

STAR METALS
OFFICES

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FORGING ATLANTA'S FUTURE

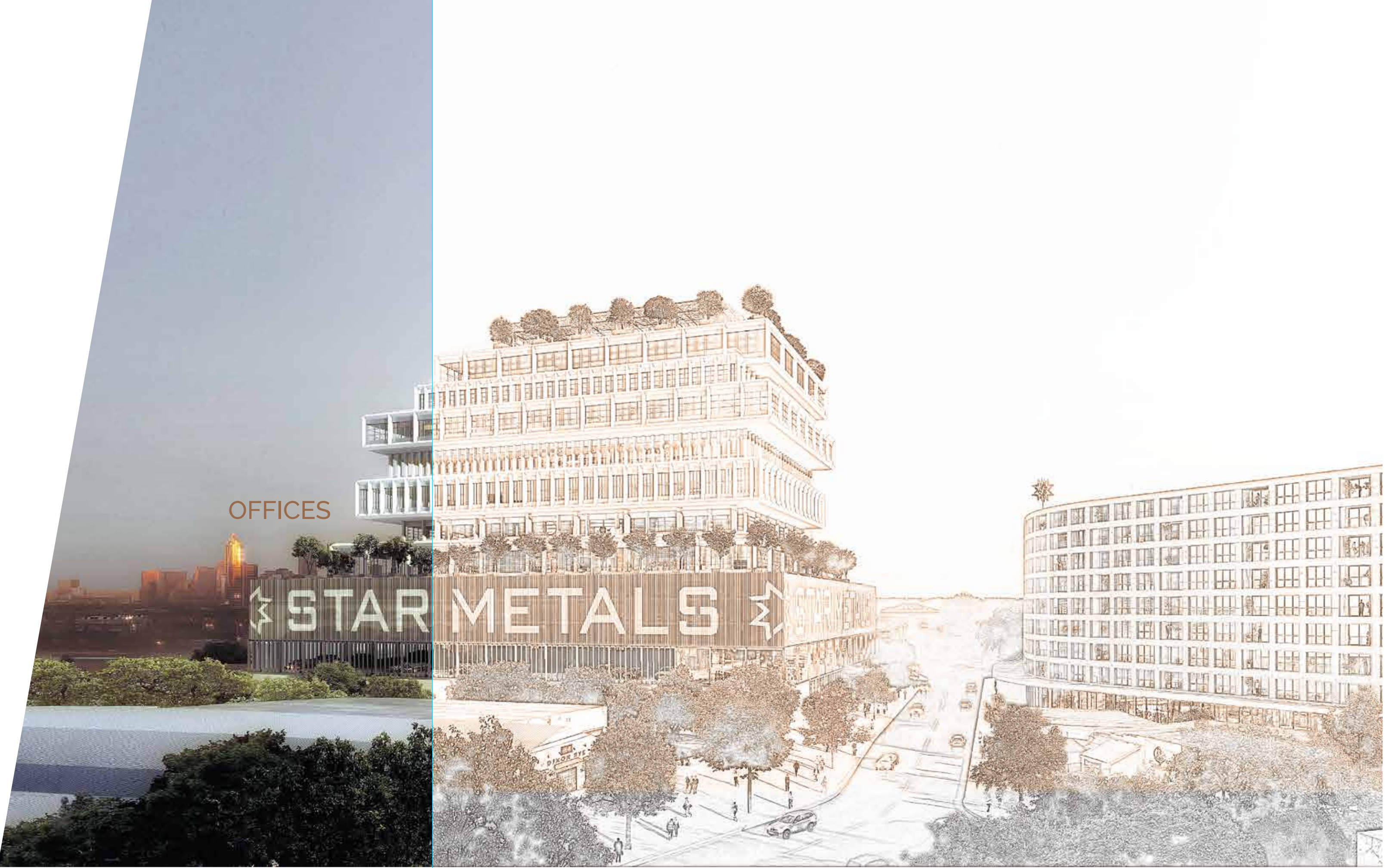
INSPIRED BY ITS HISTORY



REINVENTING ITS **WORKSPACE**

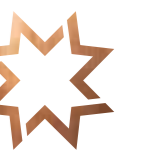
WELCOME TO STAR METALS OFFICES

Star Metals Offices is the flagship of a pioneering mixed-use development in the heart of Atlanta's dynamic West Midtown. Designed from the ground up to meet the needs and demands of today's creative class, Star Metals features extraordinary spaces where great ideas can happen. Star Metals blurs the lines between work and play by creating a connected lifestyle that the smart and tech-savvy enjoy. Inspired by neighbors like Georgia Institute of Technology and Internet icons like Google and Facebook, our cutting-edge technology permeates every aspect of our development. Star Metal Offices promotes a collaborative workstyle with free-flowing workspaces that encourage big ideas and innovation.



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BRINGING TOGETHER



CLASS-A OFFICES

Star Metals Offices features 185,000 square feet of Class-A Office space with 11-13.5-ft ceilings, an open floor plans ready for customization, and a spacious double-height lobby. The 12-story building's floor plates range from 18,000 to 26,000 square feet.



