

An architectural rendering of a modern, multi-story glass skyscraper. The building features a grid-like facade of windows and dark structural elements. A semi-transparent red overlay covers the entire image. In the foreground, there are silhouettes of trees and small figures of people walking on a sidewalk. In the background, a tall, thin industrial smokestack is visible against a cloudy sky.

Hines

The Future Works Here

T3 West Midtown

T3 WEST
MIDTOWN

AY
ATL
ATLANTIC
YARDS



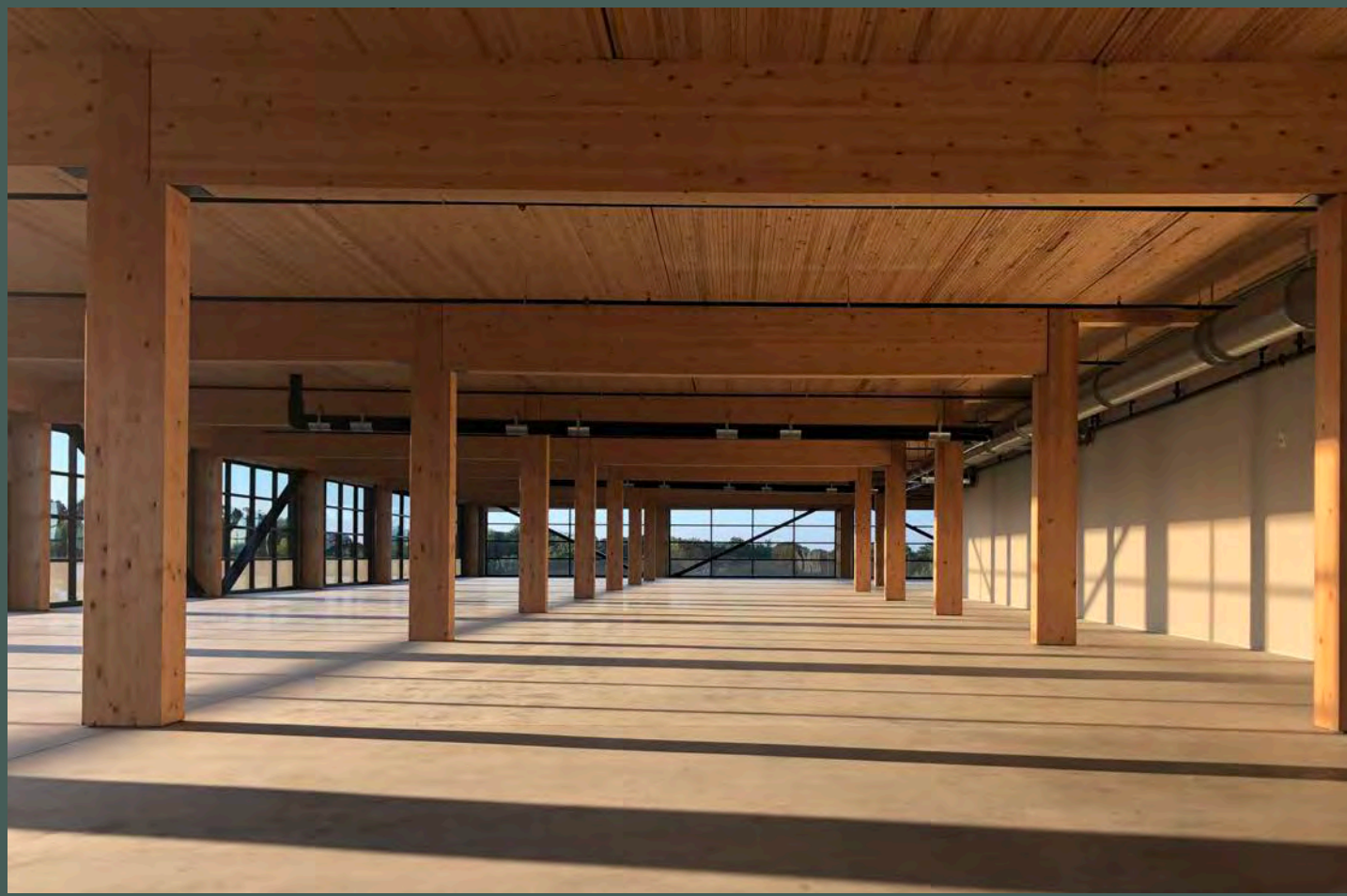
T3 WEST
MIDTOWN



T3 WEST MIDTOWN



T3 WEST MIDTOWN



T3 WEST MIDTOWN LOBBY



