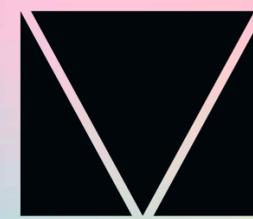
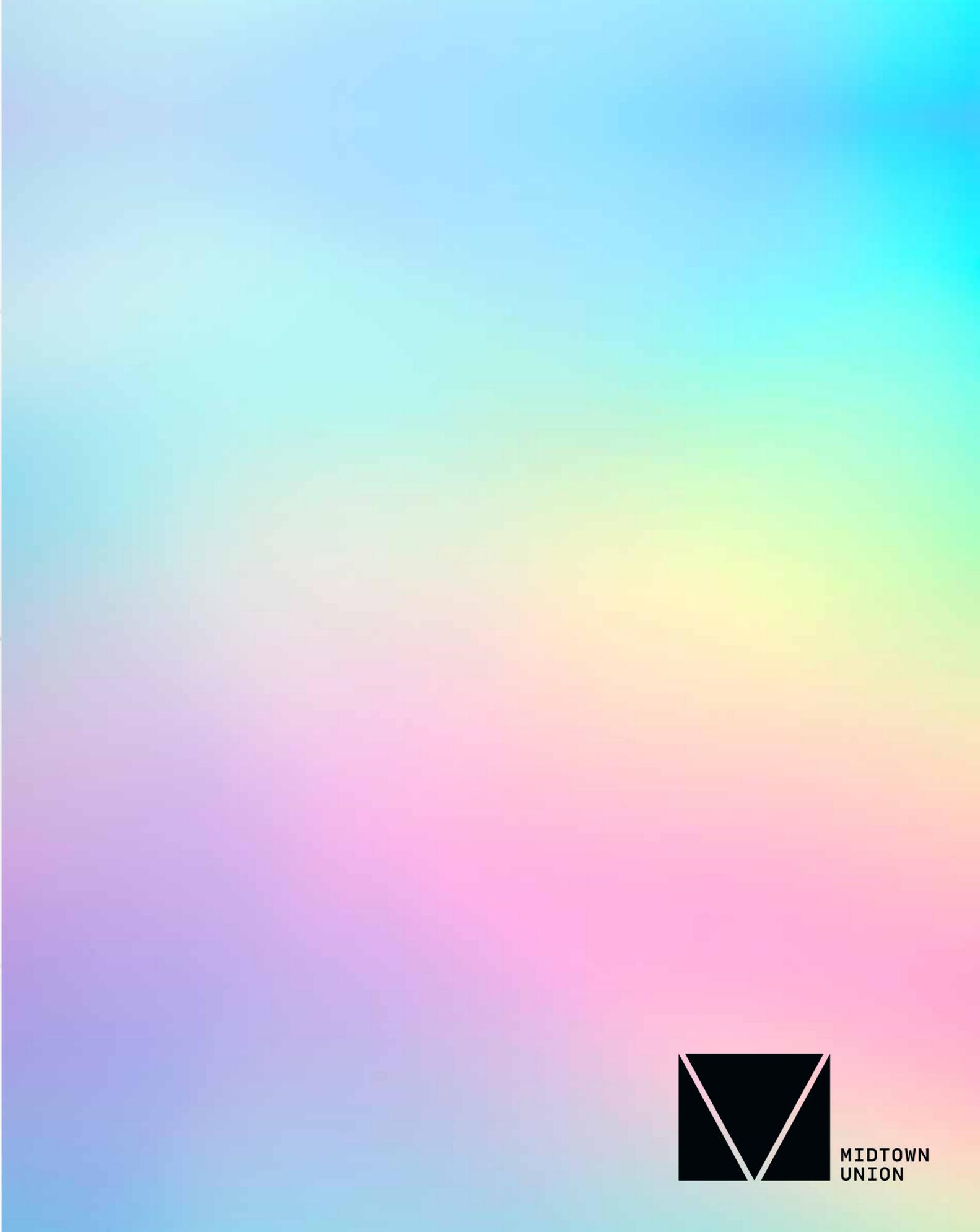




