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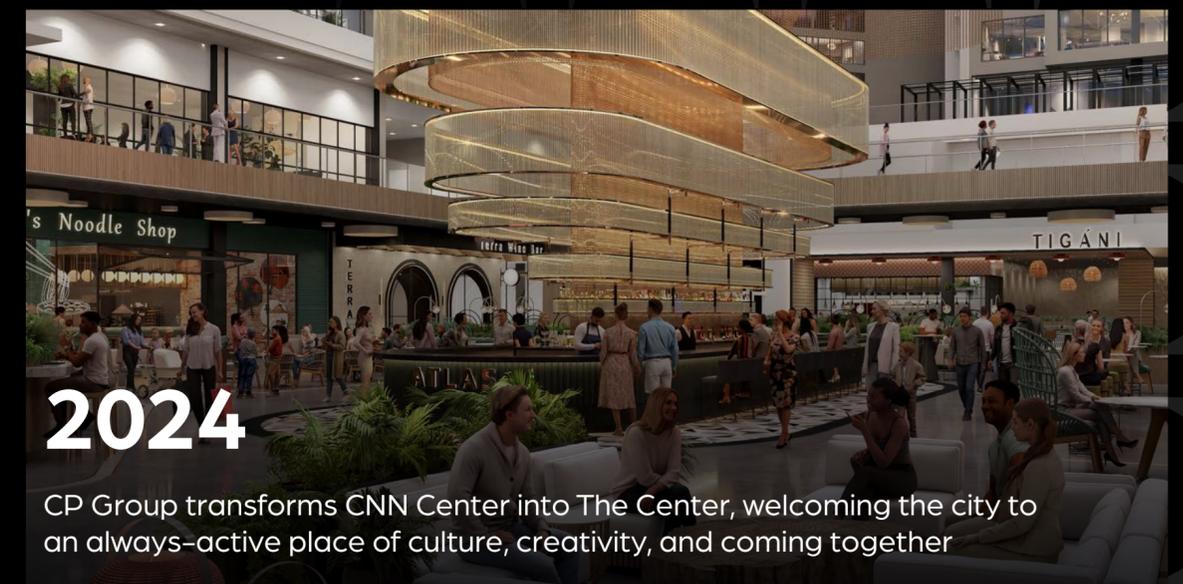
RETAIL

OFFICE SPACE AVAILABLE FOR THE FIRST TIME IN 40 YEARS

190 MARIETTA STREET NW, ATLANTA, GEORGIA

THE CENTER IS BACK IN PRIME TIME

We may have a different name, a fresh evolution, and a renewed purpose, but we've always been the happening place where Atlanta comes together.



WHERE ATLANTA MEETS

CNN Center — a seminal pillar of Downtown Atlanta and an indelible piece of the city's rich history — is now evolving into **The Center**: a mixed-use destination to work, dine, watch, create, celebrate, and **do it all** in a sophisticatedly modern indoor-outdoor setting with a classic neighborhood feel.

1.15M

TOTAL SF

920K SF

PROFESSIONAL, CREATIVE,
MEDIA & PRODUCTION SPACE

~200K SF

RETAIL SPACE

INTERCONNECTED

TO 1,067 KEY OMNI HOTEL AND STATE FARM ARENA



RIGHT IN THE CENTER OF IT ALL

15M+

ANNUAL VISITORS
WITHIN 1/2 MILE OF
THE CENTER

\$8B+

PRIVATE & PUBLIC
INVESTMENT IN THE
LAST 10 YRS

650

NEARBY SHOPS
& RESTAURANTS

THE CENTER & STATE FARM ARENA

- Home of the Atlanta Hawks
- 1.5M SF of retail & office
- 4.5M annual visitors

CENTENNIAL YARDS

- \$5 billion investment
- 50 total acres

SOUTH DOWNTOWN

- Community-oriented revitalization including low-rise housing, local startups & restaurants
- 10 blocks of historic Downtown properties

HOTEL DISTRICT

- 11,500+ hotel keys

GA STATE UNIVERSITY

- 53,000+ students. It has the largest number of African American graduates, more than any other US university.
- 2 minutes drive to The Center

ATLANTA UNIVERSITY CENTER CONSORTIUM (HBCUS)

- Spelman College, Morehouse College and School of Medicine, Clark Atlanta University, Morris Brown College
- 9,000+ students
- #1 and #4 HBCUs in America
- 4 minute drive to The Center

MERCEDES-BENZ STADIUM

- Home of the Atlanta Falcons & Atlanta United
- Site of 2026 World Cup & major concerts
- 3.5M annual visitors

GA WORLD CONGRESS CENTER

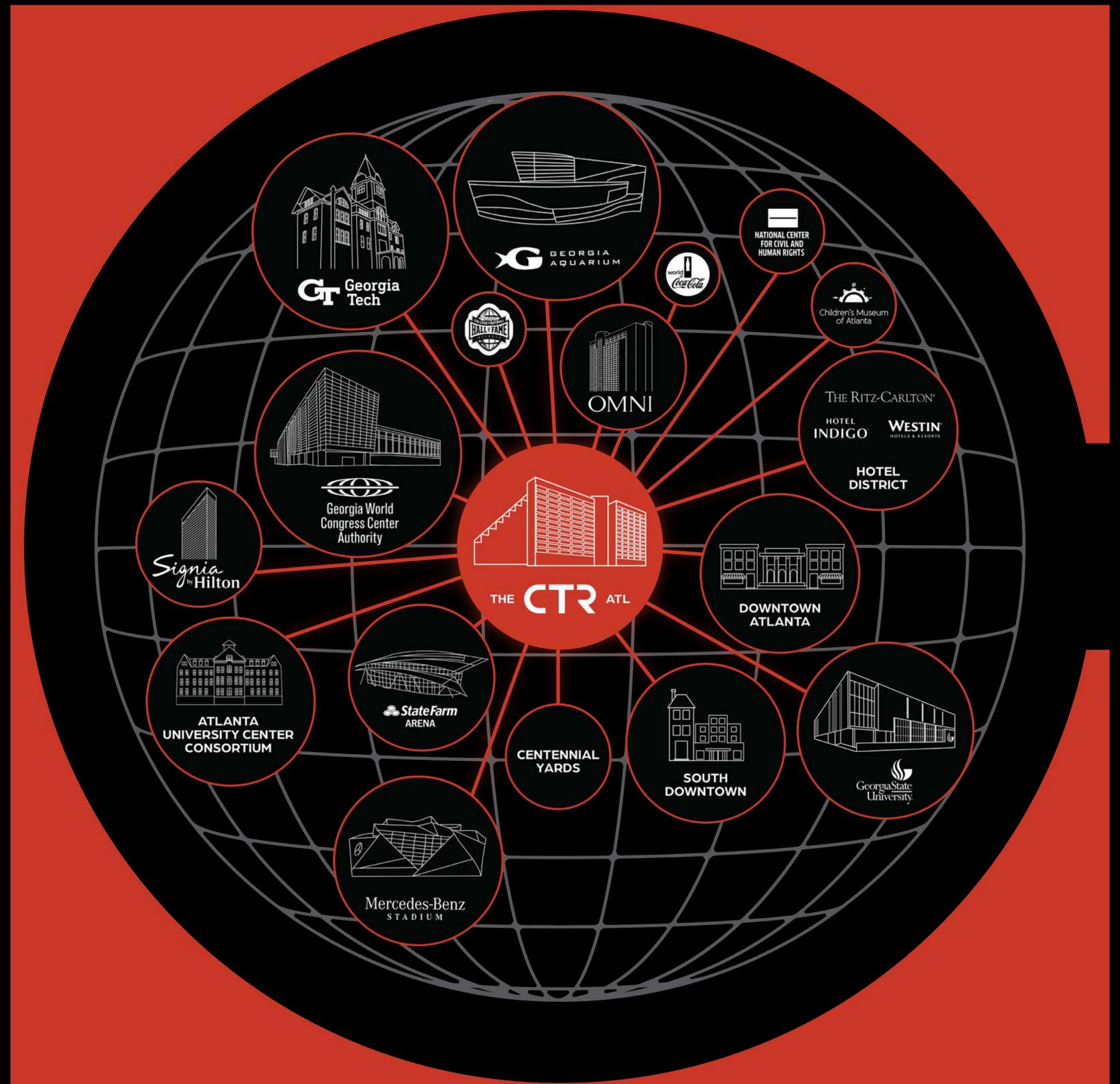
- 4th largest convention center in the country
- 1.5M annual visitors

ENTERTAINMENT DISTRICT

- College Football Hall of Fame, GA Aquarium, World of Coca-Cola, National Center for Civil & Human Rights, Children's Museum
- 6M annual visitors

GEORGIA TECH

- 36,000+ students
- 3rd top public university in the US
- 4th top undergraduate program for engineers
- 5 minute drive to The Center



ALL-ACCESS ATLANTA

With ample parking, direct MARTA access, and a short drive to major freeways, The Center stands at a transit hub for the entire region.

