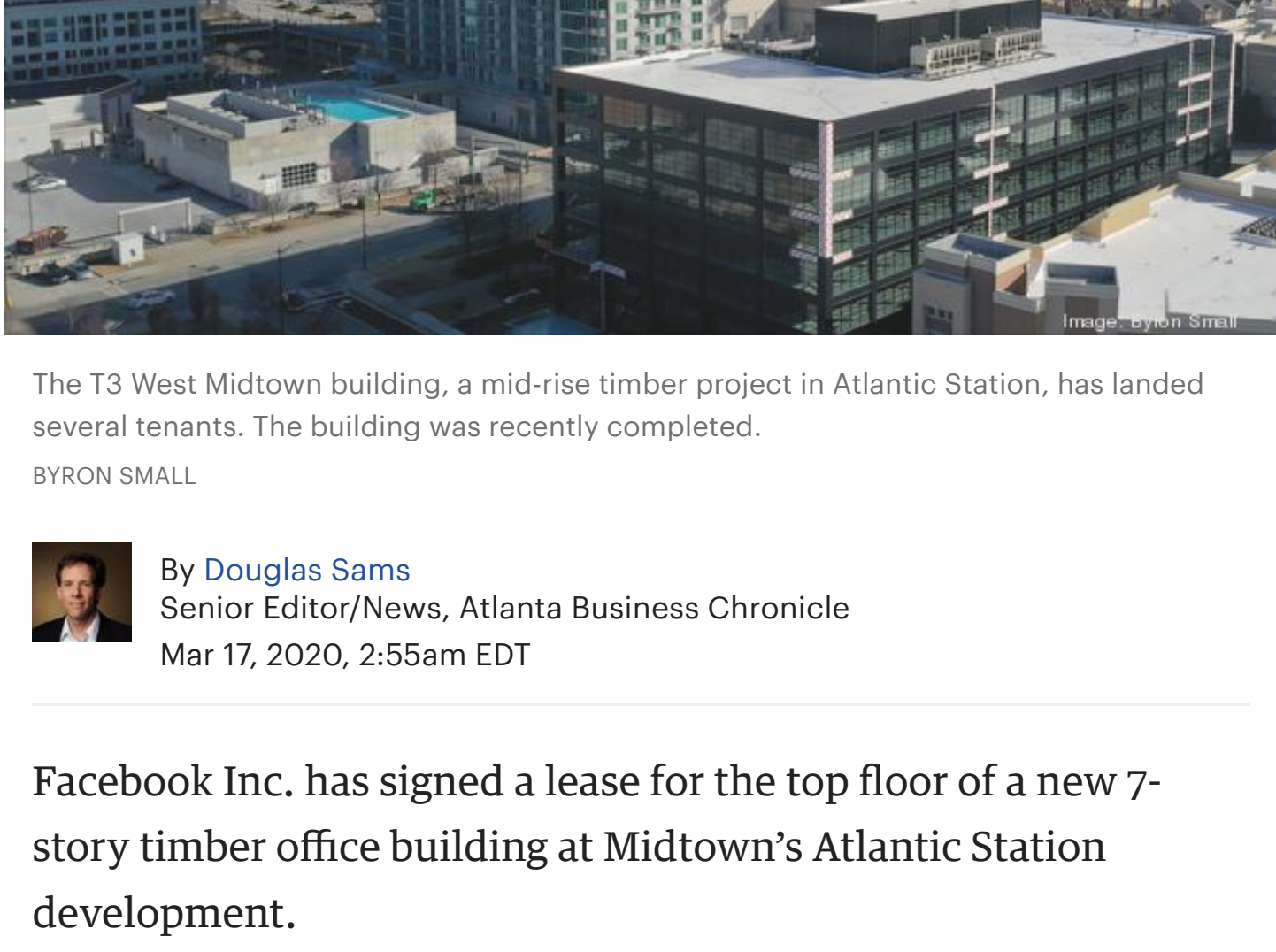


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COMMERCIAL REAL ESTATE

Facebook to move Atlanta office into top floor of new Atlantic Station building



The T3 West Midtown building, a mid-rise timber project in Atlantic Station, has landed several tenants. The building was recently completed.

