

# 55

ALLEN PLAZA



A SIGNATURE ATLANTA ADDRESS



CUSHMAN &  
WAKEFIELD





# ATLANTA'S NEXT POWER MOVE

Positioned where Downtown meets Midtown Atlanta, 55 Allen Plaza brings a rare headquarters opportunity in one of the city's most connected business corridors. This Class A destination combines full-floor scale, prominent highway visibility and hospitality-driven amenities to create a remarkably refined workplace experience for companies looking to make a generation-defining move.

## HIGHLIGHTS

110,252 SF available across four contiguous top floors

27,563 SF full-floor plates

Class A headquarters building

Premier highway-facing signage opportunity

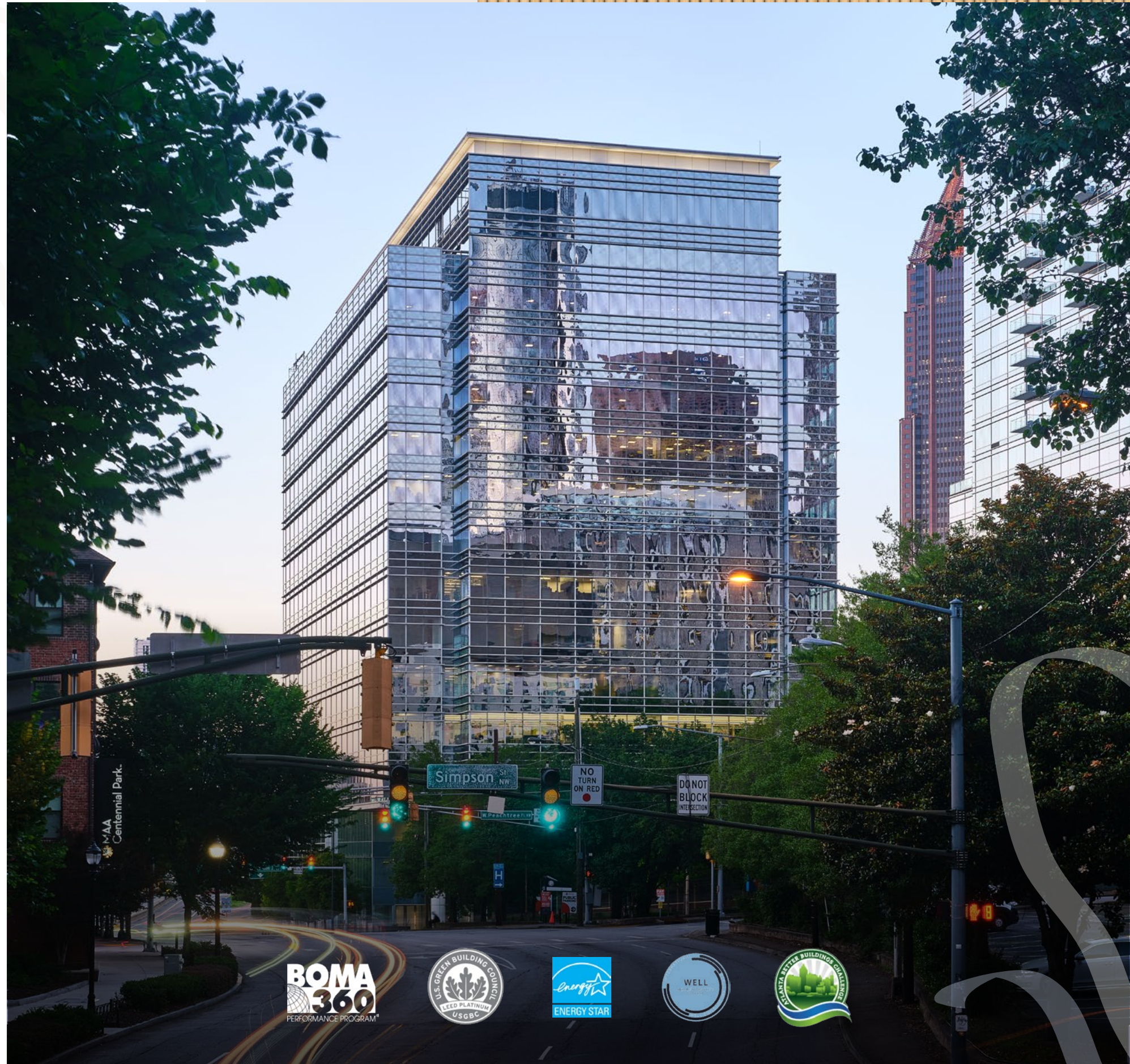
High-visibility with annual average daily traffic of 454,000 vehicles

Direct connection to JW Marriott Atlanta Downtown

Immediate access to Midtown and I-75/I-85

Full-service wellness and workplace amenities

Steps from Civic Center MARTA Station





# AMENITIES WITH INTENTION

55 Allen Plaza supports a more refined workday with a robust suite of amenities centered on tenant wellness, productivity, collaboration and daily convenience.