6 MIN

DRIVE TO I-20

6 MIN

DRIVE TO I-75/I-85

ON-SITE

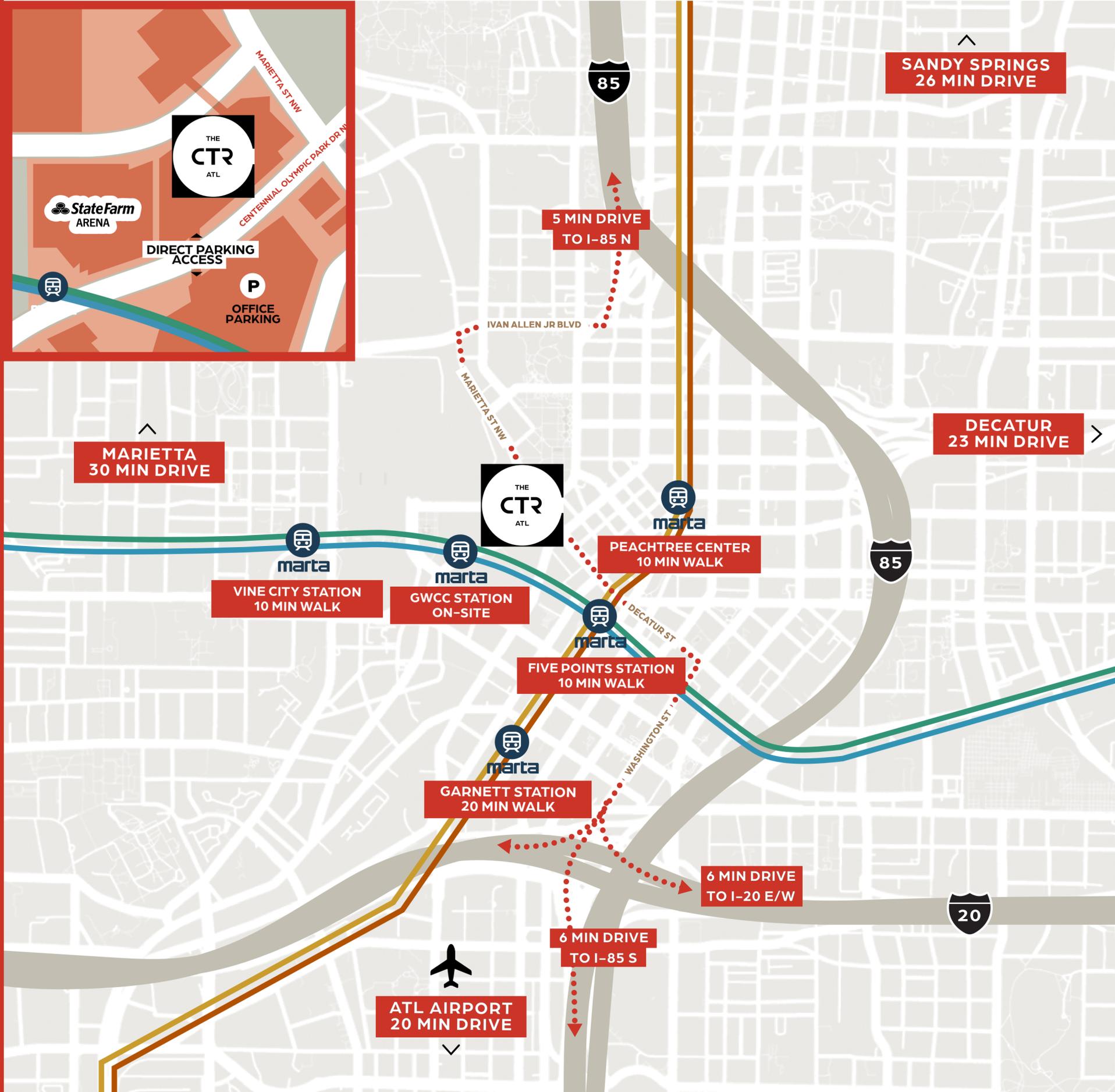
GWCC MARTA STATION

2/1,000

ABOVE-MARKET PARKING RATIO

DIRECT & COVERED

ACCESS FROM PARKING DECK TO OFFICE TOWERS



ATLANTA'S NEWEST DINING & RETAIL EXPERIENCE

RETAIL CATEGORIES

ENTERTAINMENT

FULL-SERVICE RESTAURANT

FOOD STALL/SPECIALTY FOOD

FAST CASUAL RESTAURANT

RETAIL



OFFICE OPPORTUNITY AT THE CENTER

920K SF

CLASS A PROFESSIONAL, CREATIVE,
MEDIA & PRODUCTION

93K SF

STUDIO/PRODUCTION
OPPORTUNITIES

~200K SF

OF ATRIUM LEVEL RETAIL

2/1,000

PARKING RATIO

**DIRECT &
COVERED**

ACCESS FROM PARKING DECK
TO OFFICE TOWERS

24/7

ON-SITE SECURITY



OWNERSHIP



Rialto

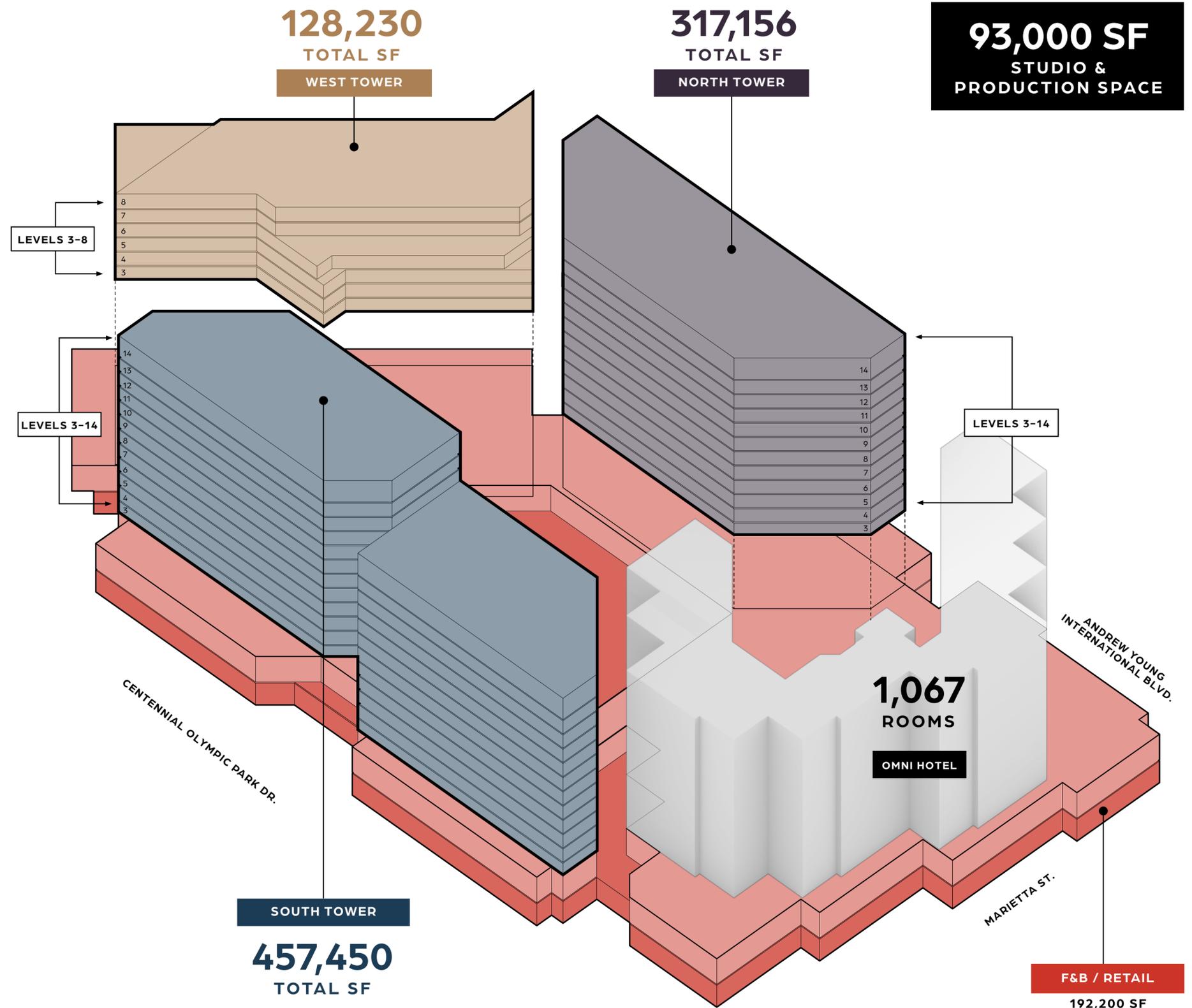
AT A GLANCE

TENANT AMENITIES

- Tenant Lounge
- Conference Center

INFRASTRUCTURE