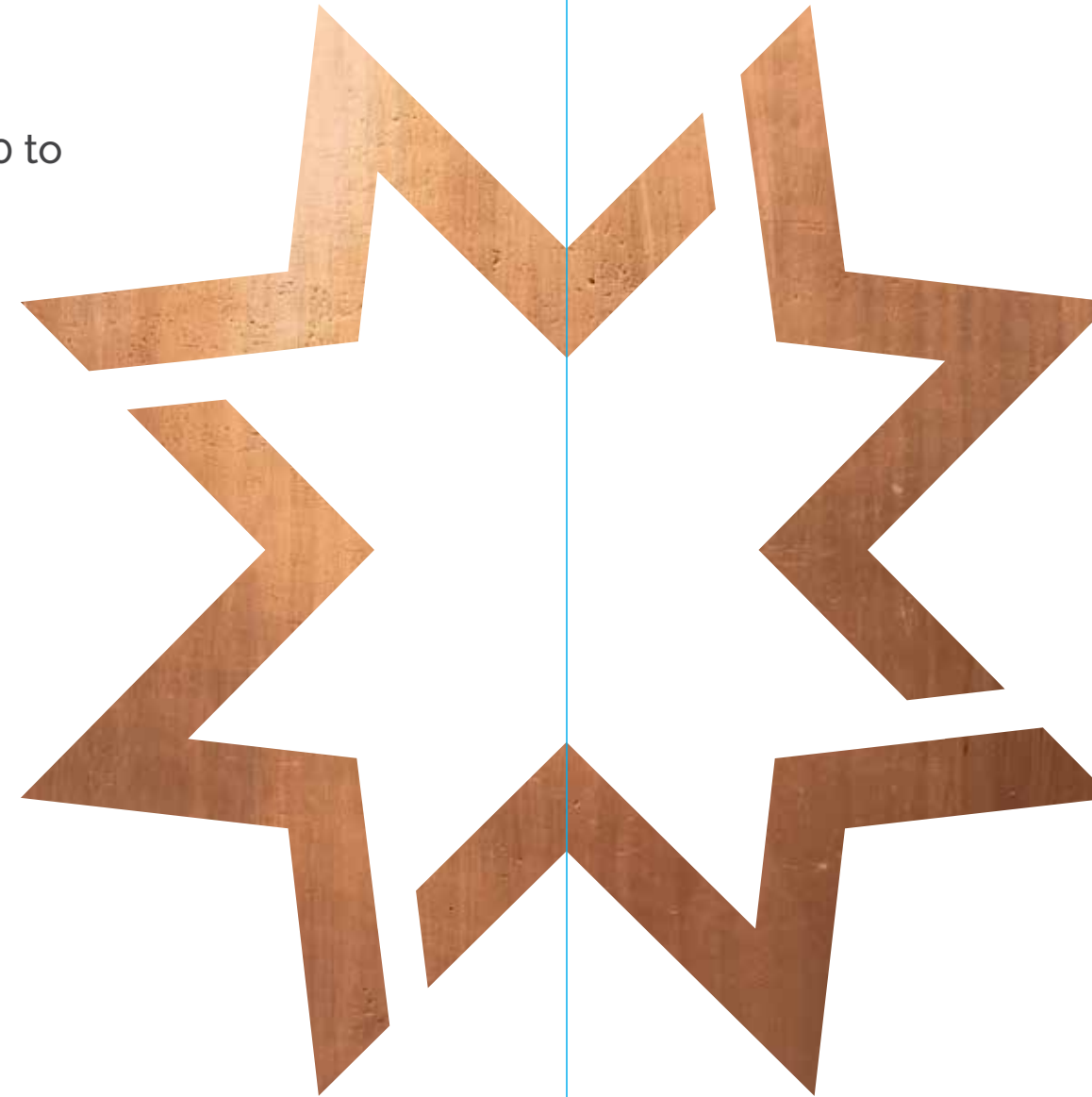
PRIME RETAIL

Over 46,000 square feet of prime retail space with double-height ceilings at ground level creates an ideal setting for upscale tenants like boutique retailers, an organic supermarket, café, bar, and much more.



ICONIC ARCHITECTURE

Star Metals Offices offers high ceilings, open spaces, and best-in-class Wired-Platinum Designation to service tenants' most demanding connectivity needs.



UNPARALLELED AMENITIES

Eco-friendly design and modern conveniences include convenient bike storage, showers, food hall, hospitality suite with outdoor terrace, rooftop terrace, electric car charging stations, drone delivery and landing site, generator back-up power, and much more!



PANORAMIC VIEWS

Office spaces accommodate high ceilings and expansive open-floor plans that showcase panoramic views of Atlanta. Spacious, landscaped private terraces on each floor set the stage for collaborative teamwork amidst spectacular views of Midtown, Buckhead and Downtown.



UNIQUE RESIDENCES

Across the street, Star Metals Residences offers 411 upscale residential units with innovative layouts, unique finishes, and first-class amenities such as a fitness room, rooftop pool and lounge, and prime retail shops on the street level.



ICONIC ARCHITECTURE

MODERN ENVIRONMENT DESIGNED FOR THE NEXT GEN LIFESTYLE

- 12-story, 215,000-sq.-ft. Class A offices
- Floor plan options range from 18,000 to 26,000 square feet
- Sustainable design with an attractive green-roof
- Best-in-class Wired-Platinum Designation for tenants' most demanding connectivity needs
