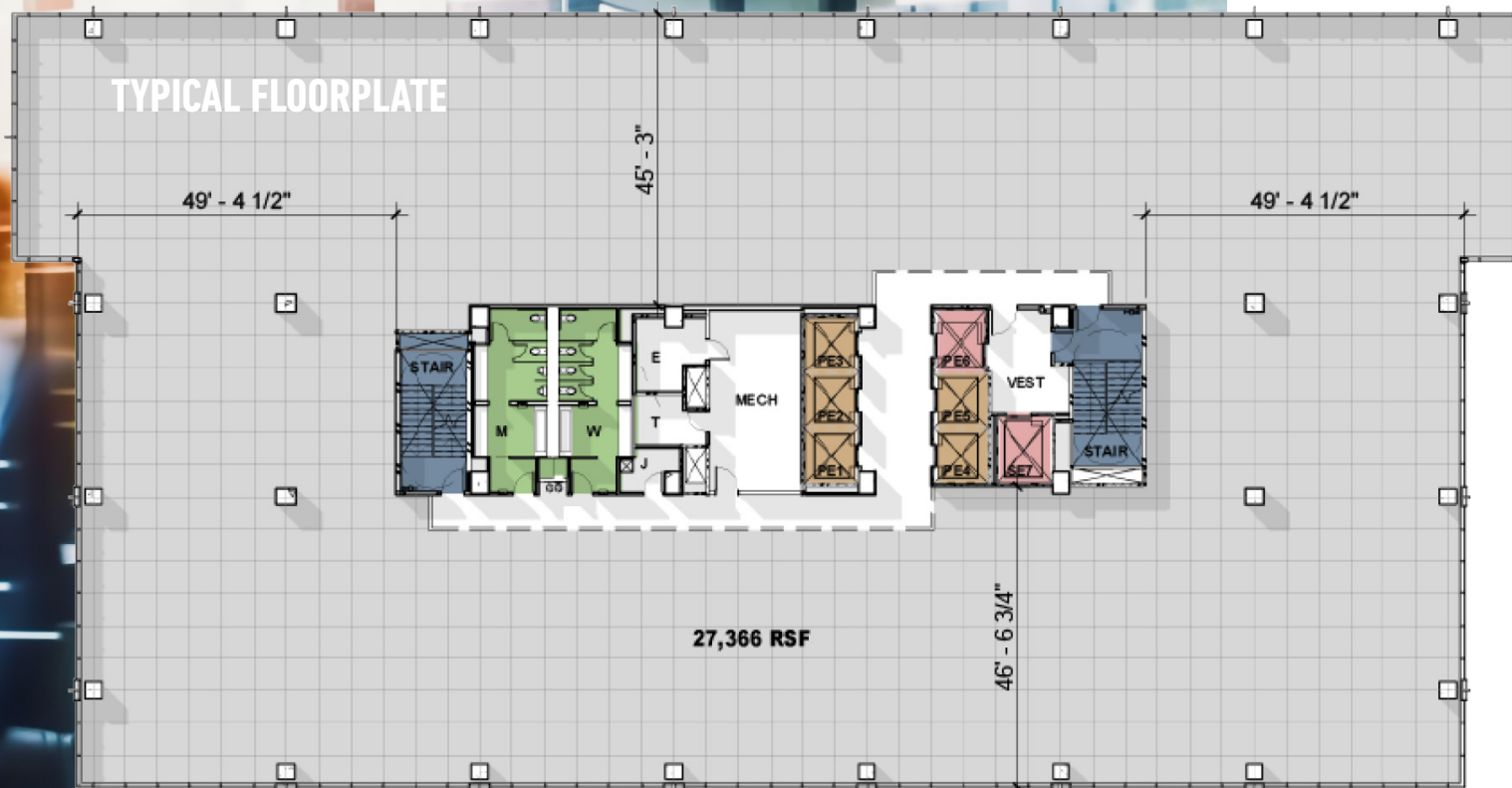


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14TH
SPRING

MOVE

to elevate
human capital.



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MAKE

the MOVE

Leasing

Bo Jackson, Greenstone Properties

bjackson@getgreenstone.com

(770) 633-7006

Harvey Rudy

hrudy@greenstone-properties.com

(404) 725-5356

14th + Spring is a development of



GREENSTONE

**Goldman
Sachs**

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