- Redundant commercial power feeds
- Backup Power (multiple diesel generators totaling 13 MW)
- 7 fiber network providers connected to The Center
- Located in Atlanta's downtown long haul fiber loop



NORTH TOWER

QUALITY SPACE OPTIONS TO ACCOMMODATE ANY LAYOUT, FROM OPEN FLOOR PLANS TO MULTI-OFFICE

317,156 SF
CONTIGUOUS SF

23,284 SF
AVG/SF FLOOR

FLOOR TO FLOOR

12'

FLOORS 5-14

16'

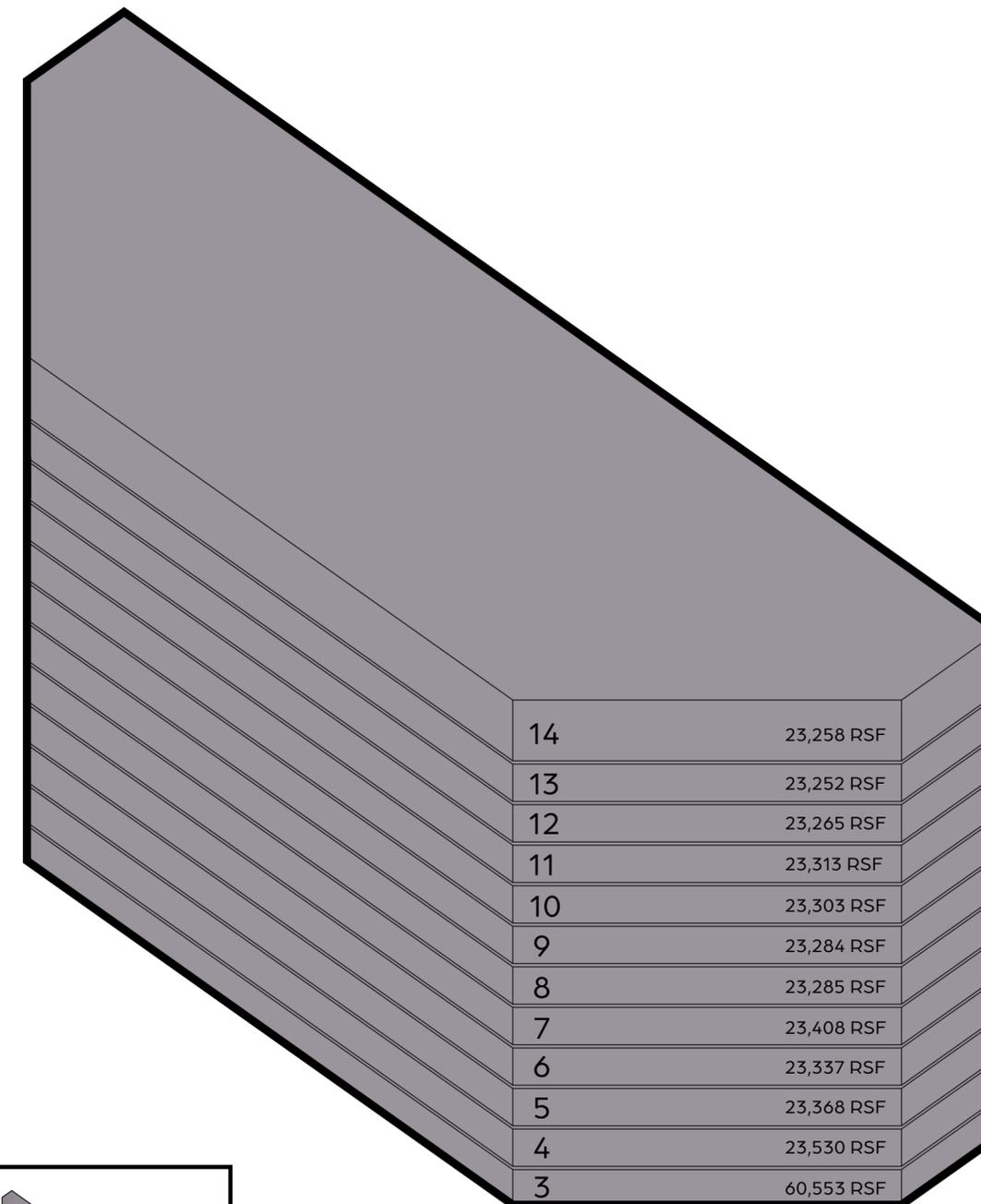
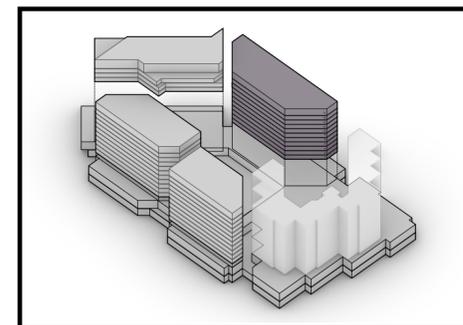
FLOOR 4

20'

FLOOR 3

FEATURES

- Floors 3-4: Studio production
- Floors 5-14: Office space
- Collaboration environments
- Network infrastructure
- Atrium balconies on each floor
- 3,200 amps with on-site access up to 6,000 amps
- 4 passenger elevators + 1 service elevator
- Floors 3-7 connect to West Tower
- Floors 13-14 include internal communicating stairwell