T3 WEST MIDTOWN SOCIAL WORKSPACE



T3 WEST MIDTOWN SOCIAL WORKSPACE



T3 WEST MIDTOWN SOCIAL WORKSPACE



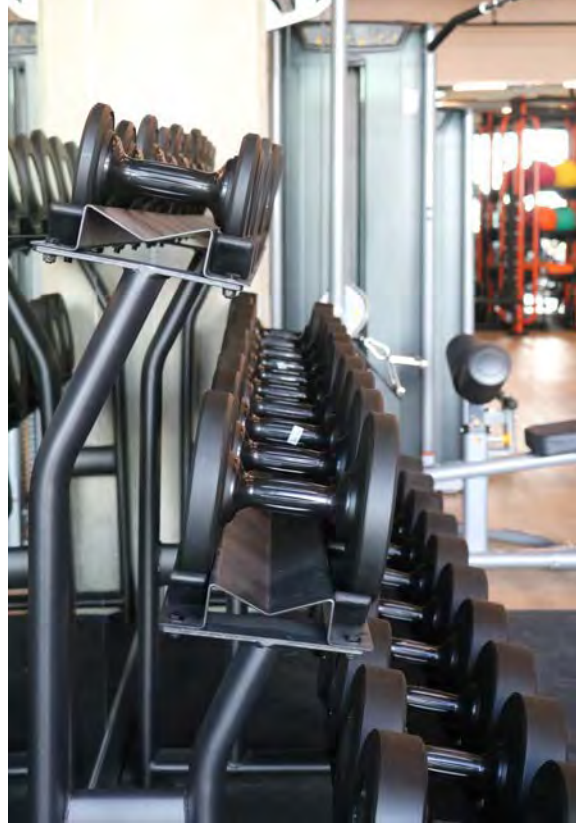
T3 WEST MIDTOWN SOCIAL WORKSPACE



T3 WEST MIDTOWN SOCIAL WORKSPACE



T3 WEST MIDTOWN FITNESS



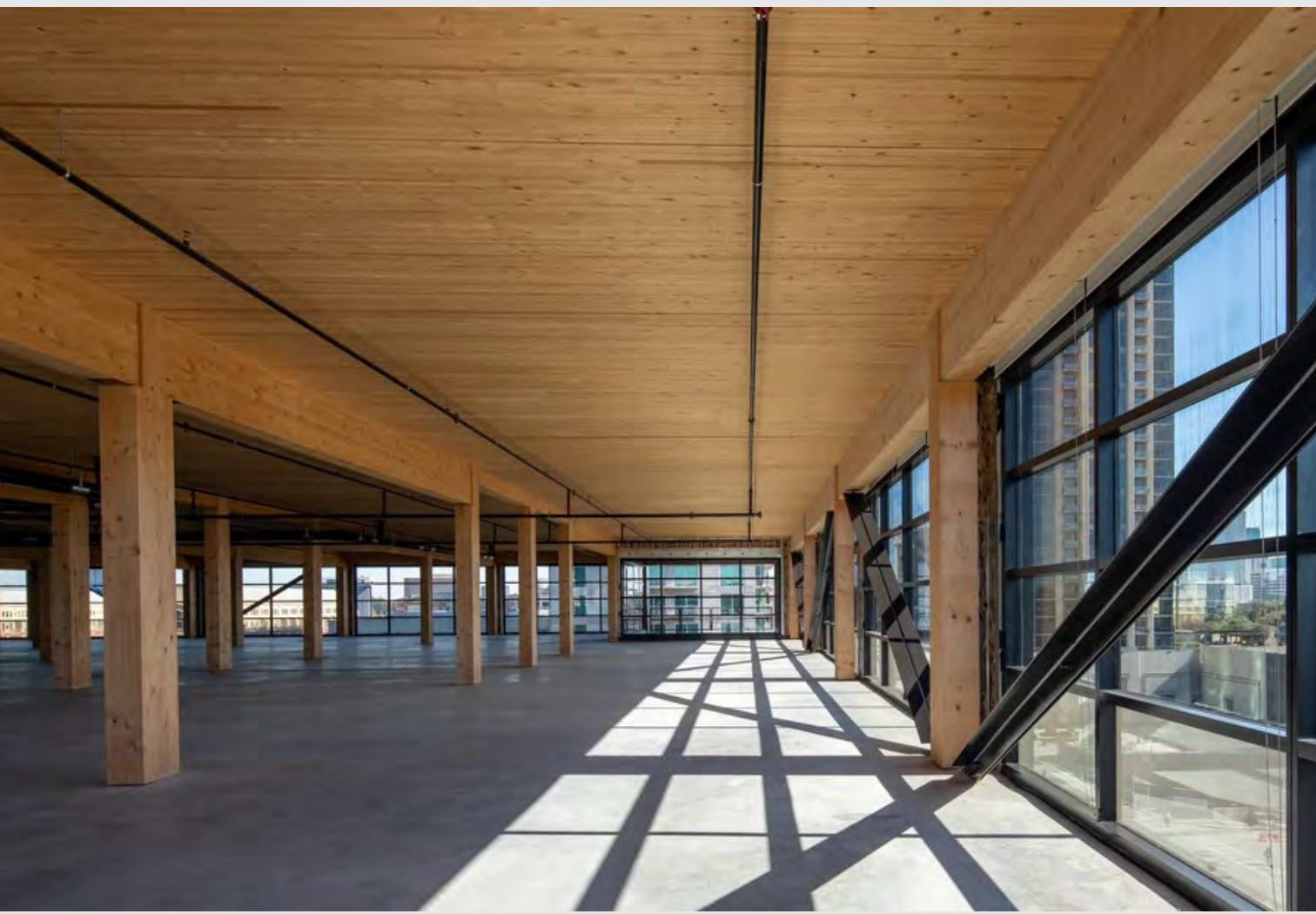




T3 WEST MIDTOWN



T3 WEST MIDTOWN



T3 WEST MIDTOWN ROOFTOP TERRACE



T3 WEST MIDTOWN ROOFTOP TERRACE



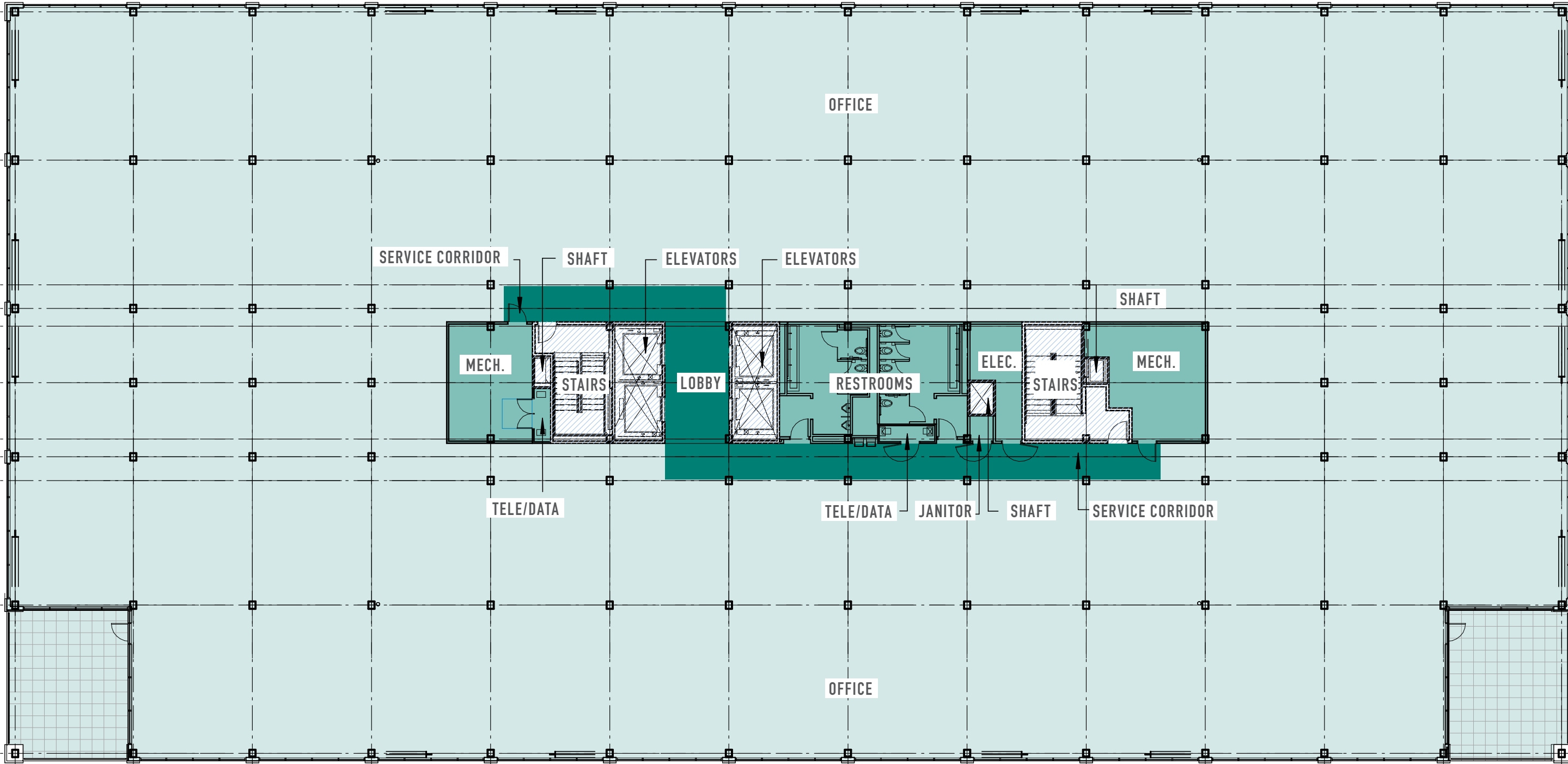
T3 WEST MIDTOWN ROOFTOP TERRACE



T3 WEST MIDTOWN

LEVEL ONE





T3 WEST MIDTOWN METRICS

Details

Statistics

230,000 RSF
heavy timber frame construction

7 floors