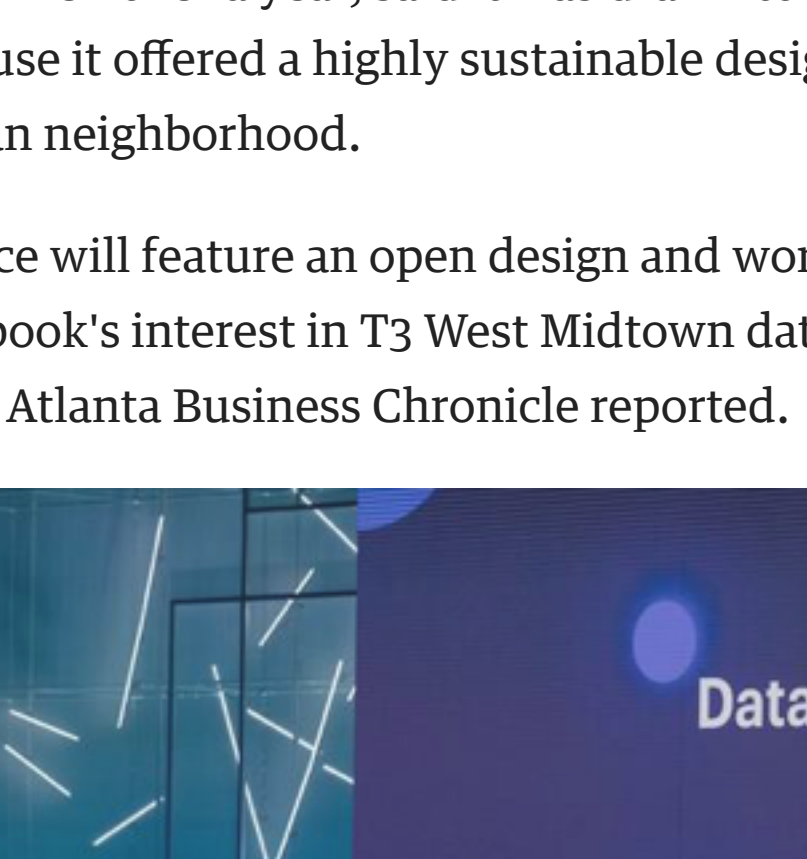
BYRON SMALL



By Douglas Sams
Senior Editor/News, Atlanta Business Chronicle
Mar 17, 2020, 2:55am EDT

Facebook Inc. has signed a lease for the top floor of a new 7-story timber office building at Midtown's Atlantic Station development.

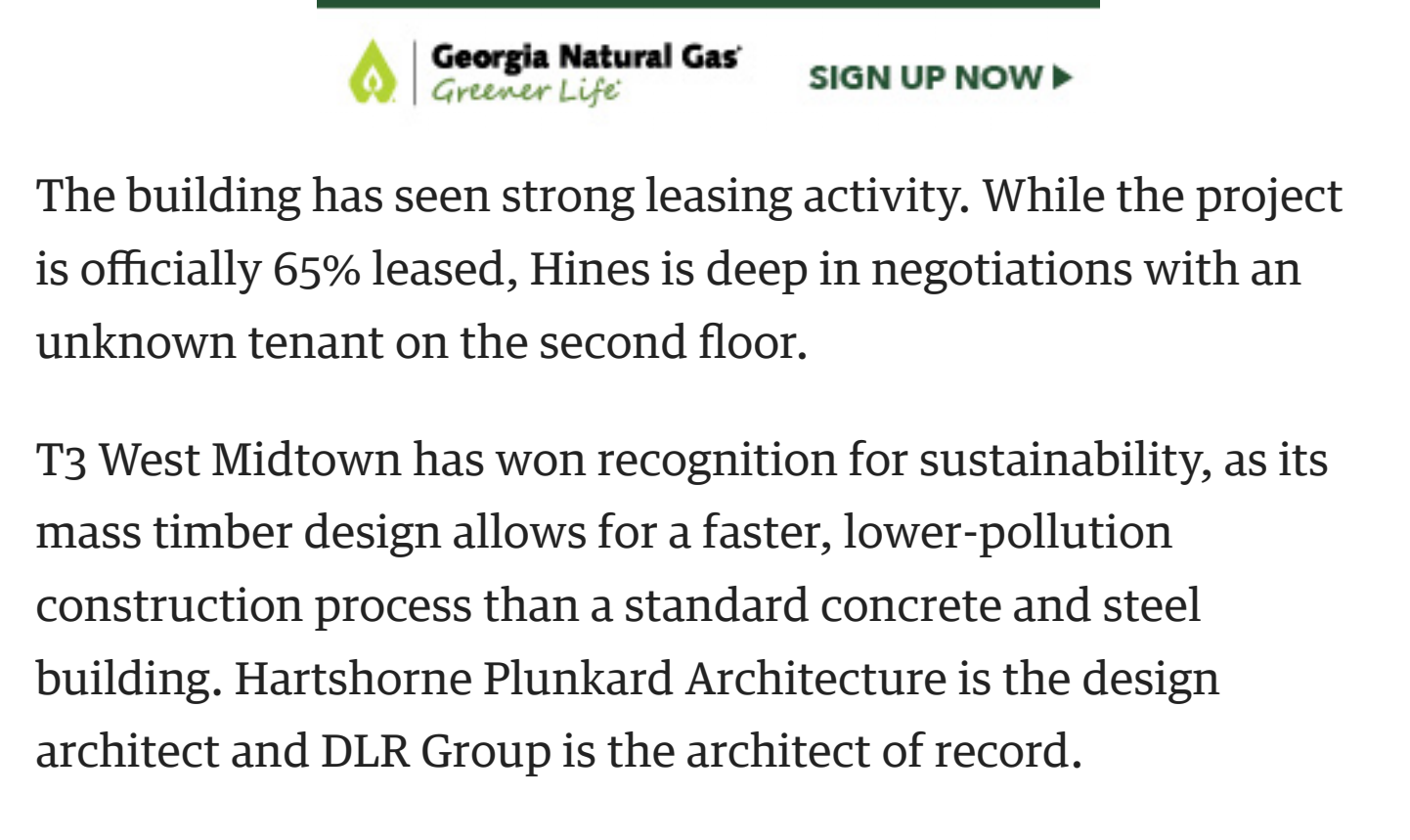
Facebook (Nasdaq: FB) will occupy 35,900 square feet at T3 West Midtown, an \$80 million mid-rise made of wood, the first heavy-timber office building in the Southeast. Global real estate company Hines, whose projects have filled the Atlanta skyline for years, is the developer.