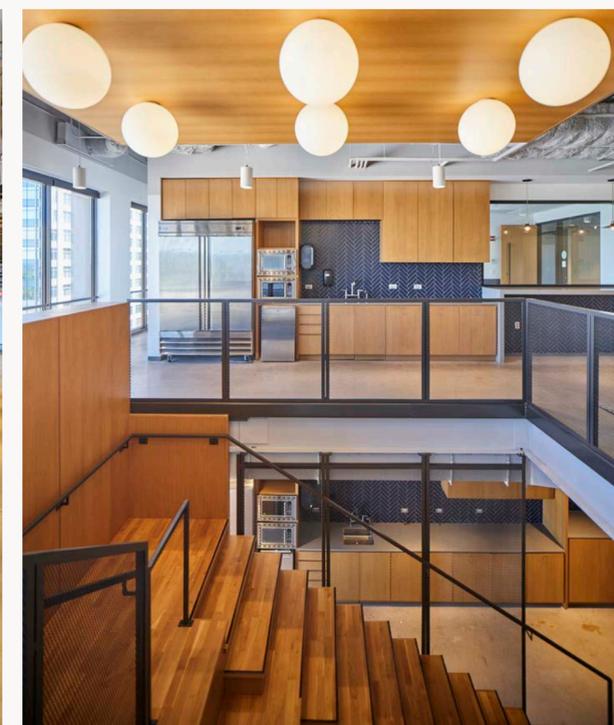
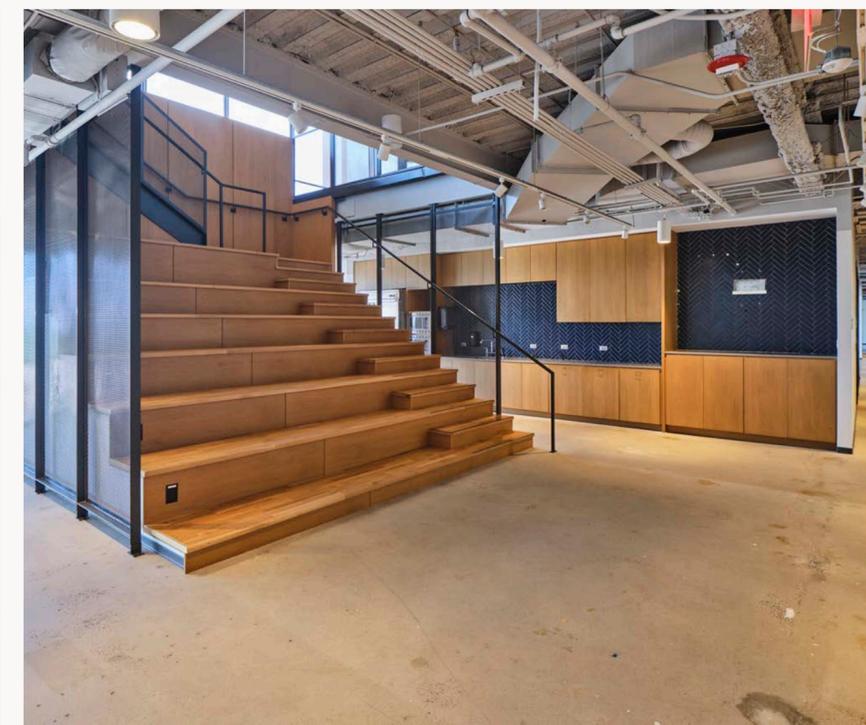
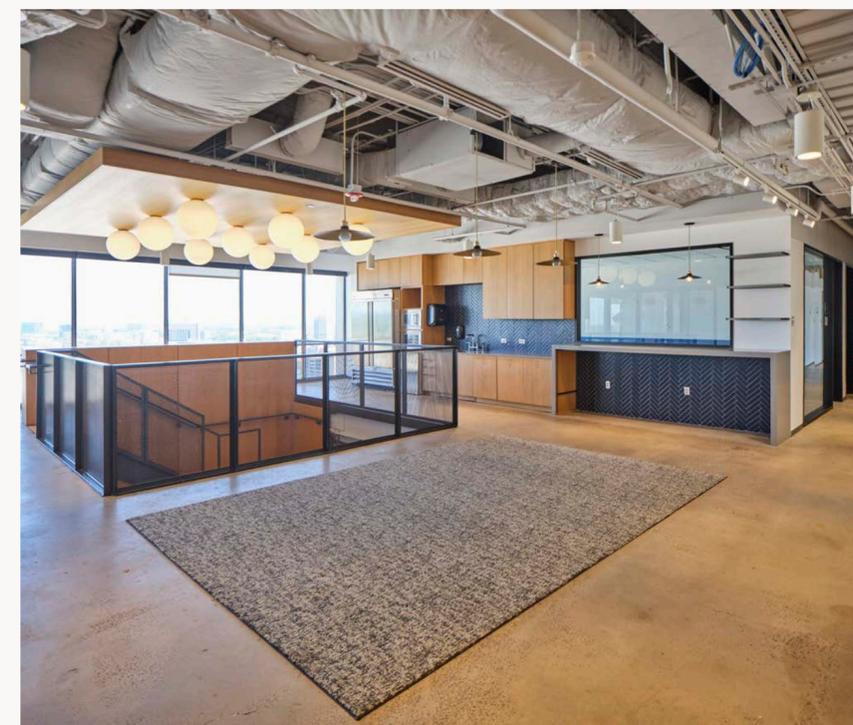
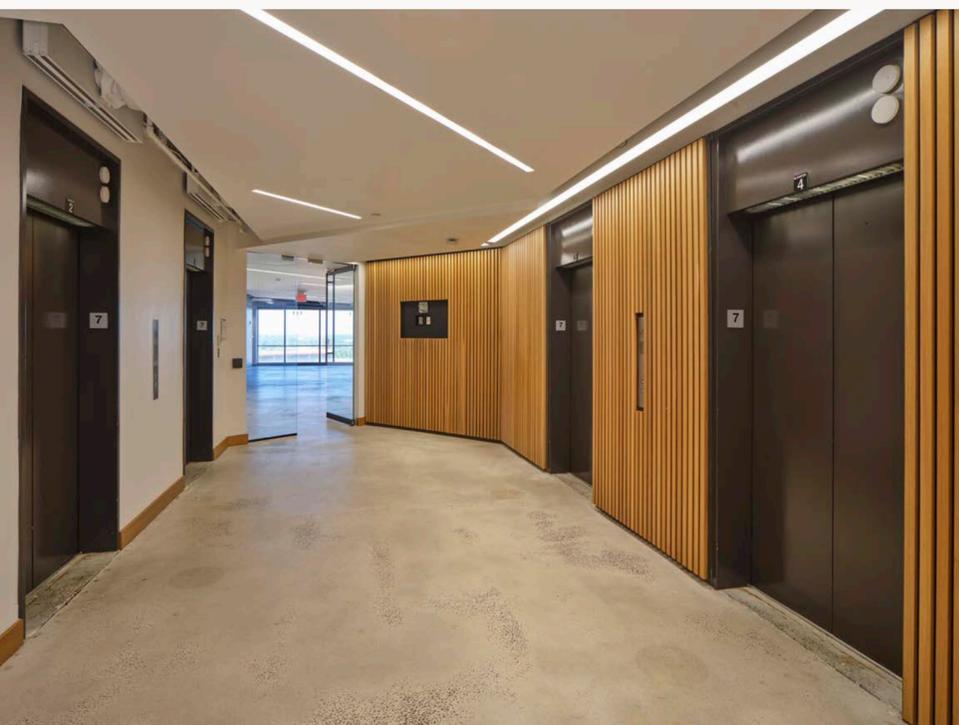
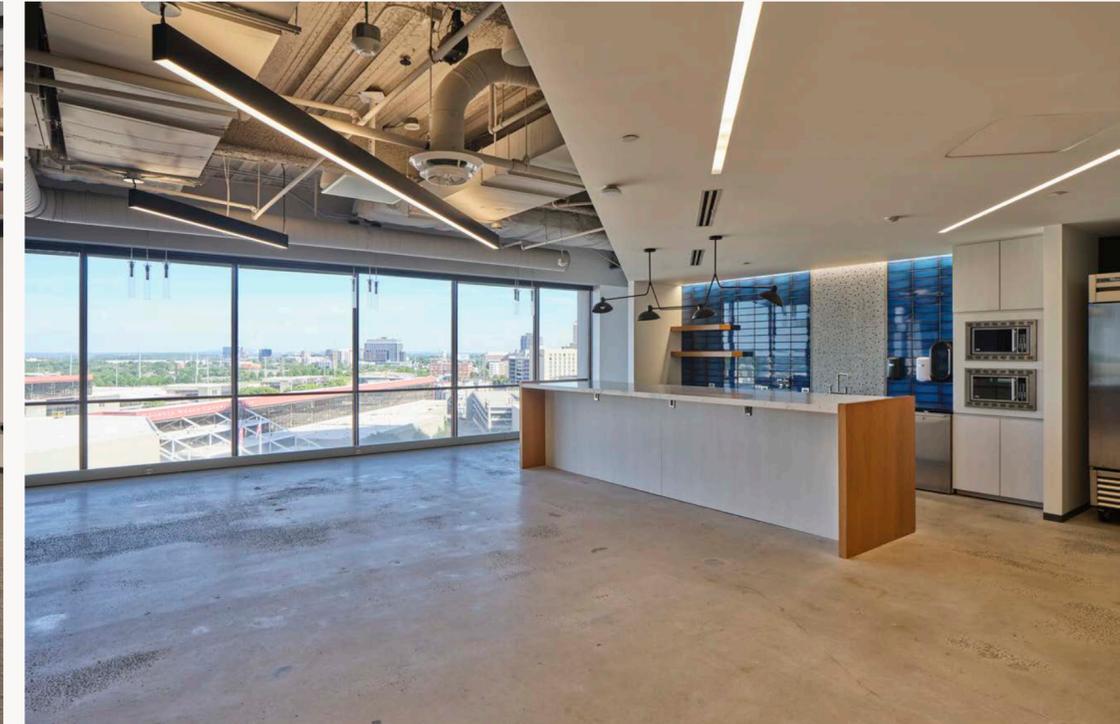
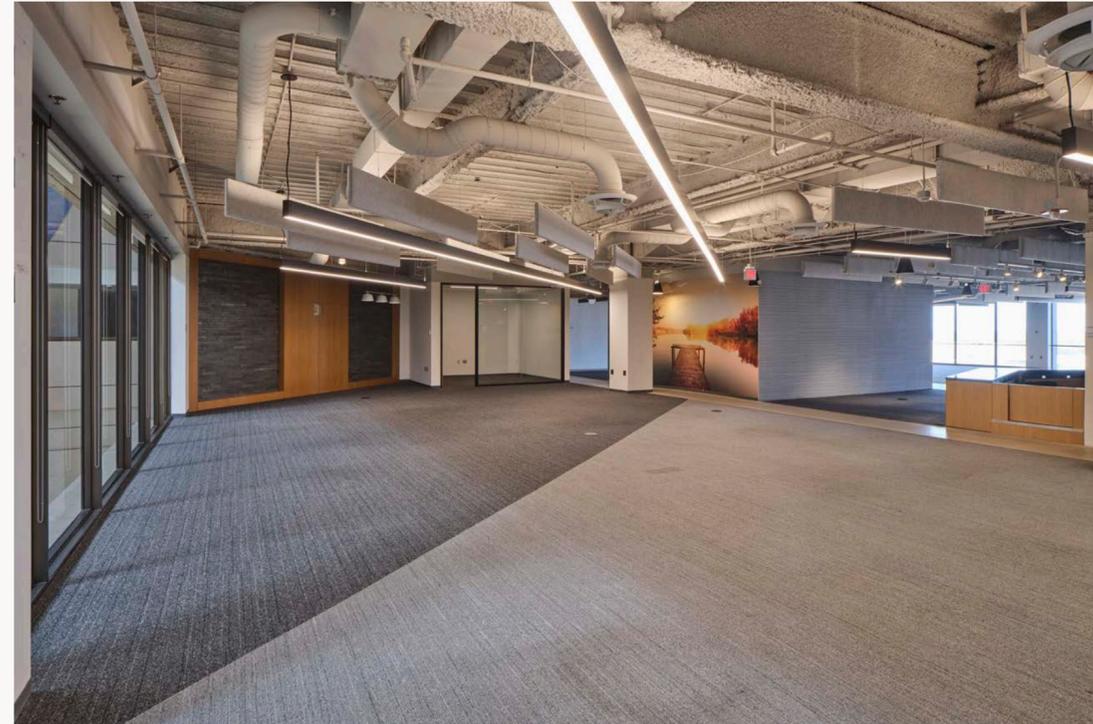
FLOORS 13 & 14:
Move-in-ready creative space with connected stairwell

