

BLTLiveWorkPlay | NEWMARK



Premier Availabilities Ranging
from 1,475 – 154,787 SF

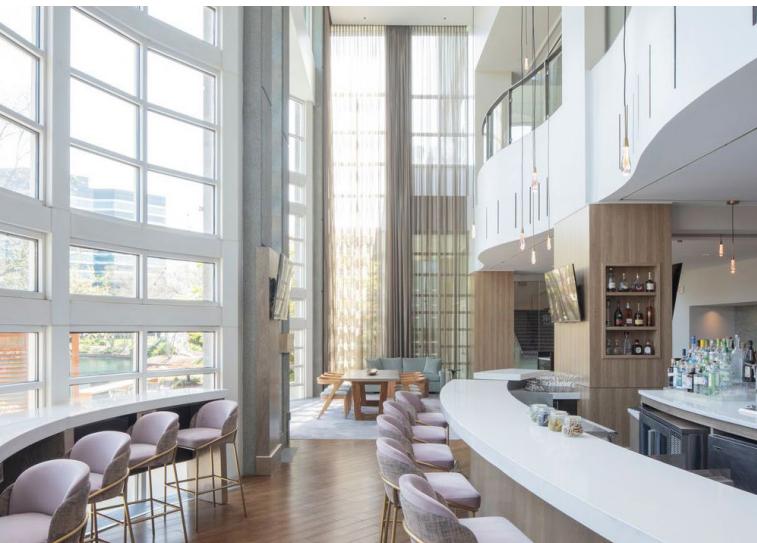
5 & 6 CONCOURSE PKWY, ATLANTA, GA 30328

CONCOURSE-ATL



A Community All Its Own

The King & Queen embody the future of the workplace, providing everything from childcare services and convenient dining to vibrant outdoor spaces and a world-class fitness center—all located in the heart of the city's sought-after Perimeter market.





RISING MAJESTICALLY IN THE ATLANTA SKYLINE, THE ICONIC “KING & QUEEN” BUILDINGS ARE CELEBRATED LANDMARKS.

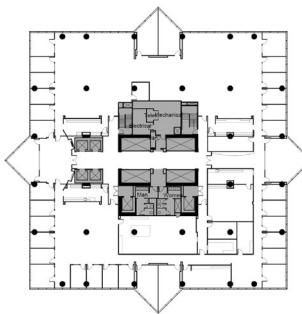
Featuring a variety of spacious layouts, adaptable spaces, multi-floor configurations, sleek white-box and contemporary spec suites. Recent upgrades have transformed these towers into state-of-the-art workplaces that accommodate tenant and employee needs, creating a productive and energetic atmosphere that goes far beyond the traditional office setting.