- Technology-inspired building with electric car charging stations, drone delivery landing site, and other cutting-edge features
- Spacious, landscaped terraces offer alternative outdoor work spaces or simply places to unwind
- Dramatic double-height lobby and ground floor retail spaces with 13.5-ft floor-to-ceiling windows
- Panoramic 360° views of Buckhead, Midtown and Downtown



UNPARALLELED AMENITIES

CELEBRATING THE NATURAL FLOW CONNECTED LIFESTYLE

- Pet-friendly spaces
- Secured bike storage
- Amenity decks and private tenant terraces
- Vibrant retail spaces
- Rooftop greenhouse café
- Fitness and shower options
- 24/7 high-tech security
- Drone delivery and landing site
- Electric car charging stations
- Uber Friendly Covered Drop Off & Pickup Room
- Exclusive MARTA shuttle for Star Metals tenants and residents
- Activated retail and entertainment amenities
- Collaborative indoor and outdoor spaces
- Activated open lobby with innovative food concepts



PRIME RETAIL



HIGH-VISIBILITY RETAIL SPACES CREATE A SYNERGISTIC FLOW OF SHOPPING EXPERIENCES

- Star Metals Offices' 30,000-sq.-ft. of retail spaces and Star Metals Residences' 16,000-sq.-ft. of retail spaces provide upscale shopping for over 1,600 people who will work and live here.
- Open floorplans of varying sizes are designed with double-height ceilings and minimal columns to maximize space.
- Huge glass storefronts on Howell Mill Road deliver optimum visibility for pedestrians and motorists.
- To better serve our office workers and residents, Star Metals is seeking top retail tenants such as an organic supermarket, fashion boutiques, yoga/spin studio, restaurants (including fast casual and coffee), and others.



