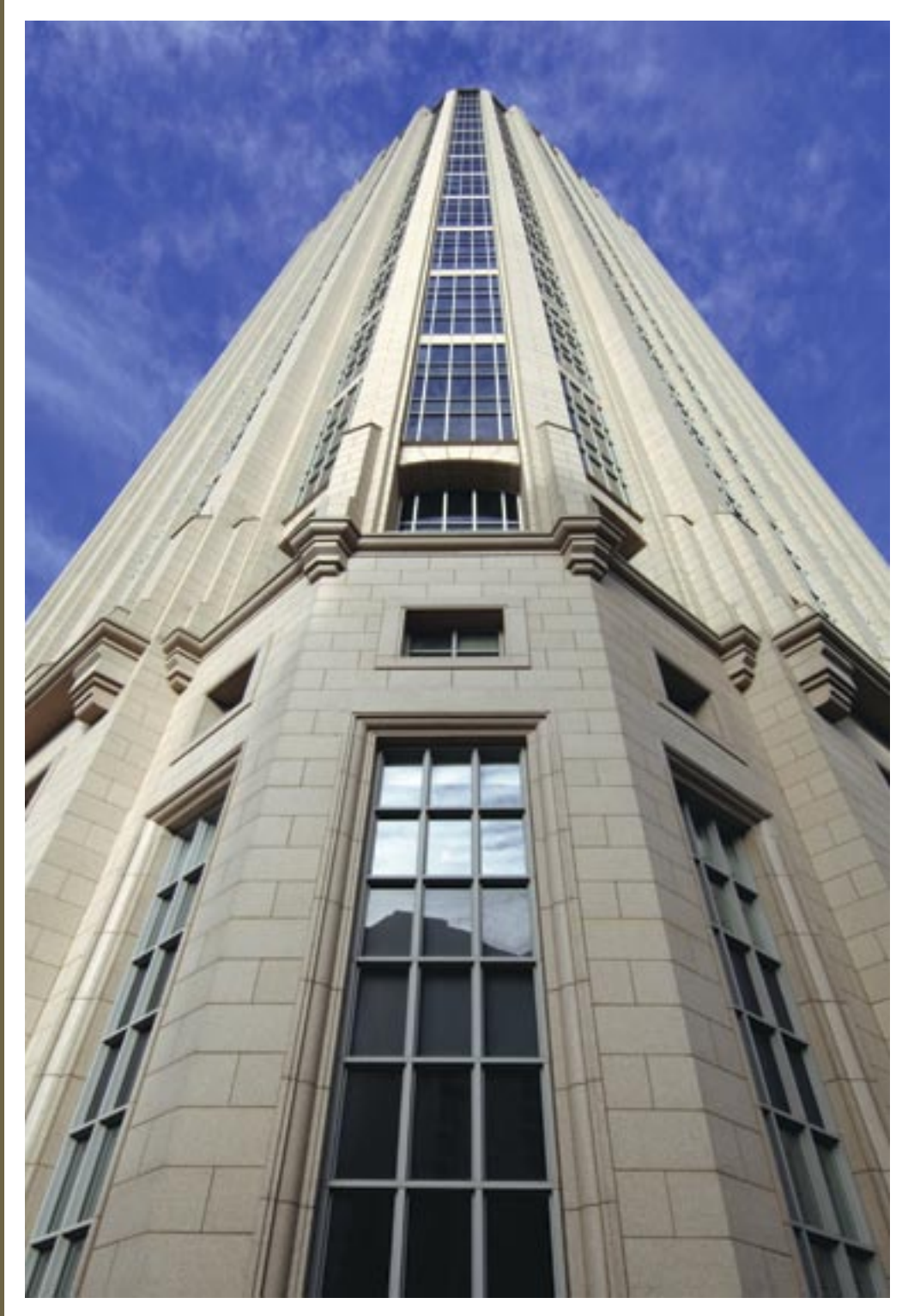


ONE
ATLANTIC
CENTER

oac | 161

*Traditional Value
Progressive Environment*



oac | 16.11

*23,000 sf highly efficient floor plates
accommodate up to eight corner offices per floor*

[A T I M E L E S S L A N D M A R K]

One Atlantic Center is a one-of-a-kind landmark in Midtown Atlanta – and an icon on the city’s skyline. Designed by Philip Johnson and John Burgee, two of the most accomplished and acclaimed architects of the 20th century, it is the premier Class A office space in Atlanta today. At once timeless and classic – yet modern and dynamic – One Atlantic Center is home to Atlanta’s most established and influential companies.