Select King & Queen Availability



Typical Floorplate 25,000 RSF

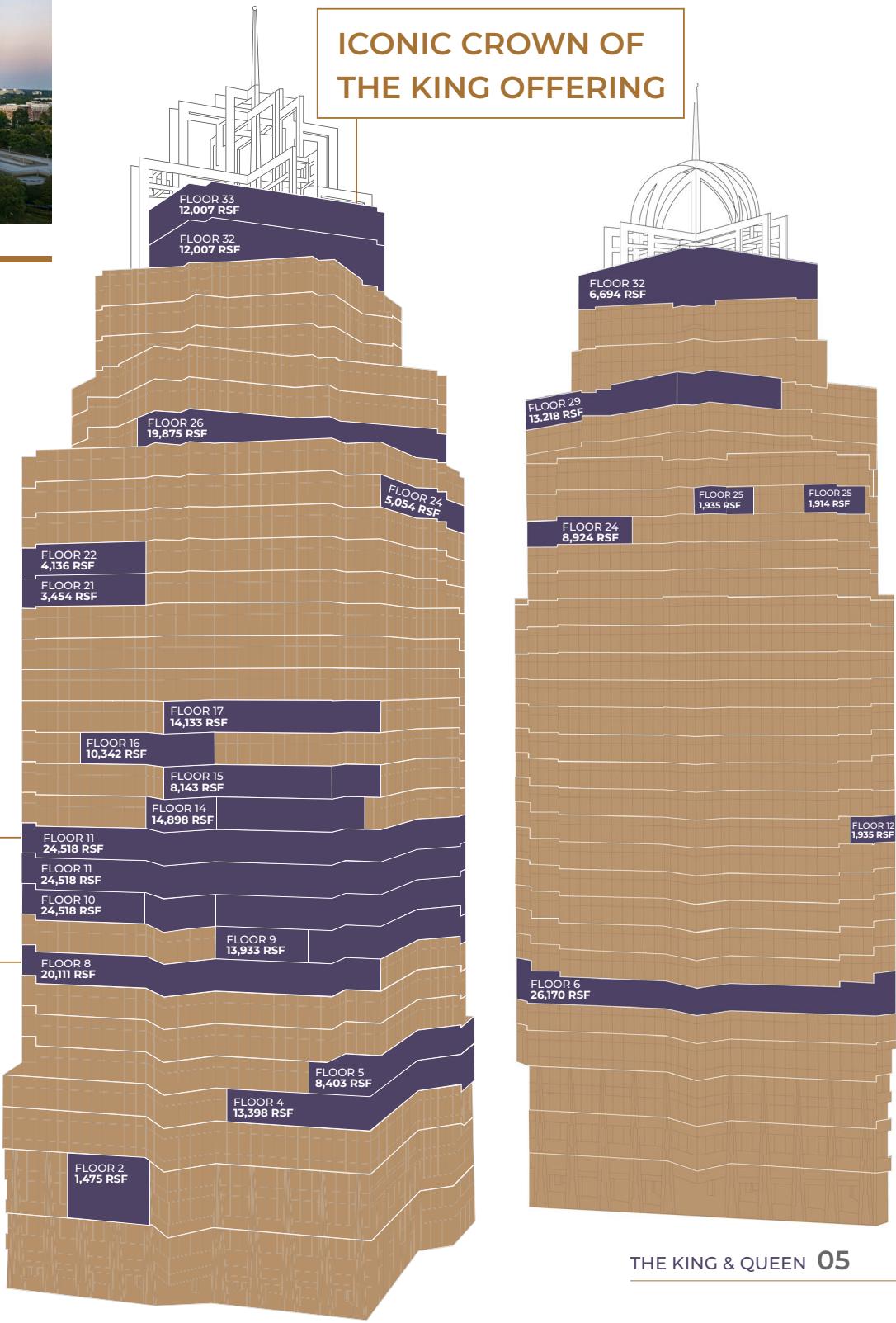


154,787 RSF
Large Block Availability

8TH FLOOR
+/- 8,000 RSF state-of-the-art
conferencing facility designed to
accommodate over 100 attendees



Flexible space options available ranging from small suites for startups to large multi-floor contiguous availability for corporate headquarters.