On-site coffee shop



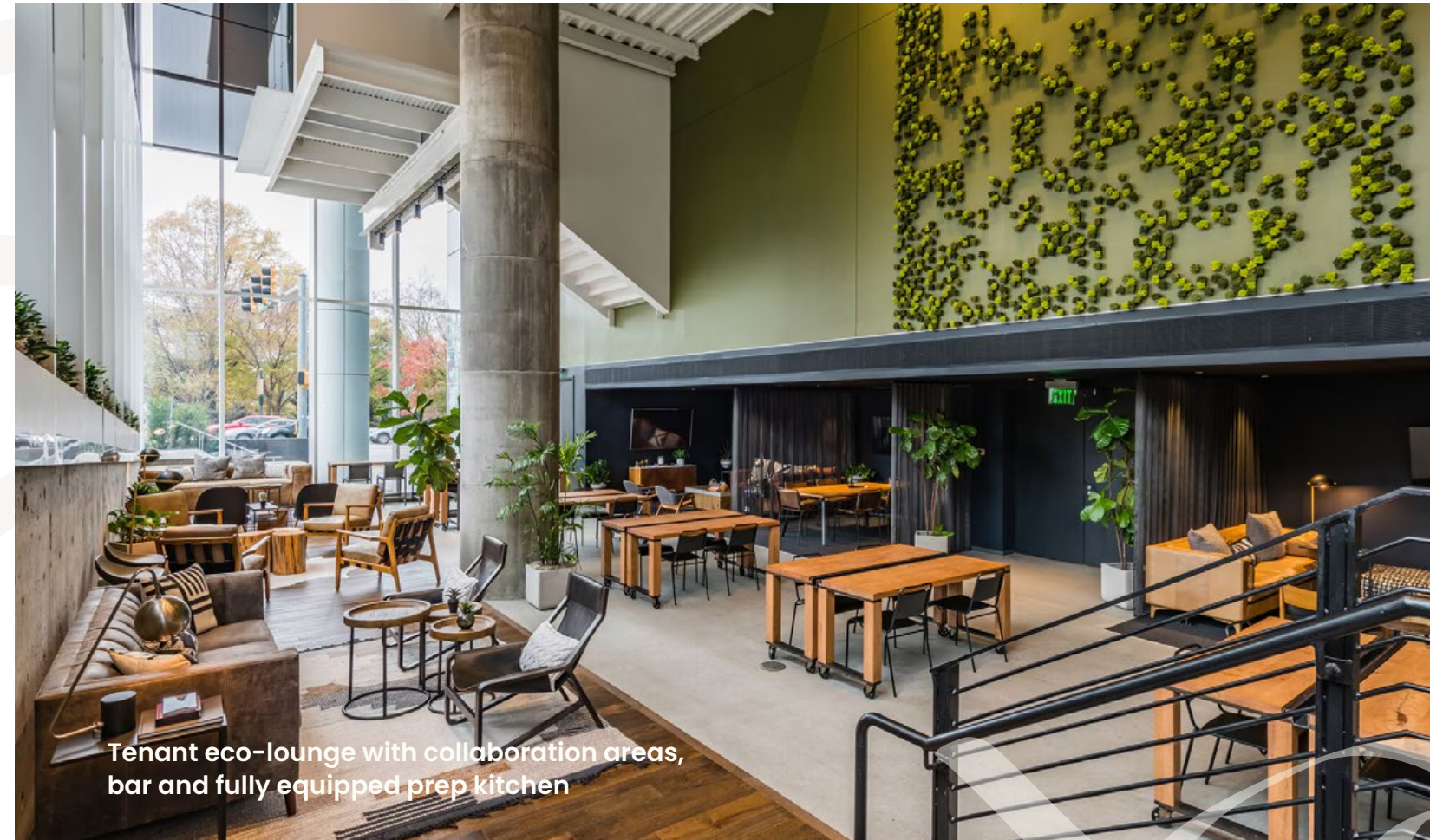
Grab-and-go market



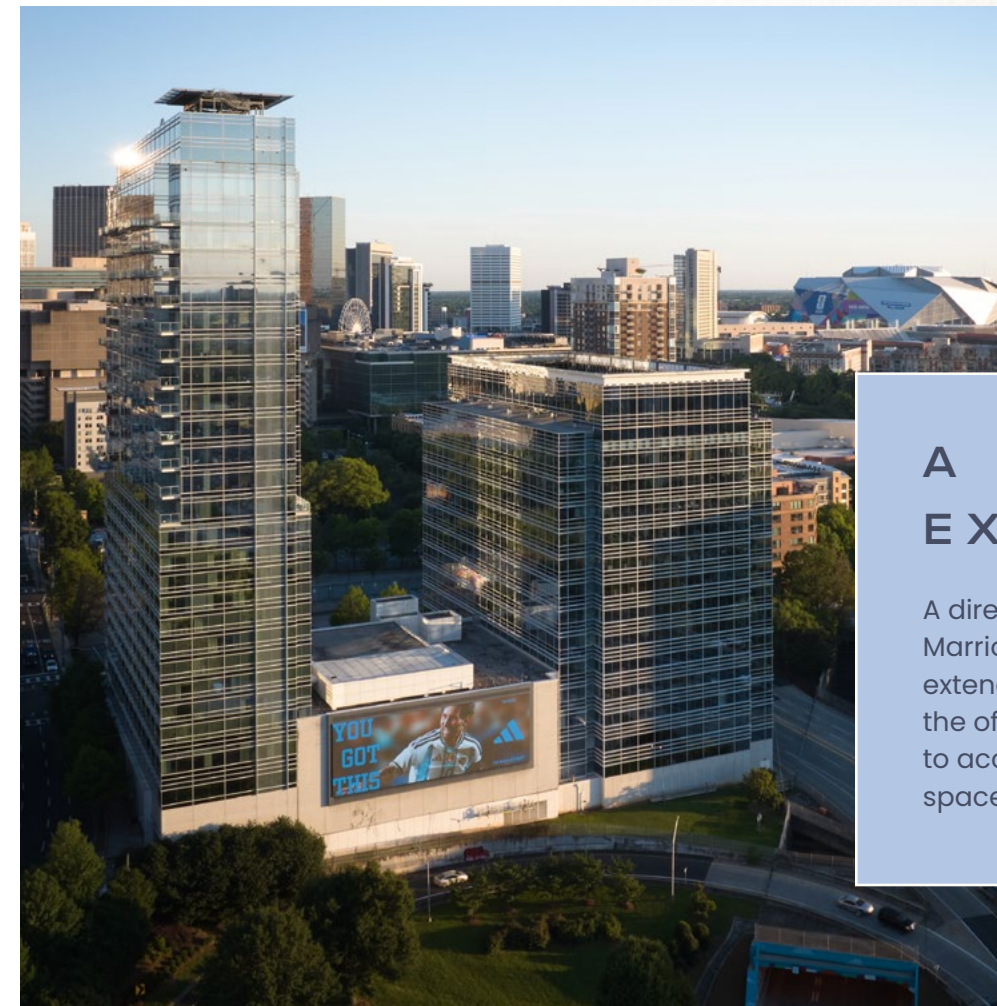
24/7 access to state-of-the-art fitness center  
high-end equipment & private locker rooms



Full-service conference center  
micro meeting rooms accommodating up to 100 guests



Tenant eco-lounge with collaboration areas,  
bar and fully equipped prep kitchen



## A FIVE-STAR EXTENSION

A direct connection to the JW Marriott Atlanta Downtown extends the workplace beyond the office, offering easy access to accommodations, meeting space and hospitality services.



# SCALE WITH STRUCTURE

With four contiguous upper floors and expansive 27,000-SF floor plates, 55 Allen Plaza offers a premier large block opportunity for an established occupier to secure a lasting headquarters presence in one of Atlanta's most high-profile markets.