*1.1 million square feet, soaring 50 stories
offering tremendous views and presence
on the Atlanta skyline*

EVERYTHING YOU EXPECT
FROM A WORLD-CLASS BUILDING

FIRST CLASS AMENITIES:

Underground pedestrian concourse
connects the parking garage and office tower

—

24-hour on-site security with video surveillance
and state-of-the-art electronic access control

—

Professional on-site property management
to ensure proactive tenant services

—

Parking garage offers automobile detailing
and maintenance services

—

Within walking distance
to the Arts Center MARTA Station

—

White-table cloth restaurant on-site and casual
restaurants and other retail located on concourse

HIGH-END DESIGN &
TECHNOLOGICAL BENEFITS:

9' floor-to-ceiling windows offer unobstructed views of Atlanta

—

Highly efficient, column-free space provides flexibility
for tenant space plans and minimizes occupancy cost

—

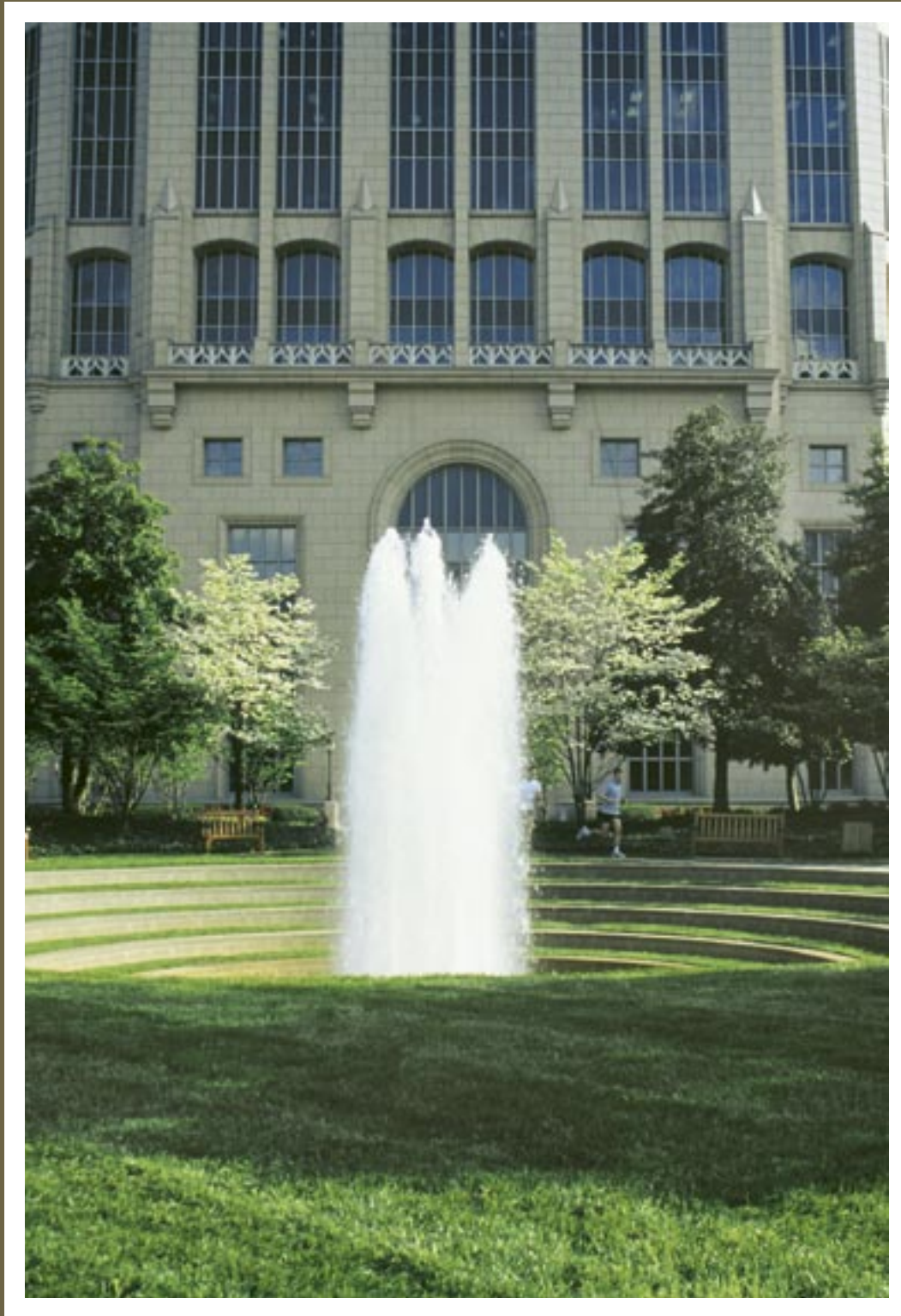
Sophisticated, energy-efficient climate control systems
maintain a comfortable and productive work environment

—

Redundant electrical and fiber optic services
provide highest reliability in the marketplace

—

22 high-speed passenger elevators
and 2 high capacity freight elevators



oac | No. III

*Lush 2½ acre landscaped park
with courtyard and fountain providing a serene daytime retreat*





oac | 16. IV

Grand lobby with marble finishes, arched openings and original frescos



oac | 16.VI

Beautifully landscaped courtyard

[A CLASSIC, INSIDE AND OUT]

Inside you will find a highly productive work environment and a number of welcome amenities. Outside, beyond the unique and stalwart granite façade, you will find yourself in the very heart of Midtown, Atlanta's most vibrant and thriving community. This is a limited opportunity for you to claim this iconic building as your address – and make a mark on Atlanta business all your own.