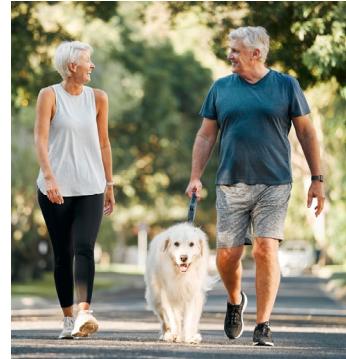
Best-in-Class Amenities

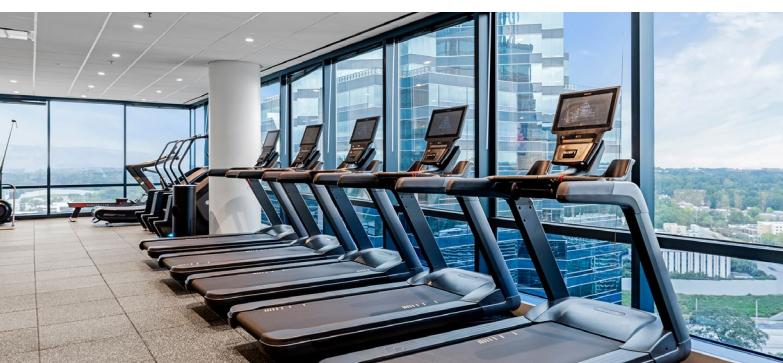
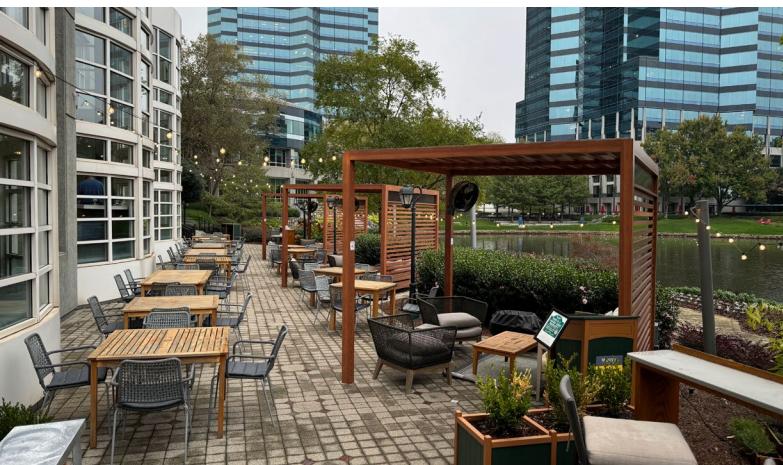
The King & Queen are Atlanta's top destination for a dynamic workforce seeking a distinctive office lifestyle.

Here, you'll find enhanced amenities, connectivity and a strong focus on wellness and sustainability.

COME FOR THE 9-TO-5 STAY FOR THE 5-TO-9

- 372-Room newly renovated Westin Hotel with 20,000 SF of flexible event space for meetings and events
- 80,000 SF Life Time state-of-the-art facility is set to open in 3Q 2025
- KinderCare Childcare
- Five on-site food services/restaurants (four fast casual and one white tablecloth farm-to-table)
- Two miles of on-campus walking trails
- Multiple conference facilities
- Private shuttle to MARTA and neighborhood amenities
- Immediate access to Path 400
- Brand new 6,000 SF fitness facility
- Concierge services
- Four complimentary bicycles available for tenants' use for access to nearby restaurants, shops, parks and walking trails
- Pickup/Dropoff dry cleaning services





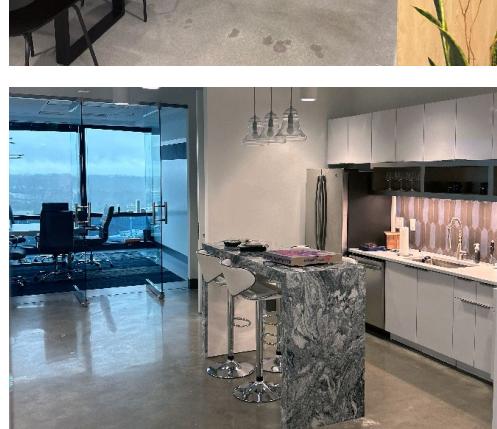
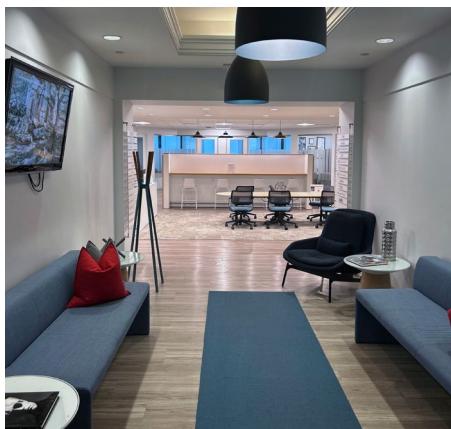
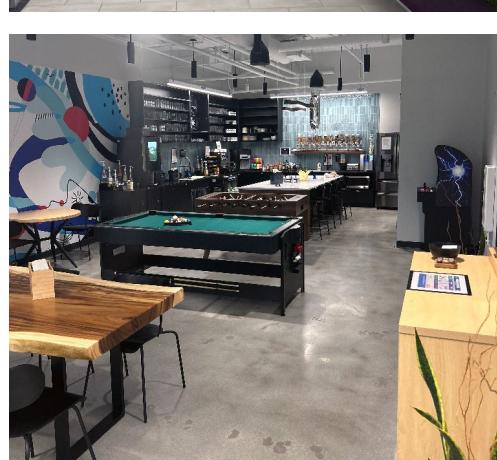
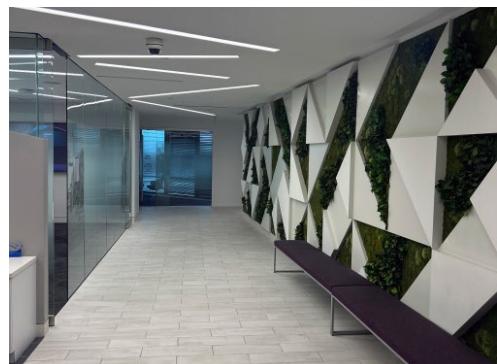
Campus Programs