FLOOR 7:
Recently renovated / Full-floor opportunity

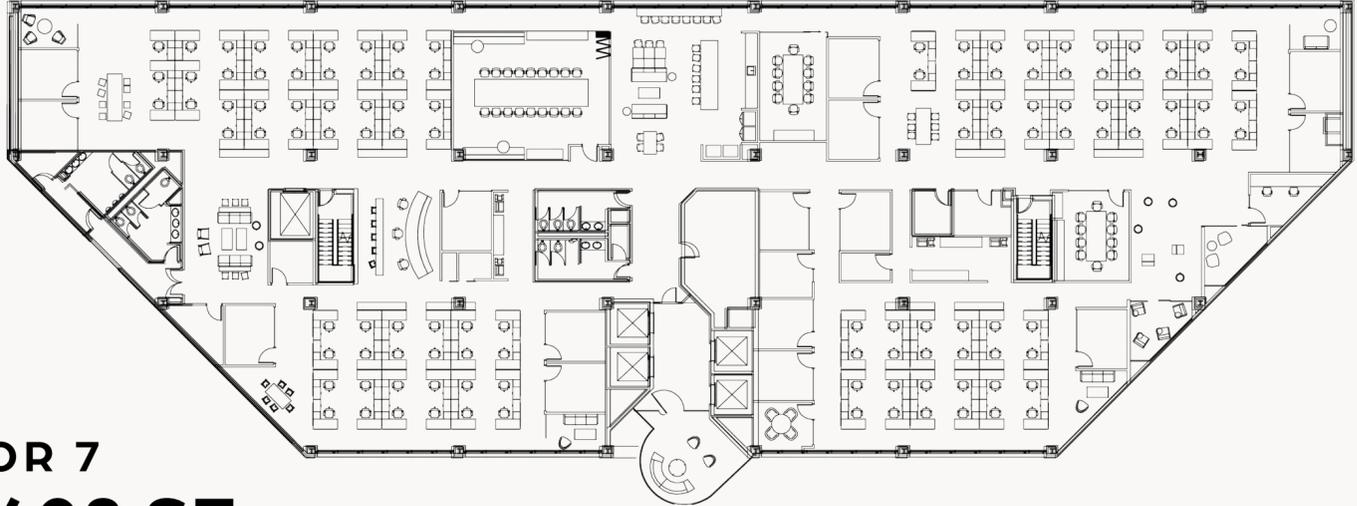
FLOORS 3 & 4:
20ft. ceilings, studio/production opportunities