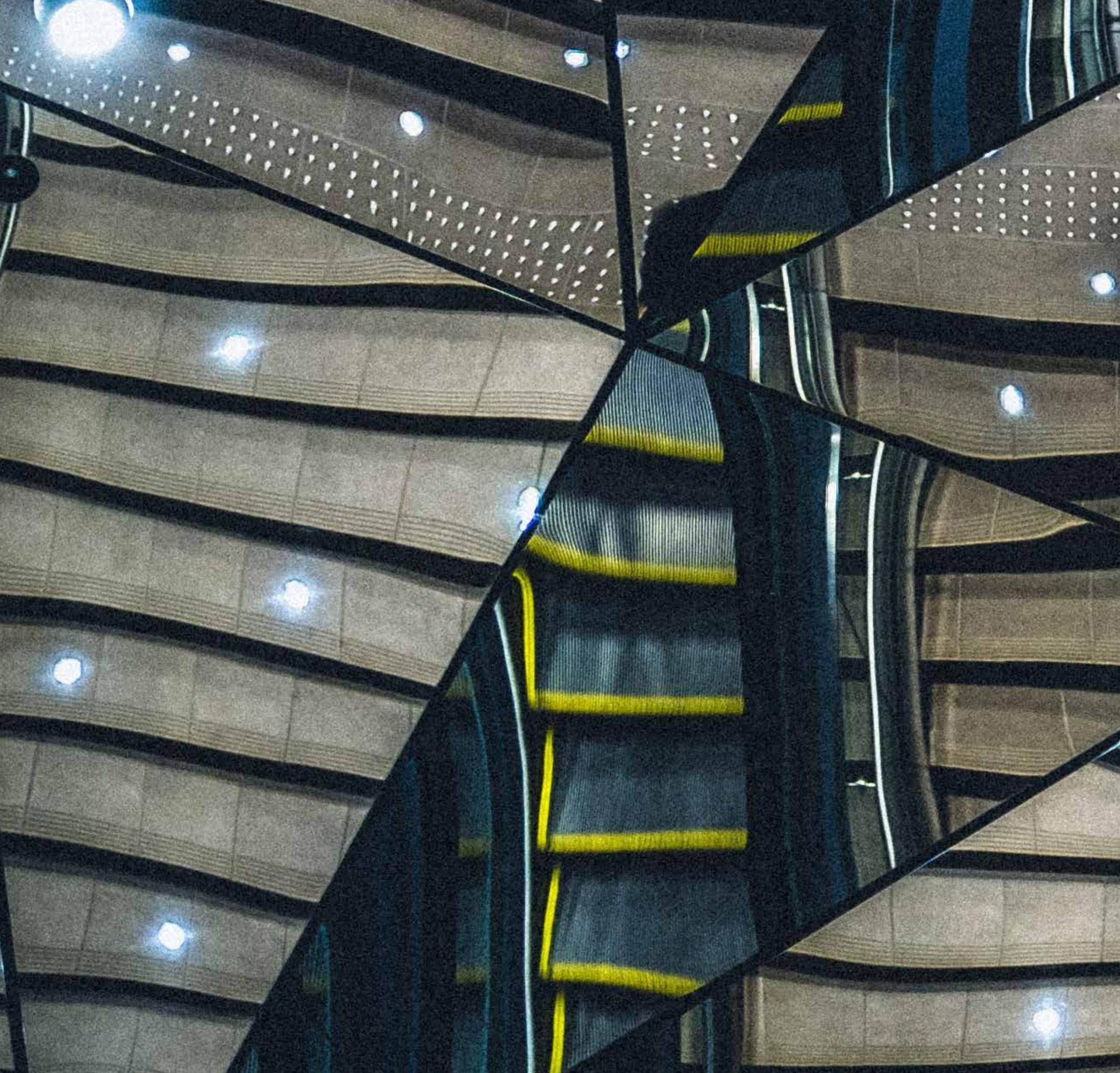
**MIDTOWN
UNION**



MIDTOWN
UNION

ATLANTA:
THE CENTER OF
THE SOUTHEAST

MIDTOWN:
THE CENTER
OF ATLANTA

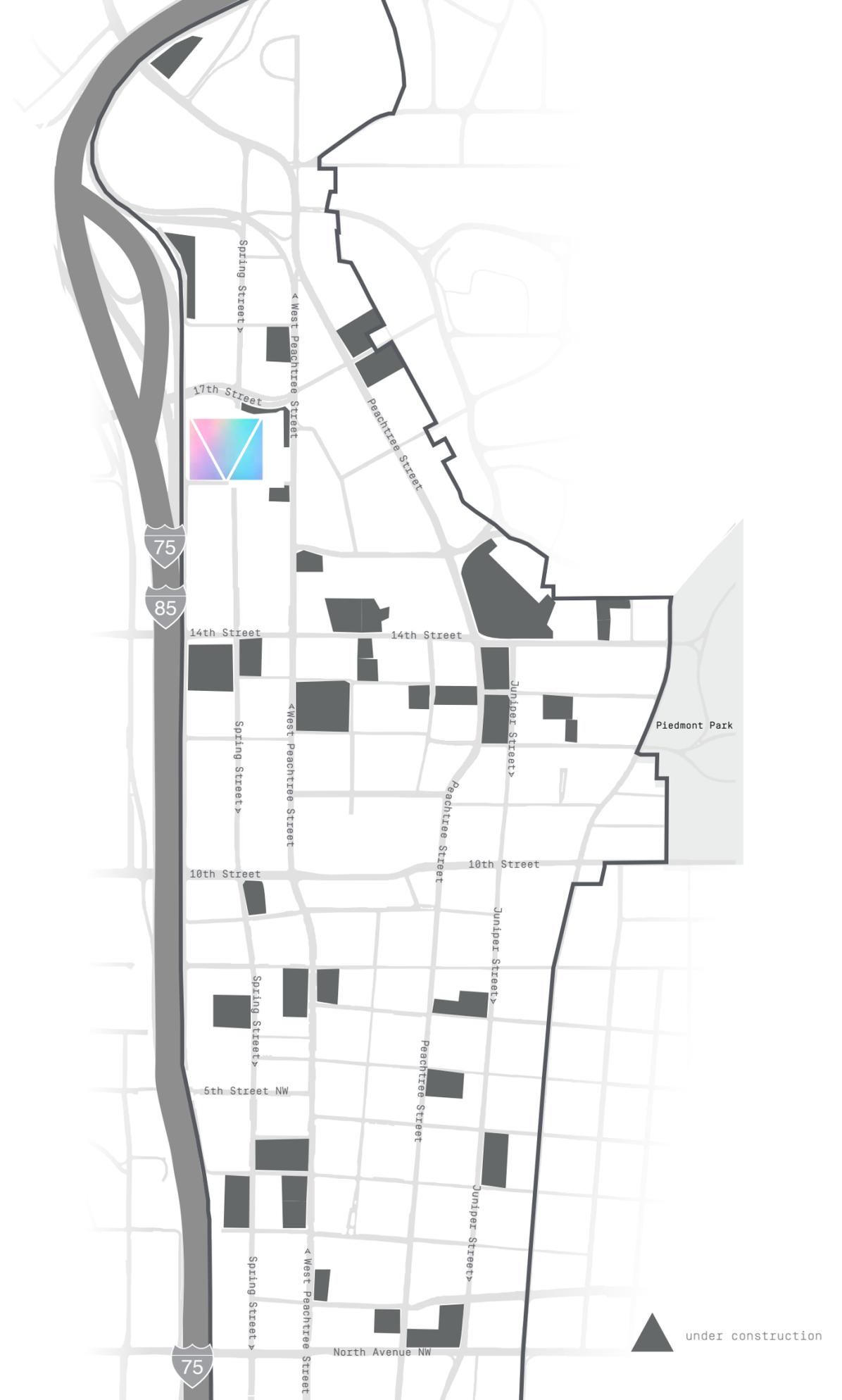


MIDTOWN BY THE NUMBERS:

- 6.1M visitors annually
- 3000 annual cultural events, and the largest concentration of cultural attractions in the Southeast
- 150+ restaurants and shopping experiences
- 1.4M annual visitors to the Woodruff Arts Center
- 70,000 daytime workers and 25% of the city's tech jobs
- 4 MARTA rail stations
- Near 3 top ranked institutions, Georgia Tech, Emory, and Georgia State University
- Job growth in Atlanta is 9%, twice the national average

THERE ARE 30+ MAJOR DEVELOPMENTS

either proposed or under construction in Midtown, including 6500 residential units and 1300 hotel rooms.