- On-site day care with tenant discount
- Shuttle service to MARTA
- Exclusive food programs featuring cafés, restaurants, food trucks and DoorDash hubs
- Health and wellness offerings include pickleball, bike share, walking trail and more
Wi-Fi enabled common areas throughout the campus
- Hospitality access and discounts at the Westin Hotel
- Private workspaces to focus and recharge
- Ridesharing pick up and drop off
- Robust personal fitness training including group and private classes available at Life Time Perimeter
- Seasonal art exhibits created and curated by local artists and art organizations
- Tenant appreciation events

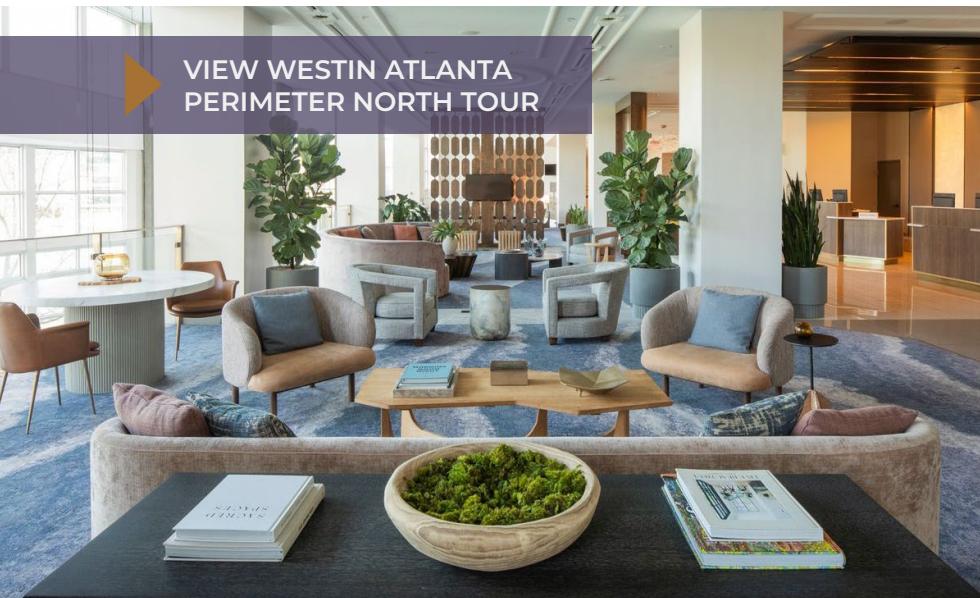


Modern Tenant Spaces

Explore contemporary tenant spaces crafted for modern needs. These innovative environments offer adaptable layouts, luxurious amenities, state-of-the-art technology to enhance productivity and encourage collaboration.