*There's no location more ideal.
There's no building more magnificent.
Your company belongs in One Atlantic Center.*

[A LIFESTYLE OF CONVENIENCE]

Veni Vidi Vici - an elegant,
white tablecloth restaurant
serving lunch and dinner

Concierge service

Wachovia Bank, full-service
banking and ATM

Bank of
America ATM

Post Office

Concourse Hair Salon

U.S. News sundries shop

Pressed for Success -
dry cleaners

Executive Shoeshine Stand

Car maintenance
and services repair

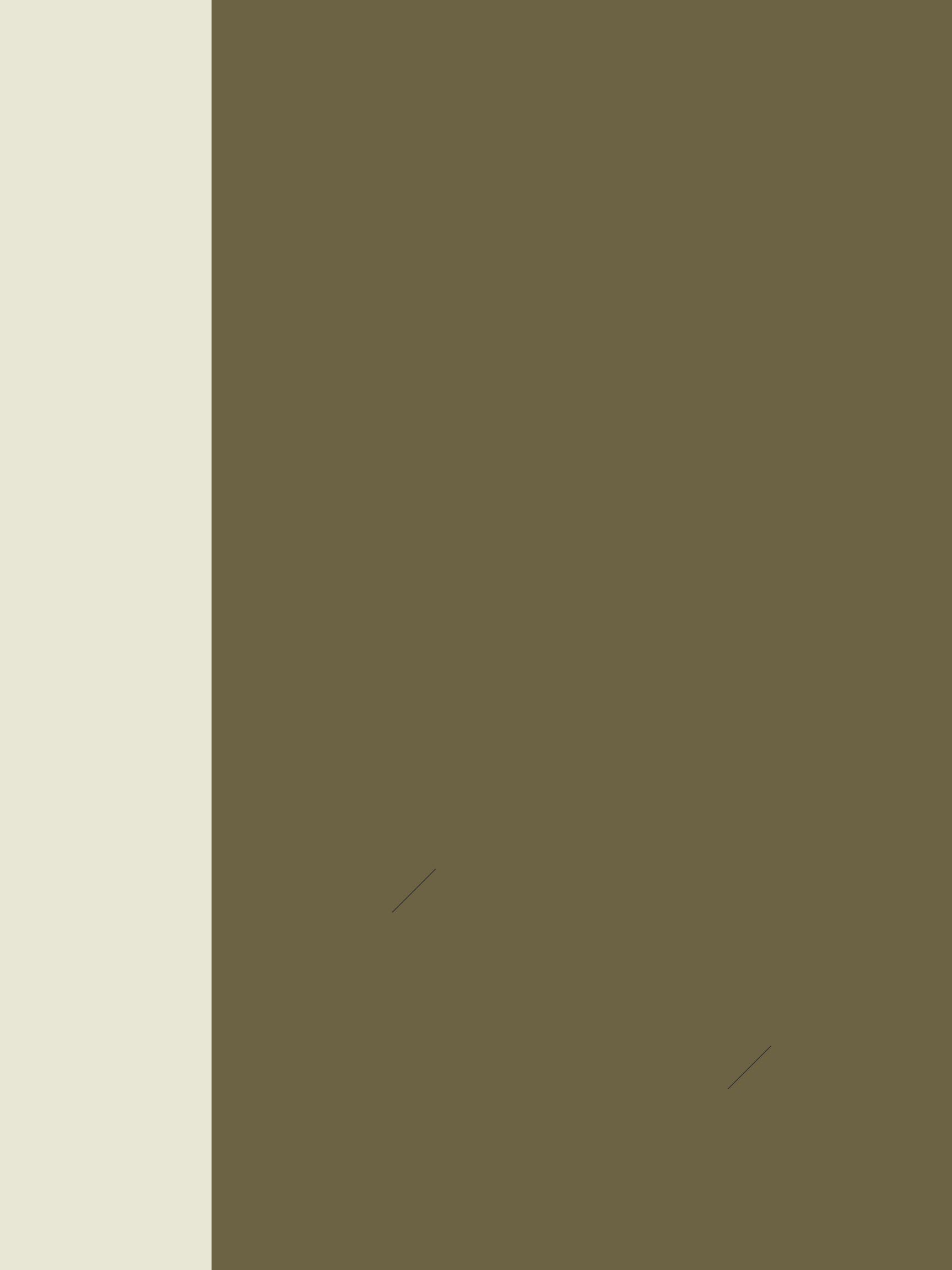
Car wash
and detail service

City Diner - deli
and cafeteria



oac | *16.VII*

In the center of Midtown



“All architecture is shelter,
all great architecture
is the design of space that contains,
cuddles, exalts, or stimulates
the persons in that space.”

[PHILIP JOHNSON]

For more information please contact
One Atlantic Center Marketing & Sales Center
404.870.2900 www.lac.com

Hines