NORTH TOWER

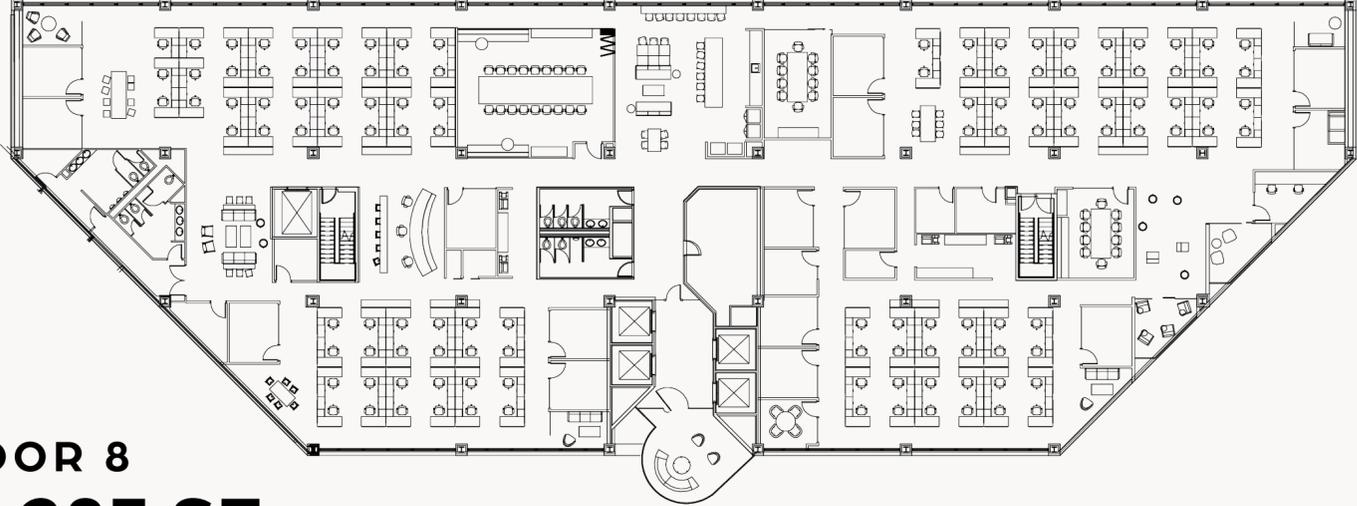
QUALITY SPACE OPTIONS TO ACCOMMODATE ANY LAYOUT, FROM OPEN FLOOR PLANS TO MULTI-OFFICE



NORTH TOWER



FLOOR 7
23,408 SF



FLOOR 8
23,285 SF



FLOOR 13
23,252 SF



FLOOR 14
23,258 SF

WEST TOWER

128,230 SF

TOTAL SIZE

FLOOR TO FLOOR

12'

FLOORS 5-14

16'

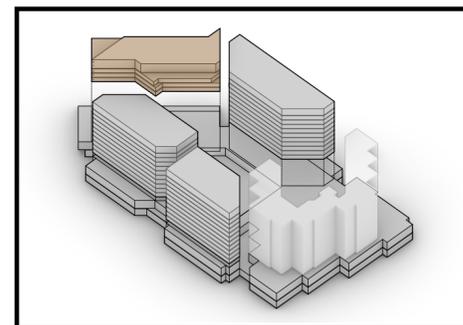
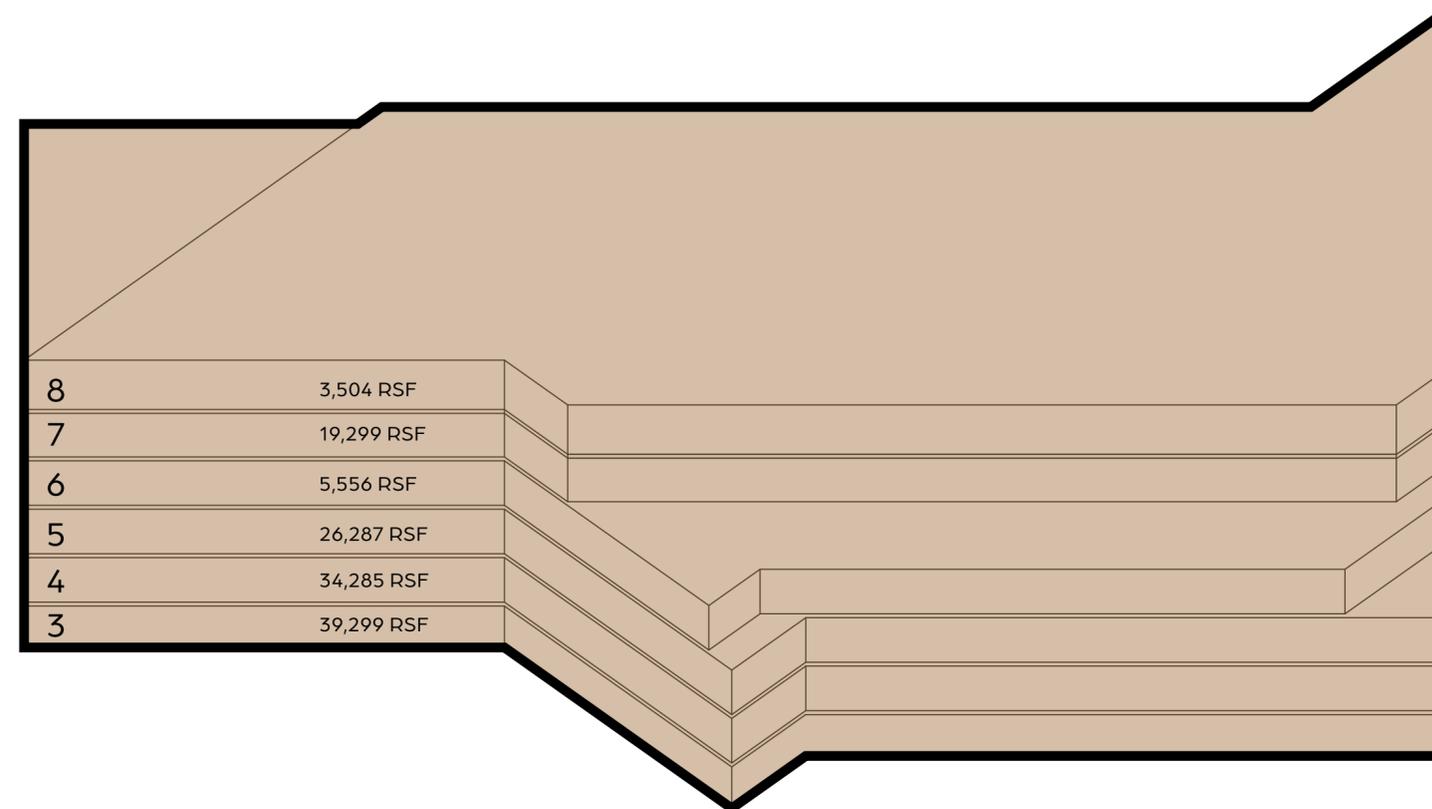
FLOOR 4

20'

FLOOR 3

FEATURES

- Flash & film studios
- Hair & makeup
- Green room
- Meeting spaces
- Common F&B
- Optional additional film space
- Floors 3-7 connect to North & South Towers