► [VIEW WESTIN ATLANTA PERIMETER NORTH TOUR](#)



► [VIEW LIFE TIME PERIMETER VIRTUAL TOUR](#)



Sustainability Initiatives

- LED lighting throughout, including the parking garage and parkway, tenant spaces and common areas
- Single-stream recycling
- Charging stations for electric vehicles in the parking garage
- Recent elevator modernization
- Hands-free toilets, sinks, paper towel and soap dispensers
- Water appliances are “water-savers”
- Air filters upgraded to MERV rating of 13
- Sensors on irrigation system prevent watering when it is raining
- Energy Star Certified



Infrastructure and Technology

- Wi-Fi available in the lower-level common areas, lobbies and restaurants
- Electric: Serviced by two sub stations, designed with N-1 redundancy
- Generator for life safety
- Condenser Water available for tenant supplemental cooling requirements
- Fiber Optics — Multiple providers:



KING BUILDING (CC6)

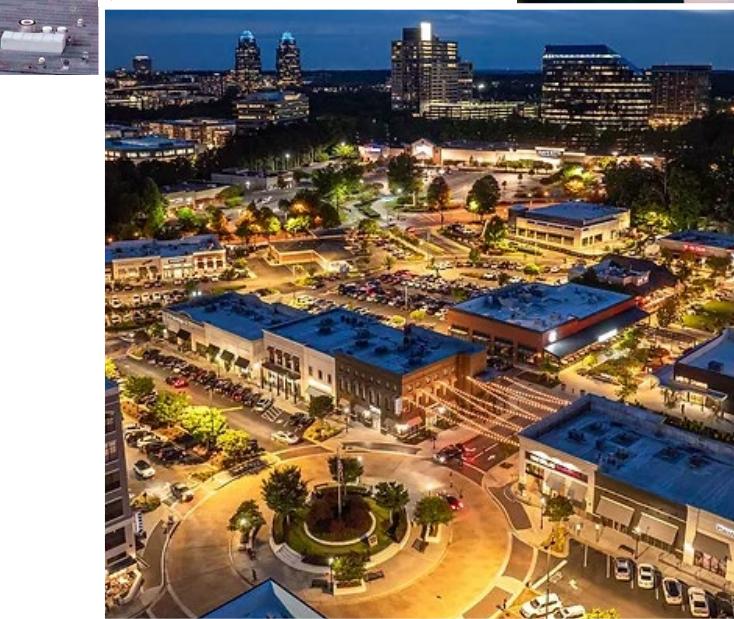
CARRIER NAME	CABLE TYPE	SERVICES AVAILABLE
AT&T	Fiber / Copper	Voice / Data / Internet
Cogent	Fiber	Data / Internet
Comcast	Coax	Voice / Data / Internet / TV
DishTV	Coax	TV
Lumen	Fiber	Voice / Data / Internet
Verizon	Fiber / Copper	Voice / Data / Internet
Zayo	Fiber	Data / Internet

QUEEN BUILDING (CC5)

CARRIER NAME	CABLE TYPE	SERVICES AVAILABLE
AT&T	Fiber / Copper	Voice / Data / Internet
Cogent	Fiber	Data / Internet
Comcast	Coax	Voice / Data / Internet / TV
Crown Castle	Fiber	Data / Internet
DirectTV	Coax	TV
DishTV	Coax	TV
Lumen	Fiber	Voice / Data / Internet
Verizon	Fiber / Copper	Voice / Data / Internet
Zayo	Fiber	Data / Internet



[VIEW PERIMETER TOUR](#)