Facebook put an office on the west side of Midtown over eight years ago, and it has been one of the fastest-growing in the company.

The social media giant, which had been searching for new space in Atlanta for well over a year, said it was drawn to the T3 project because it offered a highly sustainable design in a vibrant, urban neighborhood.

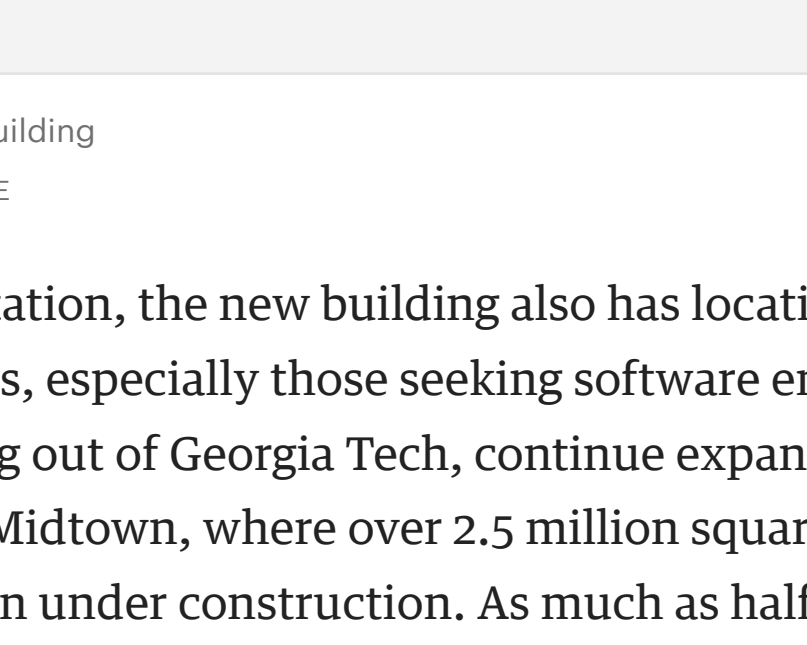
The new office will feature an open design and works from local artists. Facebook's interest in T3 West Midtown dates back to last October, Atlanta Business Chronicle reported.



FILE-- Mark Zuckerberg, Facebook's chief executive, speaks at F8, the company's annual developer conference in San Jose, Calif.