WEST TOWER

MEDIA PRODUCTION OPPORTUNITY

20,000 SF

FILM/BROADCAST
READY SPACE

100,000 SF

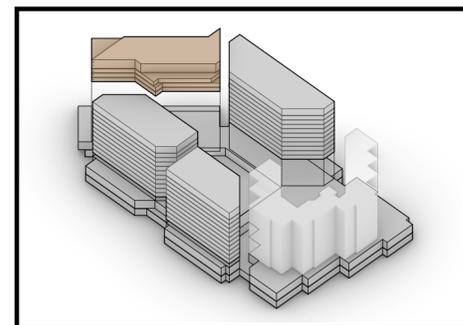
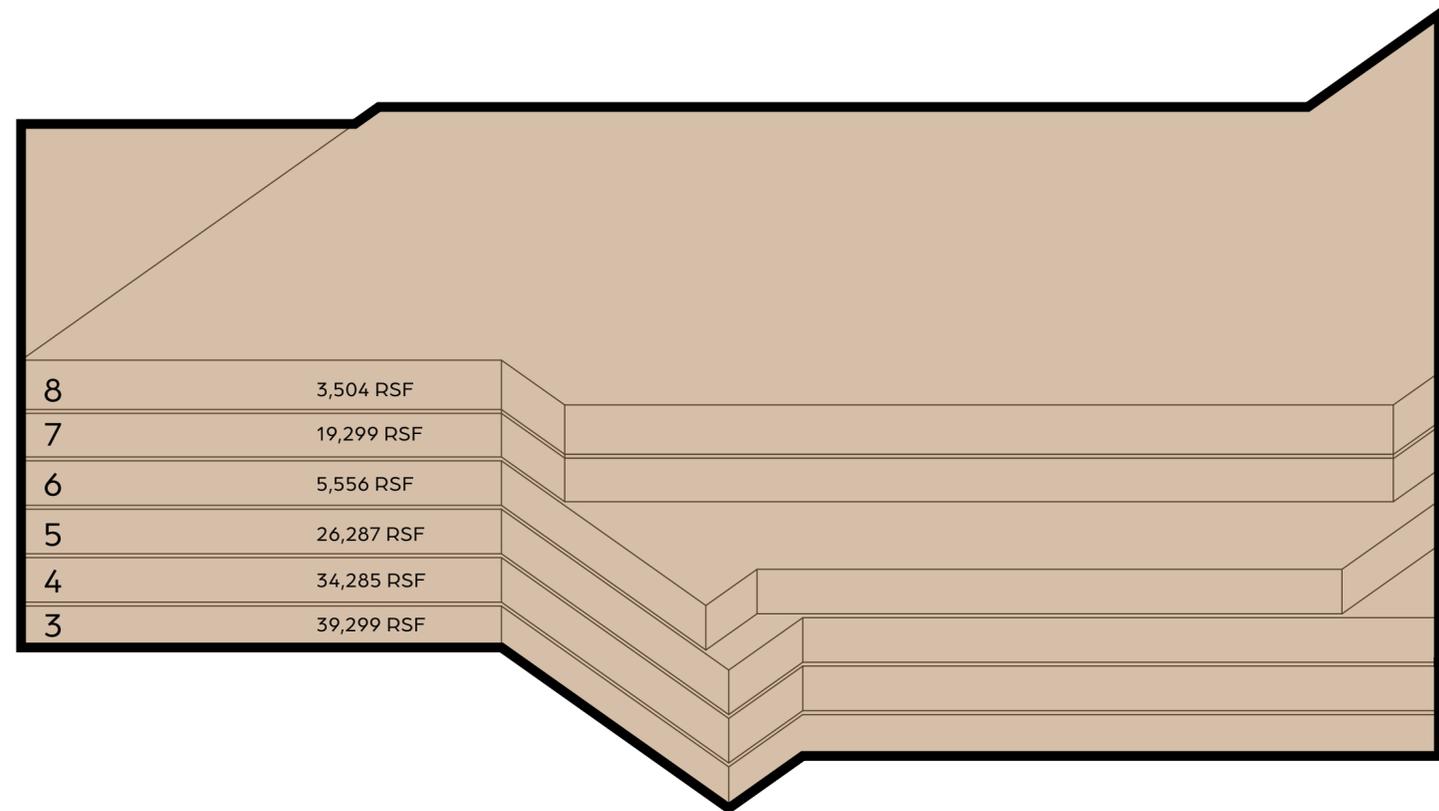
PRE/POST PRODUCTION
READY SPACE

40,000 SF

NETWORK INFRASTRUCTURE
& SUPPORT

FEATURES

- Independent music
- Independent journalism
- Independent film
- Social media
- E-gaming



SOUTH TOWER

457,450 SF
TOTAL SIZE

36,250 SF
AVG/SF FLOOR

SOUTHWEST TOWER

250,086 SF
TOTAL SIZE

16,700 SF
AVG/SF FLOOR

SOUTHEAST TOWER

207,364 SF
TOTAL SIZE

19,460 SF
AVG/SF FLOOR

FLOOR TO FLOOR

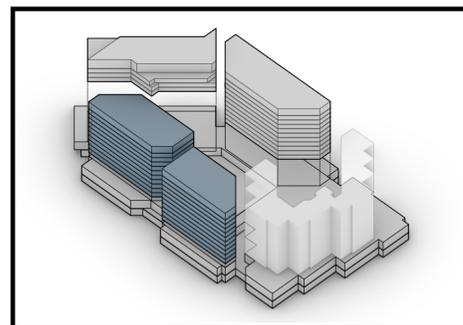
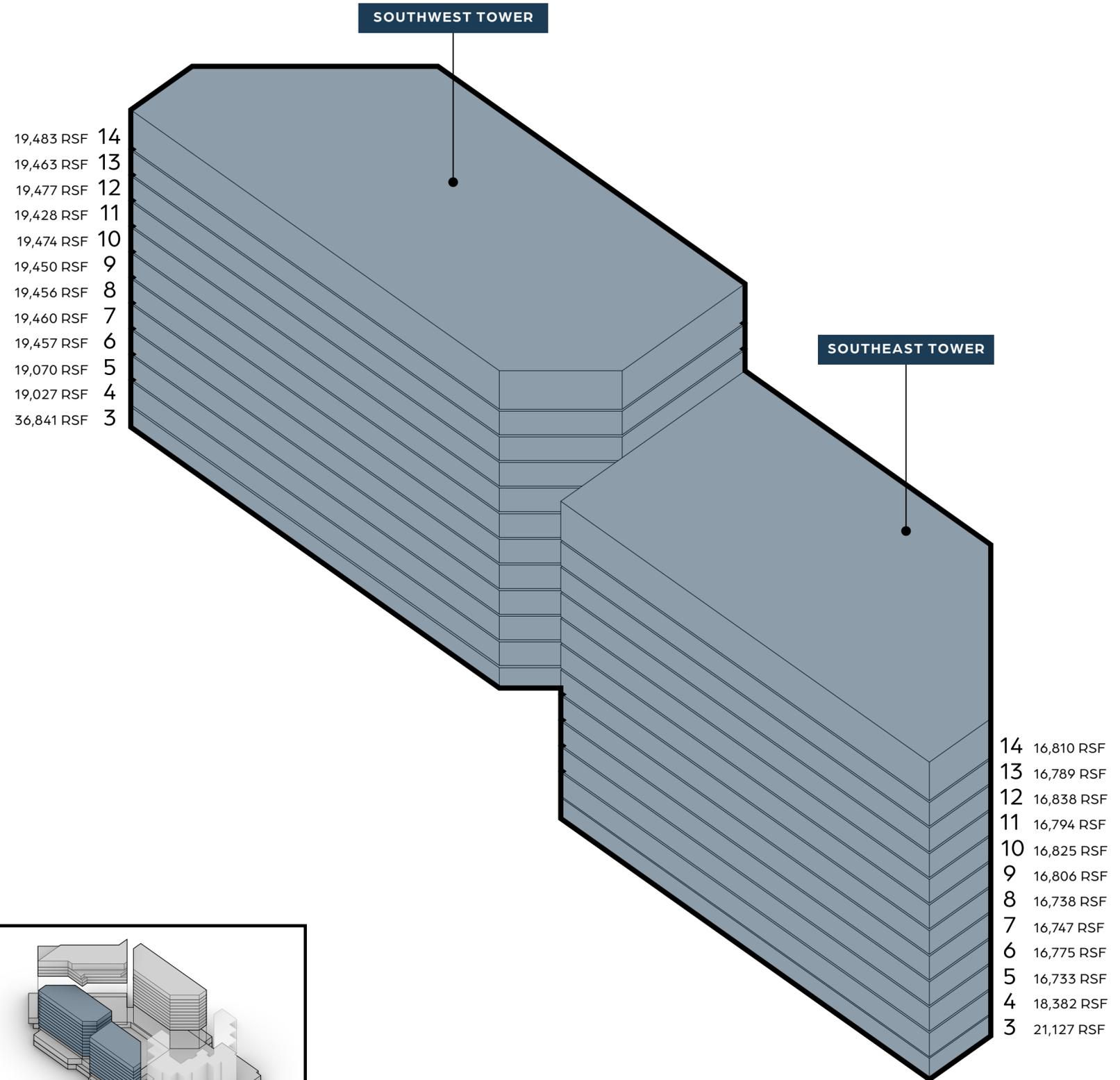
12'
FLOORS 5-14