## AVAILABILITY

Large block available on floors 10-14

Planning full floor of  
Spec Suites on 6th Floor

Available Suites ranging from 2,678  
to a 110,252 RSF large block

Premier highway-facing  
signage opportunity



LARGE BLOCK  
AVAILABILITY

14TH FLOOR  
27,563 SF

12TH FLOOR  
27,563 SF

11TH FLOOR  
27,563 SF

10TH FLOOR  
27,563 SF

9TH FLOOR  
SUITE 950: 8,769 SF

8TH FLOOR  
SUITE 830: 4,285 SF  
SUITE 875: 3,703 SF

7TH FLOOR  
SUITE 725: 2,840 SF

6TH FLOOR  
SPEC SUITES  
SUITE A: 6,480 SF  
SUITE B: 7,588 SF  
SUITE C: 5,487 SF  
SUITE D: 3,962 SF  
SUITE E: 4,419 SF

5TH FLOOR  
SUITE 525: 8,784 SF  
SUITE 530: 3,621 SF

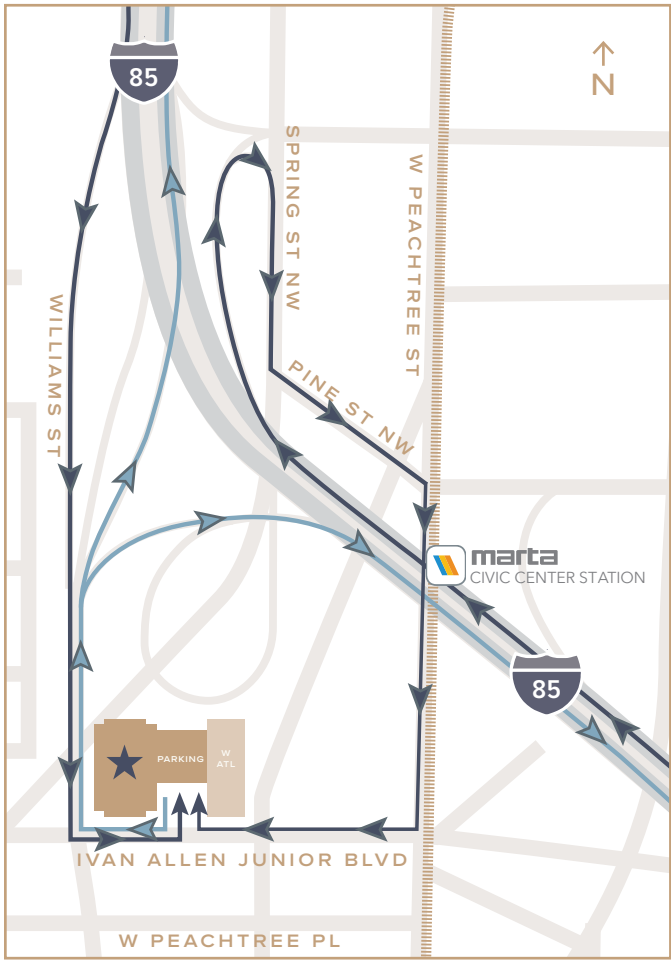
3RD FLOOR  
SUITE 310: 2,678 SF  
SUITE 320: 2,843 SF  
SUITE 350: 11,098 SF



# CONNECTED TO THE CORE

Set between Downtown and Midtown Atlanta, 55 Allen Plaza connects tenants to the city's vibrant dining, hospitality, entertainment and outdoor destinations while offering the regional connectivity needed for daily commutes, client visits and business travel.

From arrival to after-hours, the property delivers a connected Downtown experience shaped by convenience, access and the energy of the city.



## MIDTOWN / DOWNTOWN AMENITIES

- 11 ARTS & ENTERTAINMENT
- 200 RESTAURANTS
- 90 RETAIL TRADE
- 04 GYMS & HEALTH CLUBS
- 40 HOTELS





# WHERE ATLANTA COMES TOGETHER

Downtown and Midtown Atlanta combine to create one of the Southeast's most compelling urban destinations. From transformative mixed-use developments and iconic entertainment venues to leading institutions of innovation and culture, these connected districts offer an experience that extends well beyond the workday.

## 01 THE CTR

The reimagined CNN Center campus is back in prime time, activating the Marietta Street corridor with a dynamic mix of office, retail, film production and event space.

## 02 CENTENNIAL YARDS

A \$5 billion, 50-acre transformation of the historic Gulch into a world-class sports, entertainment and residential district that will be the largest mixed-use development in the Southeast.

## 03 SOUTH DOWNTOWN

A 16-acre historic district being repositioned through adaptive reuse, new tenants, residential growth and community-focused development.

## 04 GEORGIA TECH

One of the nation's leading research universities, Georgia Tech drives innovation, talent and entrepreneurship throughout Atlanta's thriving technology corridor.

## 05 FOX THEATRE

An Atlanta icon and cultural centerpiece, the Fox Theatre anchors Midtown's celebrated arts and entertainment scene with world-class performances and events.





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