JASON HENRY/THE NEW YORK TIMES

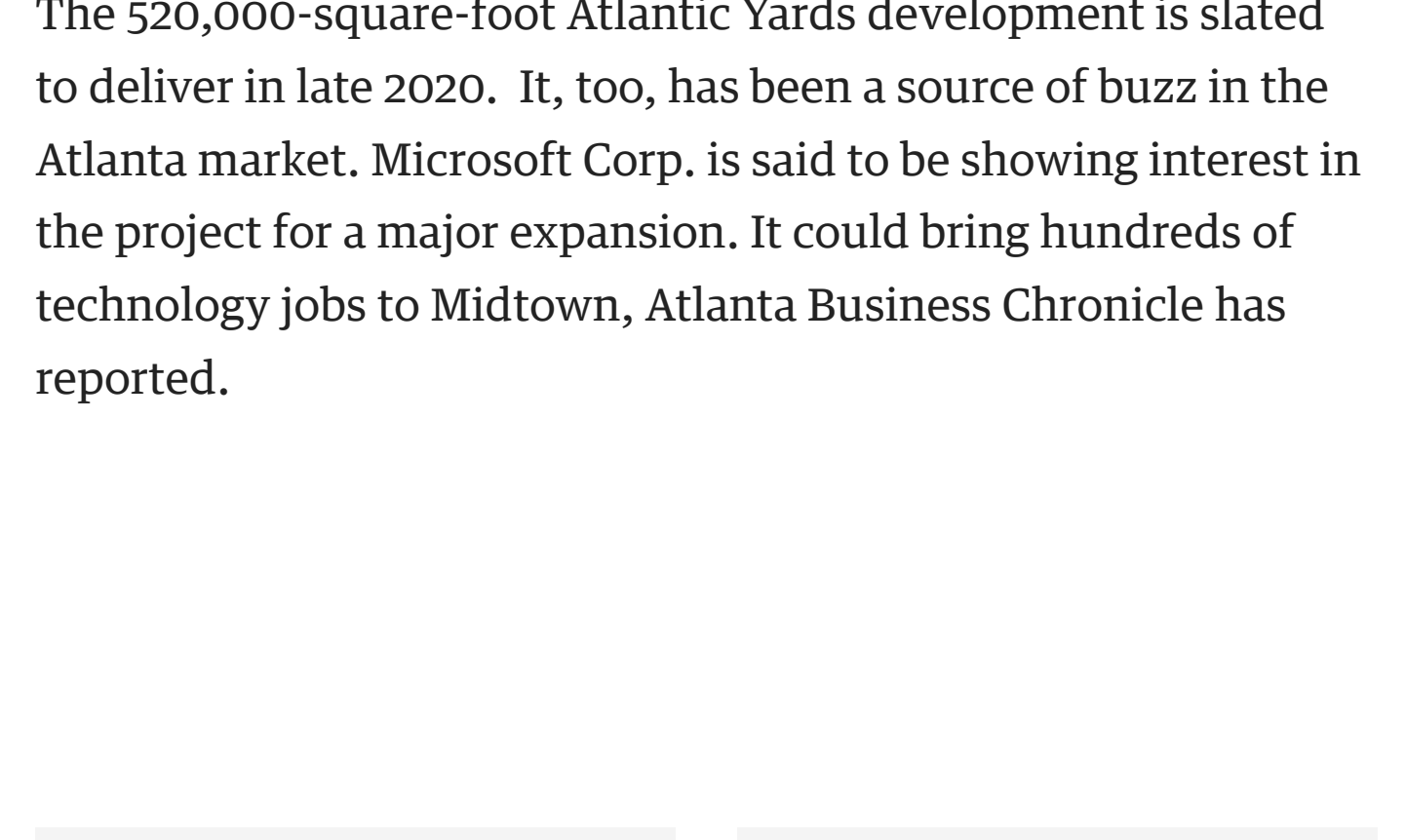
It joins another new tenant in the building. Macy's Inc. is locating its technology division on the fourth, fifth and sixth floors. Macy's confirmed earlier this year the \$14 million tech hub will employ over 600.



The building has seen strong leasing activity. While the project is officially 65% leased, Hines is deep in negotiations with an unknown tenant on the second floor.

T3 West Midtown has won recognition for sustainability, as its mass timber design allows for a faster, lower-pollution construction process than a standard concrete and steel building. Hartshorne Plunkard Architecture is the design architect and DLR Group is the architect of record.