16'
FLOOR 4

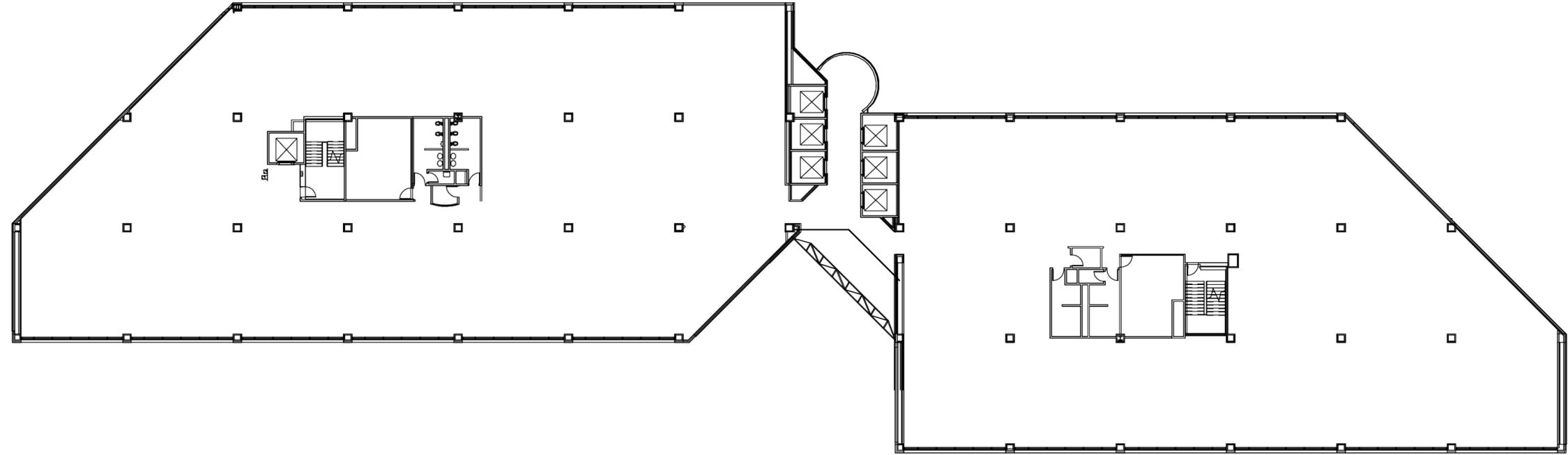
20'
FLOOR 3

FEATURES

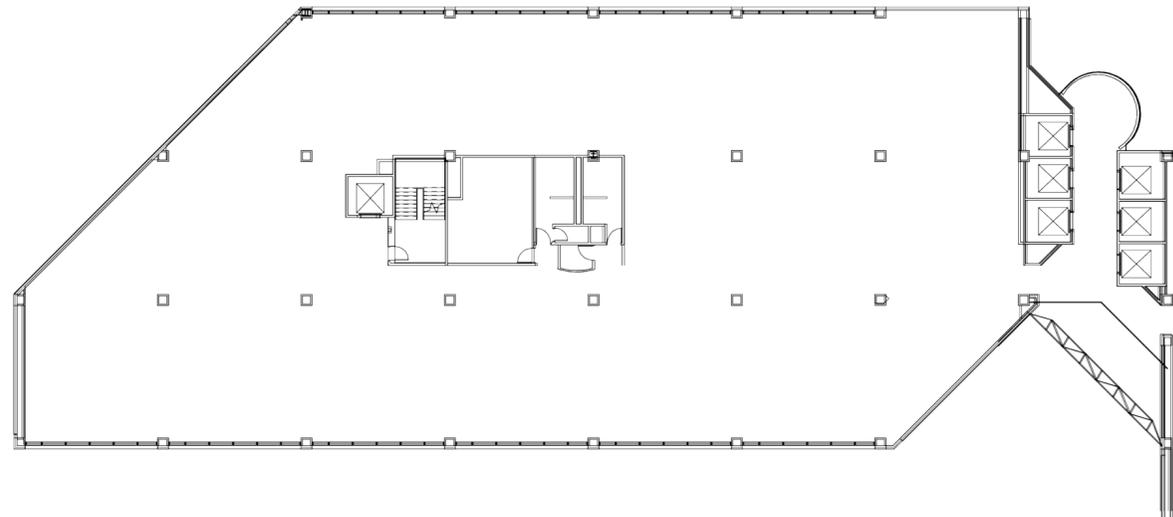
- Floors 3-4: Studio/production
- Floors 5-14: Office space
- Media booths & control room
- Entertainment space
- Office space & collaboration environments



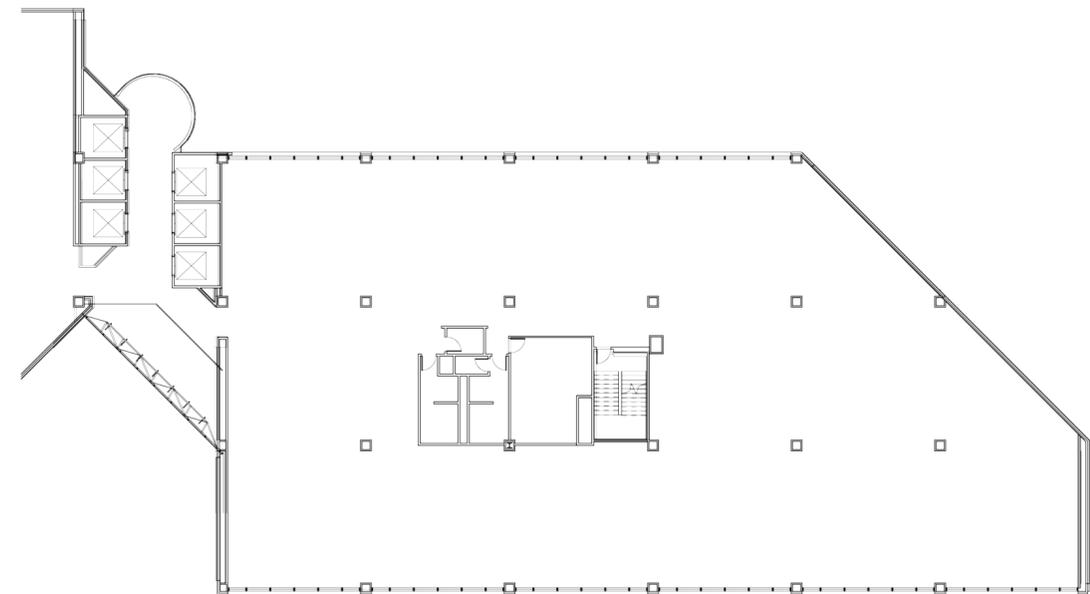
SOUTH TOWER



FLOOR 10
36,299 SF



SOUTHWEST TOWER
19,474 SF



SOUTHEAST TOWER
16,825 SF

1M+ SF ATOP ATLANTA'S NEWEST RETAIL DESTINATION

The Center's offices sit above an expansive retail and cultural destination — a city within a city where tenants and visitors can explore all-day dining options from coffee shops to cocktail bars, enjoy convenient access to a variety of shops and boutiques, and even catch a concert or Hawks game at the interconnected State Farm Arena.





ATRIUM - NORTHEAST VIEW



ATRIUM - GEORGIA WORLD CONGRESS CENTER CORRIDOR



ATRIUM - STATE FARM ARENA ENTRY CORRIDOR



GATE 1

ARENA GATE 2

HAWKS PLAZA



WHERE ATLANTA MEETS

THE CENTER ATLANTA
190 Marietta Street NW, Atlanta, GA 30313

OWNED &
MANAGED BY



NICOLE GOLDSMITH

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404-923-1254

CBRE

JEFF KEPPEM

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