DYNAMIC LOCATION

ATLANTA'S FAST-GROWING WEST MIDTOWN NEIGHBORHOOD IS BEST KNOWN FOR ITS VIBRANT MIX OF DINING, SHOPPING AND ENTERTAINMENT VENUES

STAR METALS' EXCLUSIVE MARTA SHUTTLE PROVIDES EXPRESS TRIPS BETWEEN 10TH ST. AND ARTS CENTER MARTA STATION:

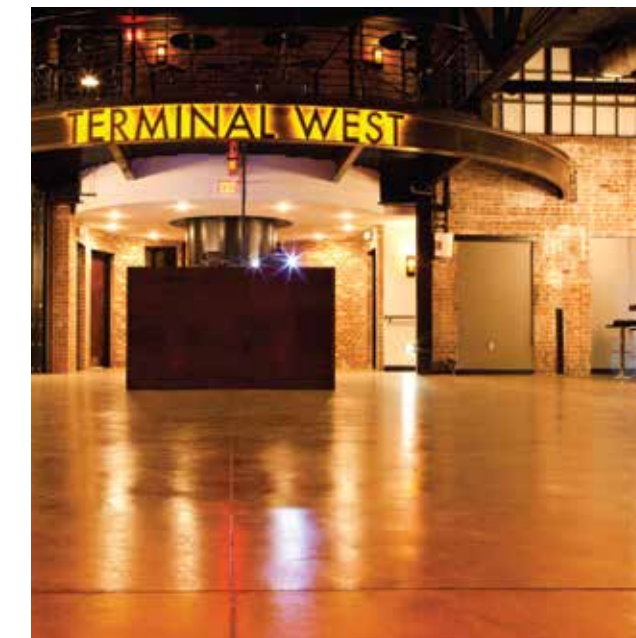
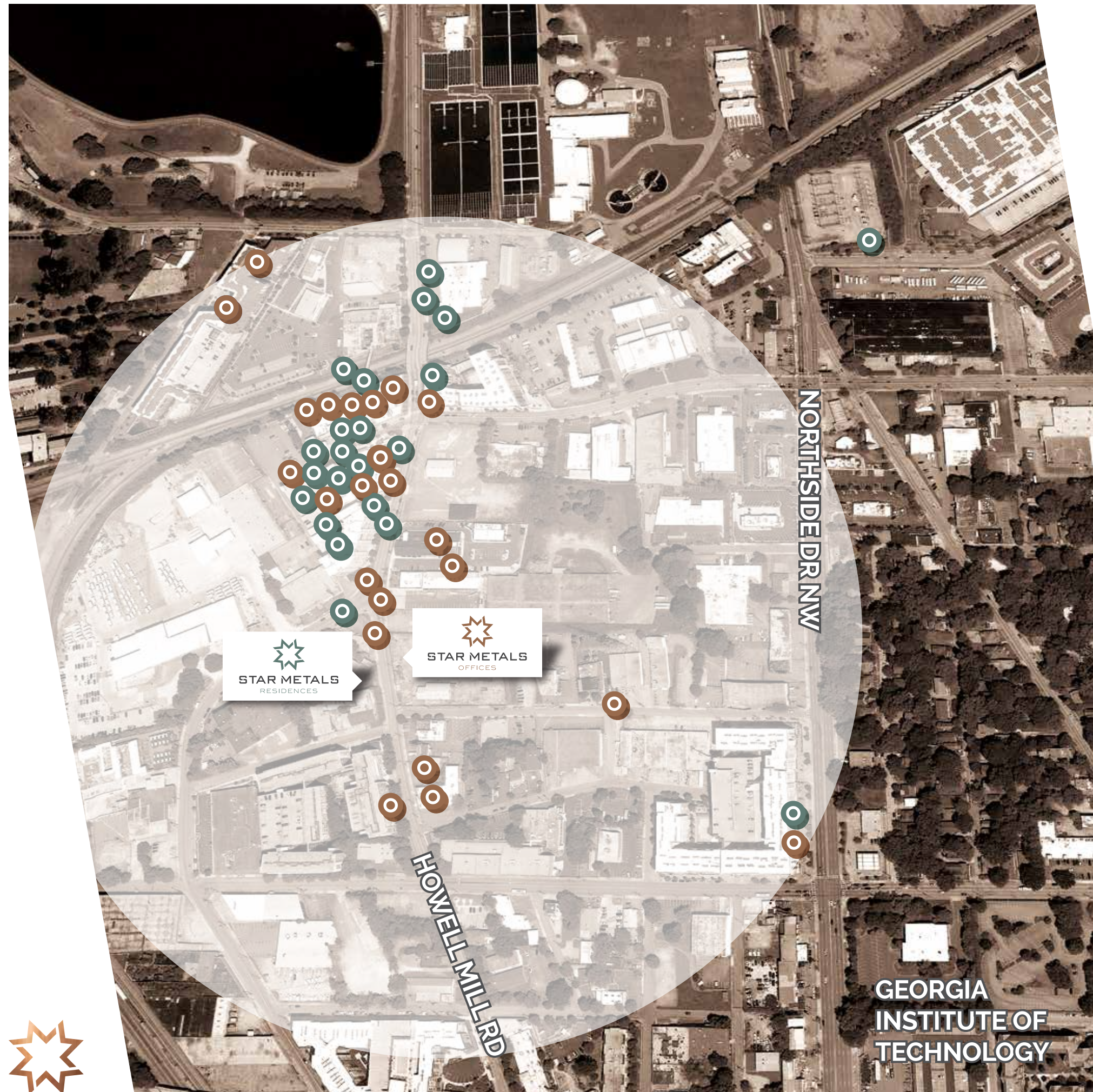
Area drive times:

- 2 minutes to Georgia Tech Campus
- 4 minutes to i-75/85 south
- 6 minutes to Midtown Station
- 6 minutes to I-85 North
- 8 minutes to Tech Square
- 9 minutes to Arts Center Station
- 17 minutes to Buckhead



- TRANSIT**
- 1 MARTA: Arts Center Station
 - 2 MARTA BUS LINE: Brady Ave @Howell Mill
 - 3 MARTA BUS LINE: Howell Mill Rd Nq @Brady Ave NW





WALKABLE HOTSPOTS

RETAIL / SHOPPING ●

Over 20 of Atlanta's most popular retail and shopping locations - such as lululemon, Room & Board, and Steven Alan - are just a short stroll from Star Metals Offices and Star Metal Residences.

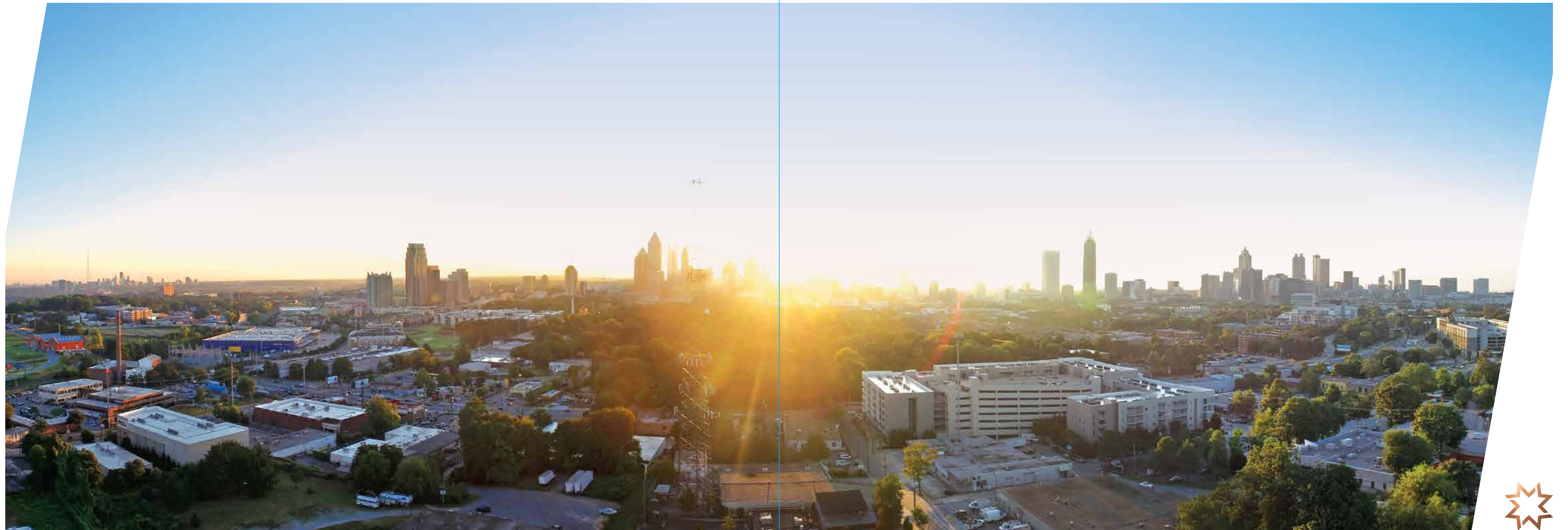
RESTAURANTS ●

Over 20 of West Midtown's best restaurants, bars and cafés are within walking distance, including Barcelona, JCT Kitchen & Bar, Marcel, Miller Union, Ormsby's, and more.

West Midtown is established as a top foodie destination in the Southeast.

DRAMATIC VIEWS

Star Metals offer panoramic 360-degree views of Downtown Atlanta, Midtown, and Buckhead. The Atlanta skyline can also be enjoyed from expansive terraces.



WORLD CLASS TEAM

DEVELOPED BY  ALLENMORRIS  PACES PROPERTIES

The Allen Morris Company, founded in 1958, is one of the largest diversified real estate firms in the Southeast US with more than 80 successful development projects. Led by W. Allen Morris, Chairman & CEO, the company is focused selectively on developing best-in-class office, residential and mixed-use projects in unique locations with unparalleled amenities and carefully curated retail experiences. The Mission of The Allen Morris Company is to “Inspire, Impress, and Improve,” and that creed is visible in every detail of our business.

Paces Properties is an evolving partnership originally founded in 1972, specializing in the development, management and leasing of multifamily residential communities and specialty retail centers with a commitment to creating distinctive, inspiring and well-crafted environments to live, work and shop.

ARCHITECTURE BY  OPPENHEIM ARCHITECTURE  WARNER SUMMERS ARCHITECTURE & INTERIOR DESIGN

Oppenheim Architecture is an award-winning architecture, planning, and interior design firm specializing in hospitality, commercial mixed-use, retail and residential buildings worldwide. With over 70 firm distinctions, including over 45 AIA Awards, the firm's work is built on both a physical and spiritual contextual sensitivity, supported by evocative and economic design solutions that all serve to enhance life.

Warner Summers, founded in 1964 in Atlanta, Georgia provides comprehensive Architecture and Interior Design services for Corporate, Office, Financial, Religious, Medical, Industrial, Education, Community and Master Planning projects.

LEASED BY  JLL

JLL is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. JLL is a Fortune 500 company with revenue of \$6.0 billion and fee revenue of \$5.2 billion, more than 280 corporate offices, operations in over 80 countries and a global workforce of more than 70,000.