Hines has five more heavy-timber office projects like T3 West Midtown underway in five U.S. cities.



Hines' T3 office building

JONES LANG LASALLE

In Atlantic Station, the new building also has location going for it. Companies, especially those seeking software engineering talent coming out of Georgia Tech, continue expanding throughout Midtown, where over 2.5 million square feet of new office space in under construction. As much as half of that space may already be pre-leased, according to some estimates.



T3, which stands for Timber, Transit and Technology, benefits from being in such a sought-after neighborhood among tech companies, but the building also gains a lot of attention because it is unique, said Hines' John Heagy.

"Companies walk through this space and immediately see it as an opportunity to differentiate themselves," he said.

Hines has other significant projects in its development pipeline. It's also well under way on Atlantic Yards, another project that, much like T3, is reshaping Atlantic Station.

The 520,000-square-foot Atlantic Yards development is slated to deliver in late 2020. It, too, has been a source of buzz in the Atlanta market. Microsoft Corp. is said to be showing interest in the project for a major expansion. It could bring hundreds of technology jobs to Midtown, Atlanta Business Chronicle has reported.

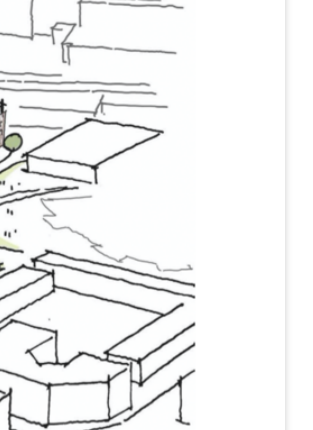
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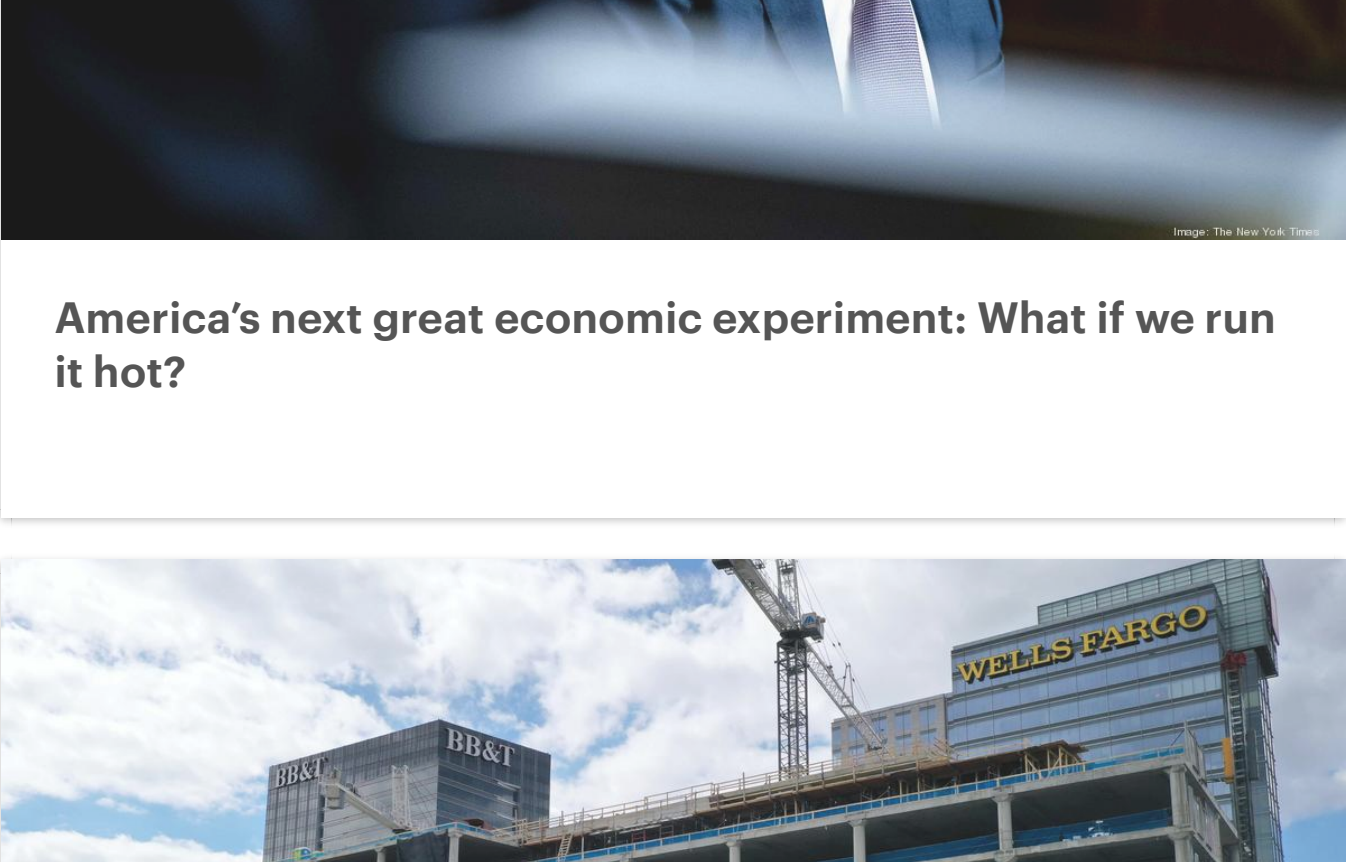
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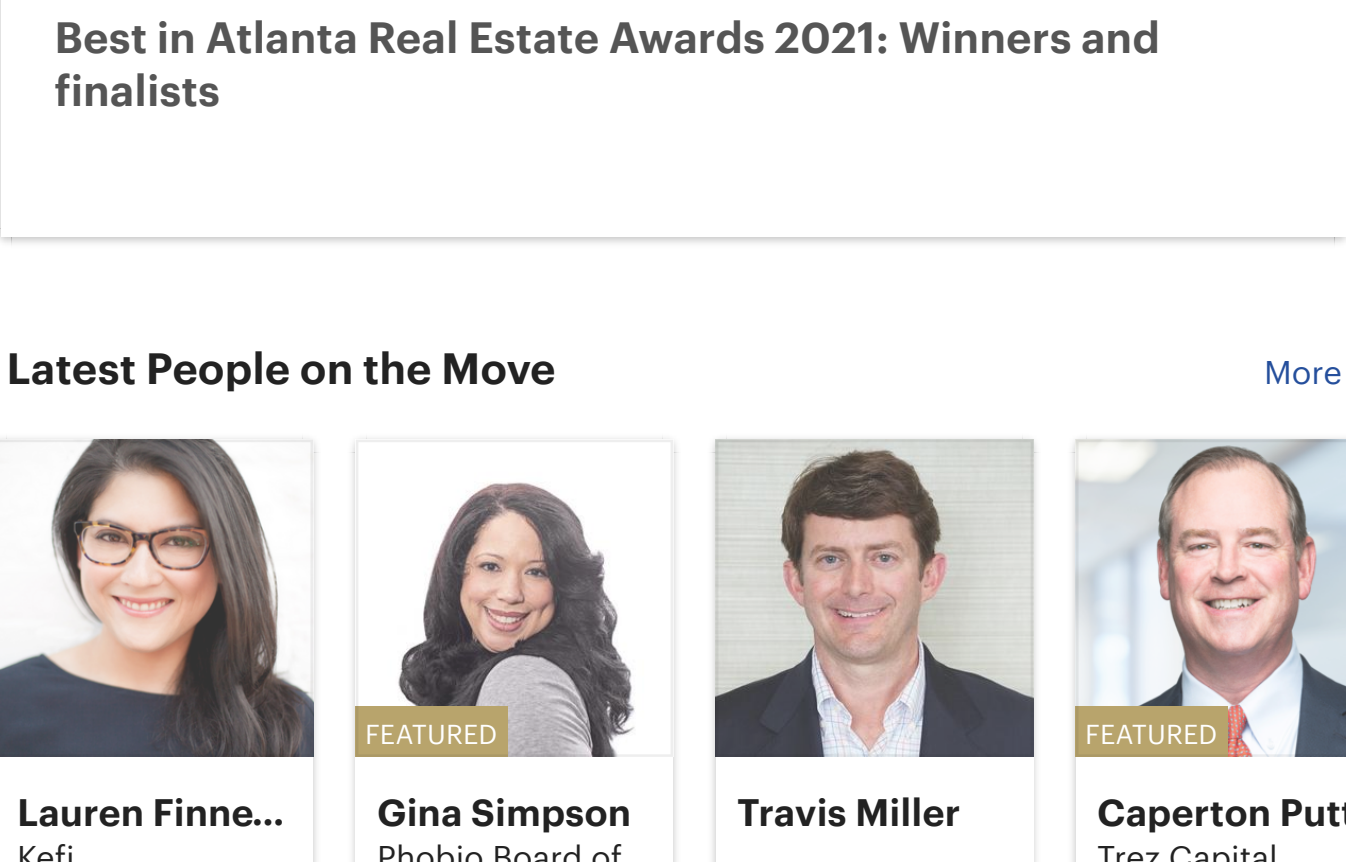