A UNION OF
DIFFERENCE



MIDTOWN
UNION



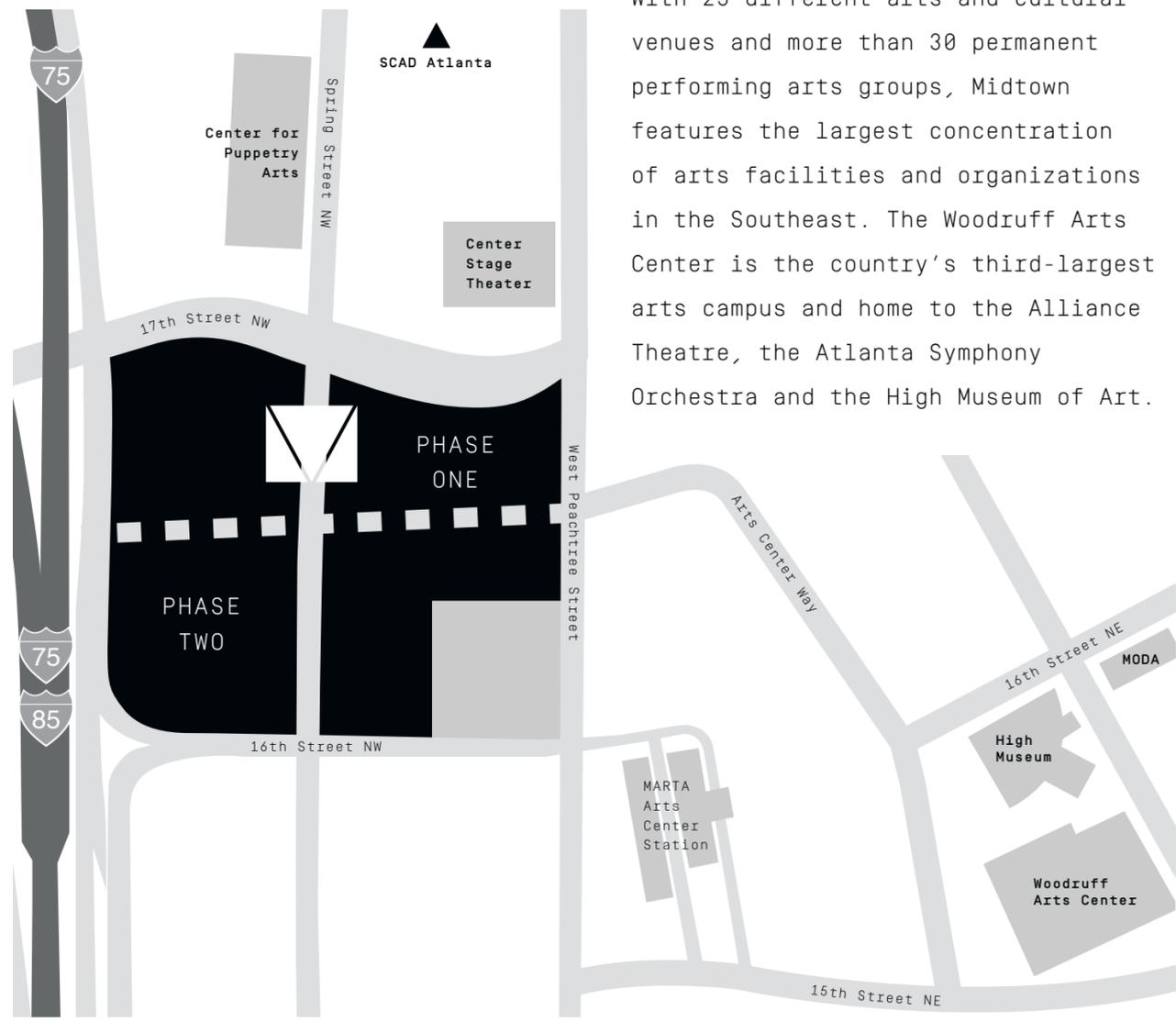
Midtown Union breathes fresh life into urban development, uniquely connecting people, places and the arts with new paths. Arts Center Way, our signature tree lined, pedestrian friendly thoroughfare, weaves through the property leading to and from specialty shops, green office space, modern apartment homes and a boutique hotel. Getting here comes naturally, with easy access from Peachtree Street, 75/85 and MARTA or by car, on bicycle or on foot. We draw inspiration from the vibrant, expressive and colorful culture of Midtown, to become a living, breathing reflection of the neighborhood.