Typical floor plate: 35,500 RSF

Parking Deck: 442 spaces*

Parking Rate: \$130 unreserved / \$200 reserved

Bike Storage: secure bike storage room with 48 stalls and lockers, a repair / work station, and a dedicated entry from the street

Public transit: shuttle runs from Atlantic Station to the Arts Center MARTA 20 hours per day

Wired Certified Platinum: designed to offer best-in-class technology experience



*62 directly under building. Additional parking available in the Atlantic Station parking deck

Address
383 17th Street NW
Atlanta, Georgia 30363

Team
Joint venture between
Hines and Invesco

Architect
Hartshorne Plunkard
Architecture (HPA)

DLR Group

Amenities

- 1st floor social workspaces with Wi-Fi, meeting areas, and collaboration spaces
- Rooftop terrace with seating areas and Wi-Fi
- Private on-floor outdoor balconies
- State-of-the art fitness center with showers and locker facilities
- Shared conference space with Wi-Fi and hi-tech AV system

Leasing

Rental Rate: \$36.50-\$38.00/RSF
net base rental

OPEX 2023: \$11.50/ RSF - includes tax abatement

TI: \$60-\$75/RSF
(depending upon lease term)

Load Factor:
16.25% Single Tenant
19.25% Multi Tenant



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Hines