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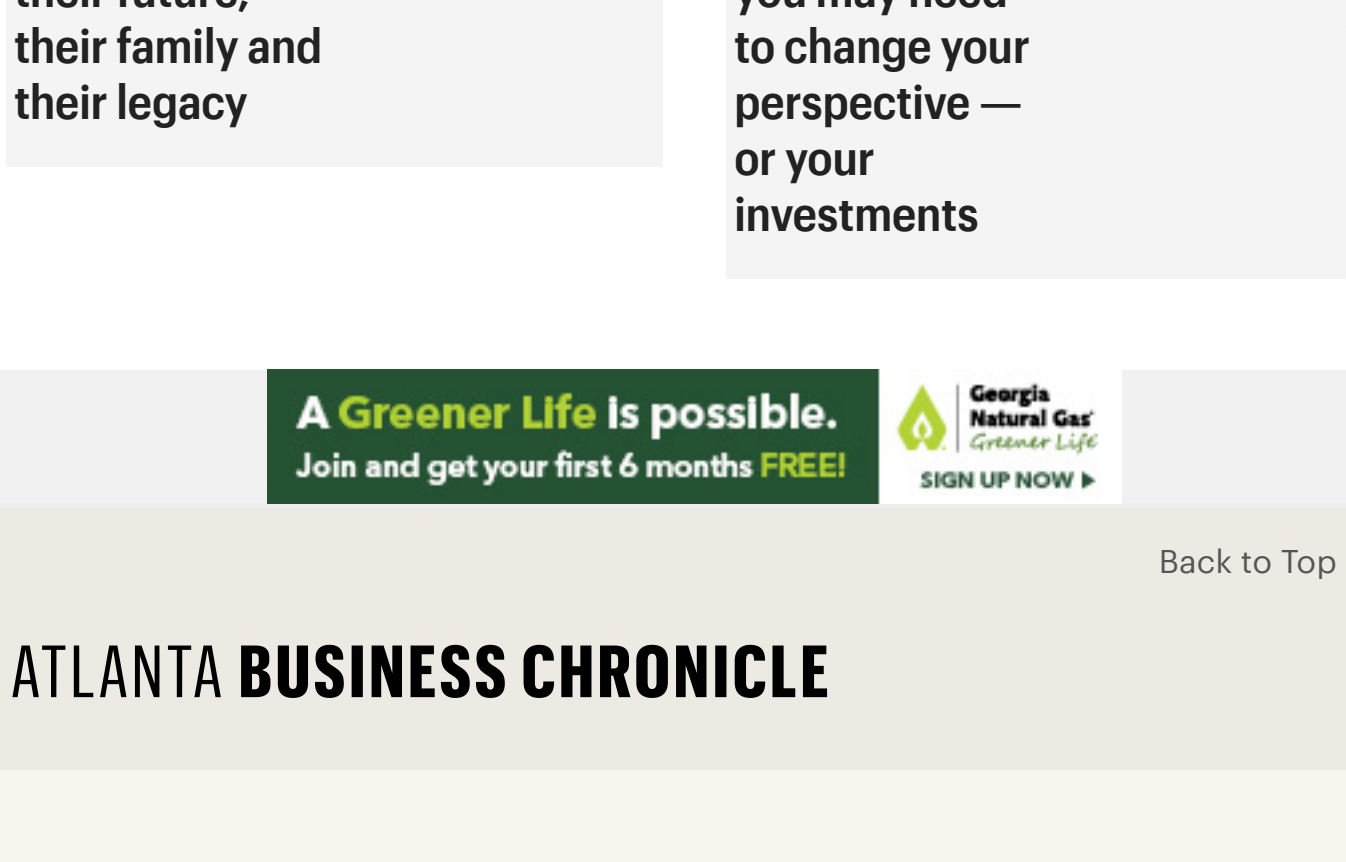
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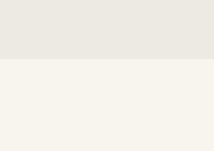
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