ALL PATHS LEAD TO MIDTOWN UNION





Photo credit: Jeff Roffman



With 25 different arts and cultural venues and more than 30 permanent performing arts groups, Midtown features the largest concentration of arts facilities and organizations in the Southeast. The Woodruff Arts Center is the country's third-largest arts campus and home to the Alliance Theatre, the Atlanta Symphony Orchestra and the High Museum of Art.



0.40 MILES
to Woodruff Arts Center



0.40 MILES
to High Museum

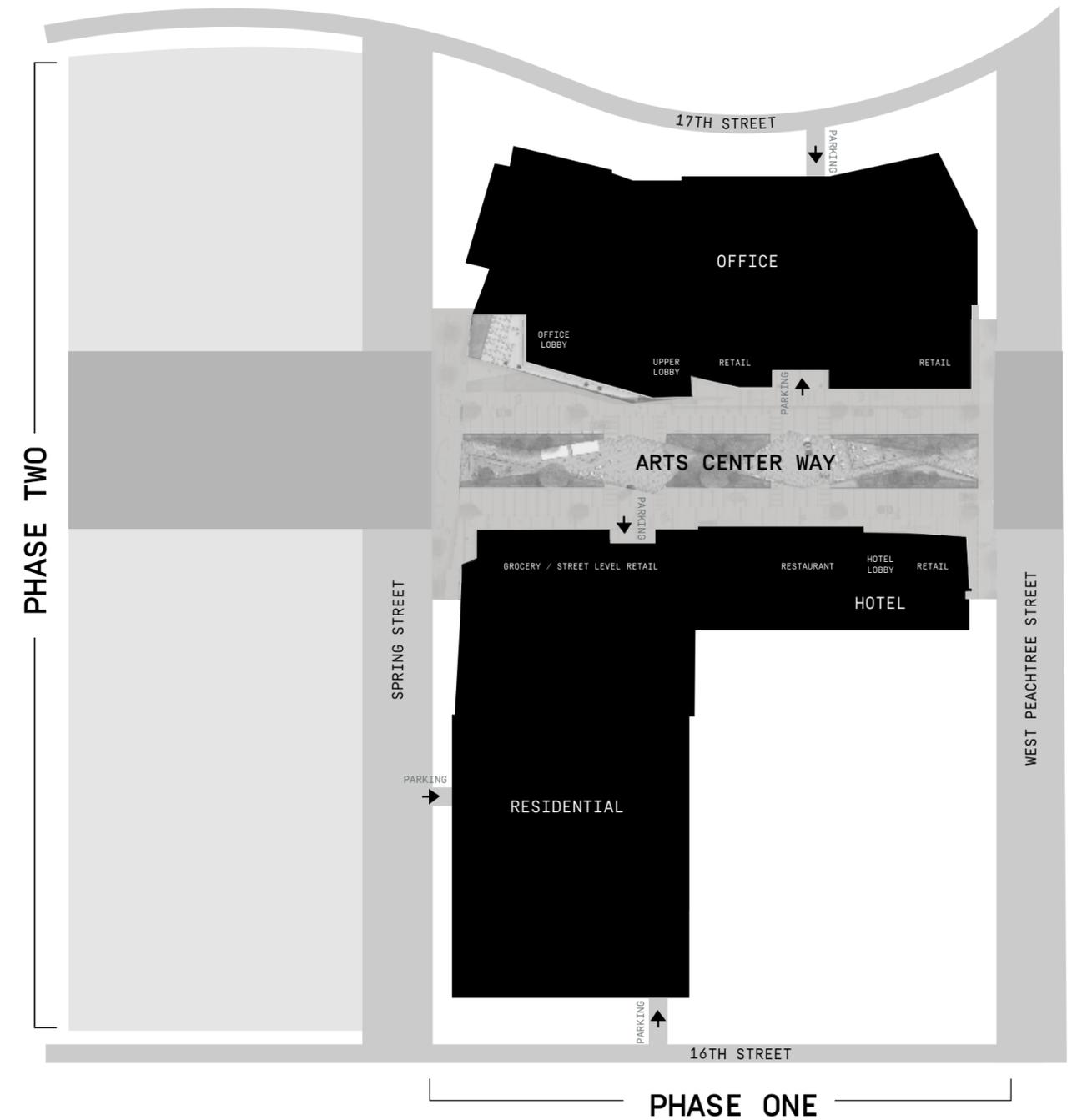


0.50 MILES
to SCAD Atlanta

MIDTOWN UNION

A connective pedestrian pathway brings together iconic structures, landmark art installations, intentionally designed workspaces and specialty stores

- 550,000 SF office
- 88,000 SF specialty retailers and restaurants
- Boutique hotel
- Residential
- Arts Center Way, a connected pathway with activated greenspace





SCAD



**SURROUNDED BY
BELOVED AND
REFINED ATLANTA
INSTITUTIONS:**

- Woodruff Arts Center
- MODA
- Center Stage
- Center for Puppetry Arts
- SCAD Atlanta

WALKABILITY

PIEDMONT PARK

20 MINS

WHOLE FOODS MARKET

8 MINS

COLONY SQUARE

14 MINS

HIGH MUSEUM OF ART

8 MINS

marta

5 MINS



GEORGIA TECH

26 MINS

17TH STREET BRIDGE

ATLANTIC STATION

13 MINS

SCAD ATLANTA

10 MINS



RETAILERS IN THE AREA





DEMOGRAPHICS

	0.25 miles	0.5 miles	1 mile	3 mile
Population				
2018 Total Population	585	4,516	30,760	177,268
2017-2022 Annual Growth Rate	4.67%	6.26%	3.97%	2.19%
Area Businesses				
2018 Total Businesses	276	1,333	3,155	14,082
2018 Total Employees	5,232	24,957	55,481	260,592
Median Age				
2018 Median Age	29.0	31.2	32.4	32.5
Median Household Income				
2018 Median Household Income	\$72,795	\$81,673	\$79,616	\$68,338
Average Household Income				
2018 Average Household Income	\$103,701	\$119,276	\$118,763	\$106,710

Source: Esri, 2018

WITHIN 1 MILE:

Median Home Value \$314,985

Median age 32.4

77% with college degree or higher



87.6%

Metro Renters-

Highly mobile and educated residents who live in the urban core of the city

- Median age: 32.5

- Median household

income: \$67,000



6.1%

Urban Chic-

Busy, well-connected, well-educated consumers

- Median age: 43.4

- Median household

income: \$109,400



4.2%

Laptops and Lattes-

Predominately single, well-educated

professionals who are affluent and partial to city living

- Median age: 37.4

- Median household

income: \$112,200





ARTS CENTER WAY

Drawing inspiration from the great boulevards of Europe, Arts Center Way becomes a central passageway and gathering place linking workplaces, creative spaces, specialty shops, public art, and enticing eateries.

This energetic street is a living reflection of the Midtown community.



GRO

SEVENTEENTH



MIDTOWN
UNION

THE OFFICE AT MIDTOWN UNION

The 550,000 SF office tower at Midtown Union is a place where companies and employees will thrive. Guided by WELL Building Standard, the space is unlike any other in Atlanta and will be home to thousands of employees hungry for culture, experience, and nourishment.





MIDTOWN
UNION



LIVING WELL

As a true mixed-use development, Midtown Union is truly a city within a city. Our community will be home to an upscale hotel, modern apartments, and those who dwell in them. The shops and eateries at Midtown Union will be a home away from home, and part of the daily lives of those who frequent them.

MetLife, Inc., through its subsidiaries and affiliates, is one of the world's leading financial services companies, providing insurance, annuities, employee benefits and asset management to help its individual and institutional customers navigate their changing world. Founded in 1868, MetLife has operations in more than 40 countries and holds leading market positions in the United States, Japan, Latin America, Asia, Europe and the Middle East.

JLL is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with nearly 300 corporate offices, operations in over 80 countries and a global workforce of 86,000.



For retail leasing contact:



Coleman Morris

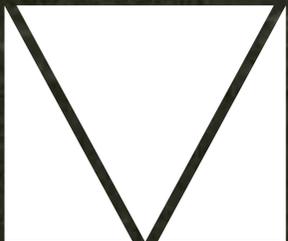
404 995 2409

coleman.morris@am.jll.com

Kimberly Arturo

404 995 6445

kimberly.arturo@am.jll.com



MIDTOWN
UNION