The Perimeter Ecosystem

4,700
Hotel Rooms

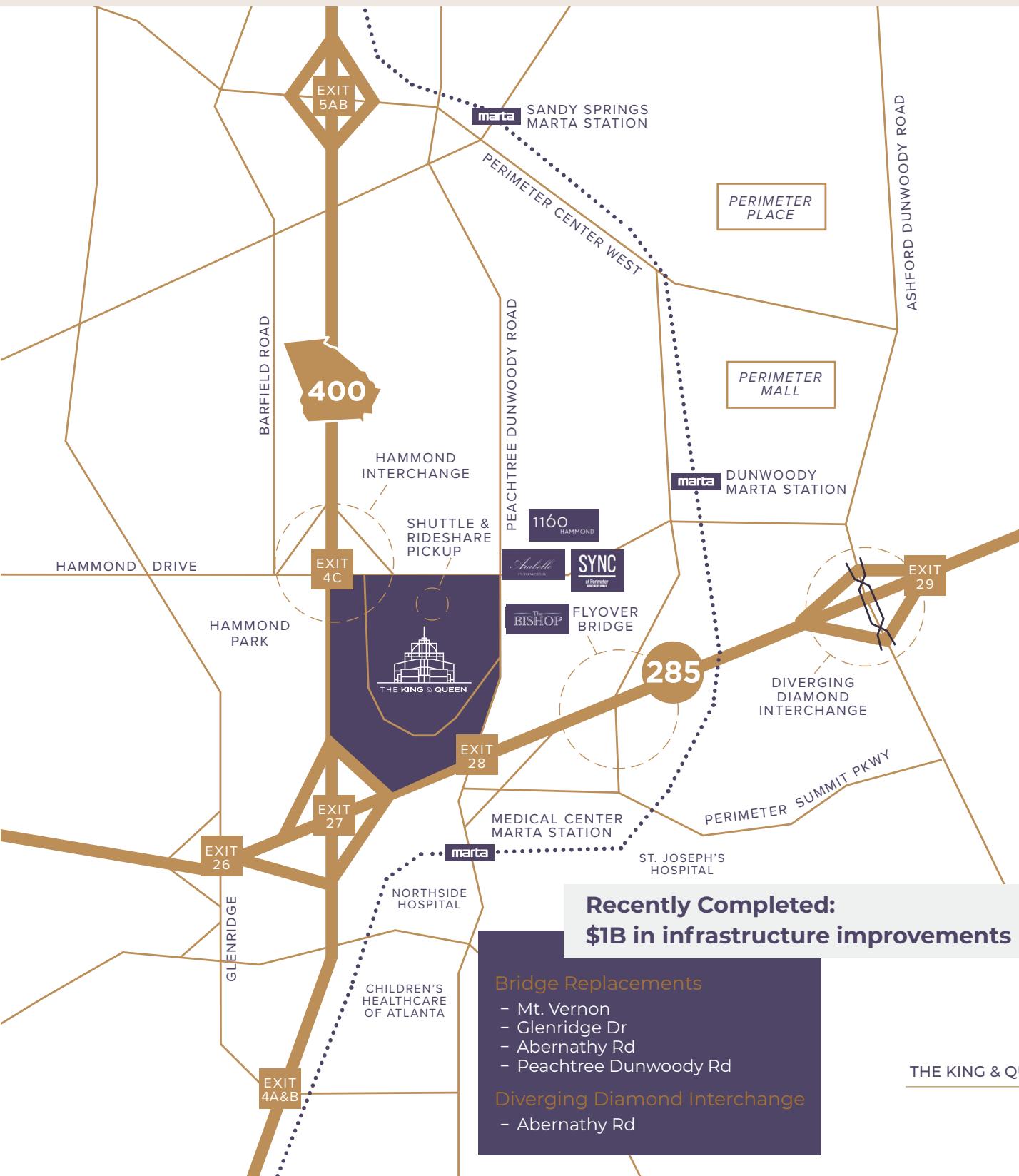
1.1M RSF
of Healthcare

138
Retailers

9,000+
Apartments

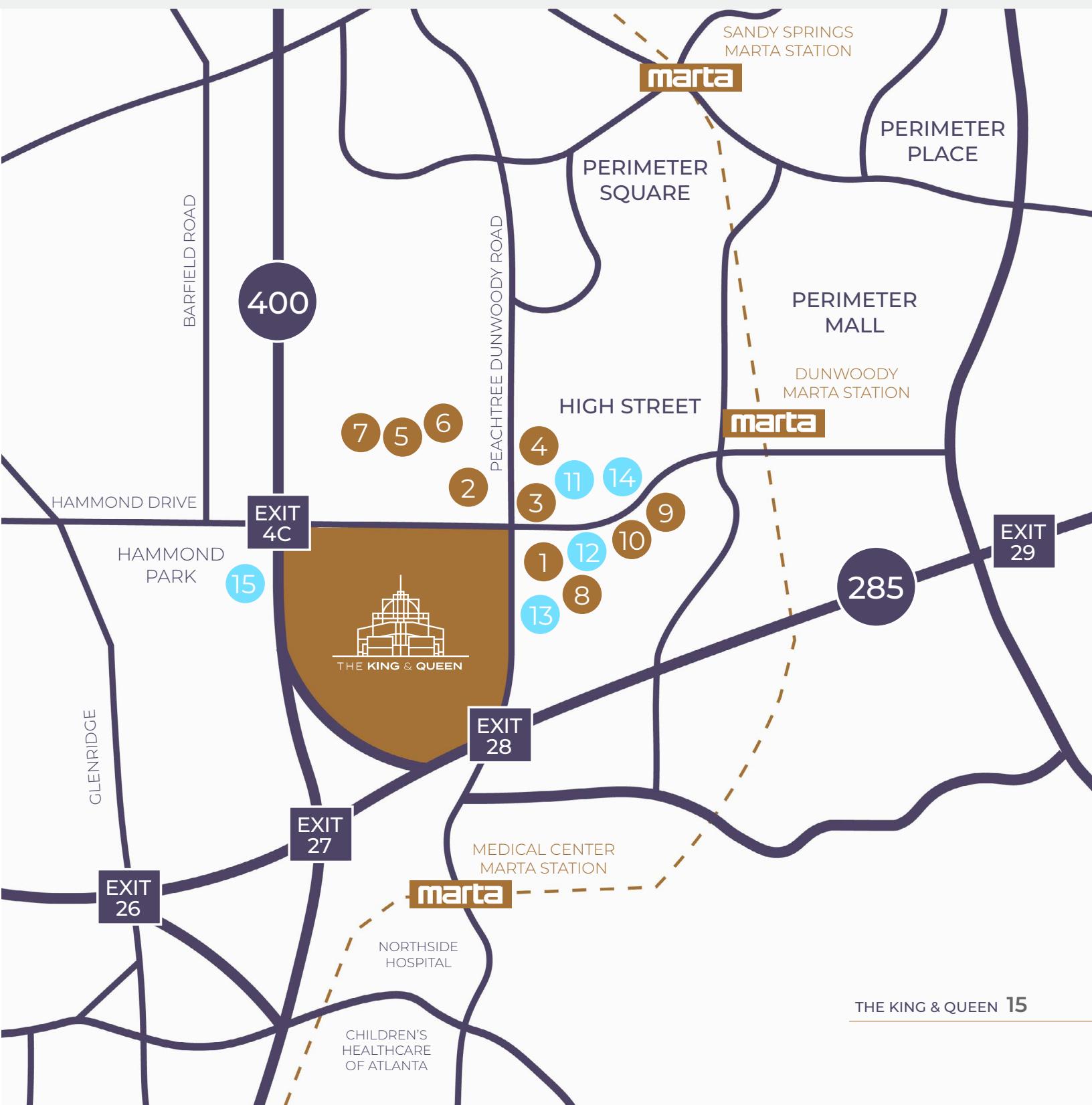
The King & Queen Advantage

Delivering an exceptional combination of lifestyle and location, The King & Queen offer immediate access to some of the region's most coveted housing, retail, dining and entertainment destinations including Perimeter Mall, Park Place and Perimeter Town Center.



Walkable Nearby Restaurants & Multifamily Communities

1	STARBUCKS	6	WILLY'S	11	ARABELLE
2	EINSTEIN BROS BAGELS	7	PUBLIX	12	SYNC PERIMETER
3	JUST LOVE COFFEE CAFE	8	NORI FISH	13	THE BISHOP
4	HOPDODDY BURGERS	9	MIKATA	14	1160 HAMMOND
5	BUON FORNELLO	10	HALAL GUYS	15	THE EVA



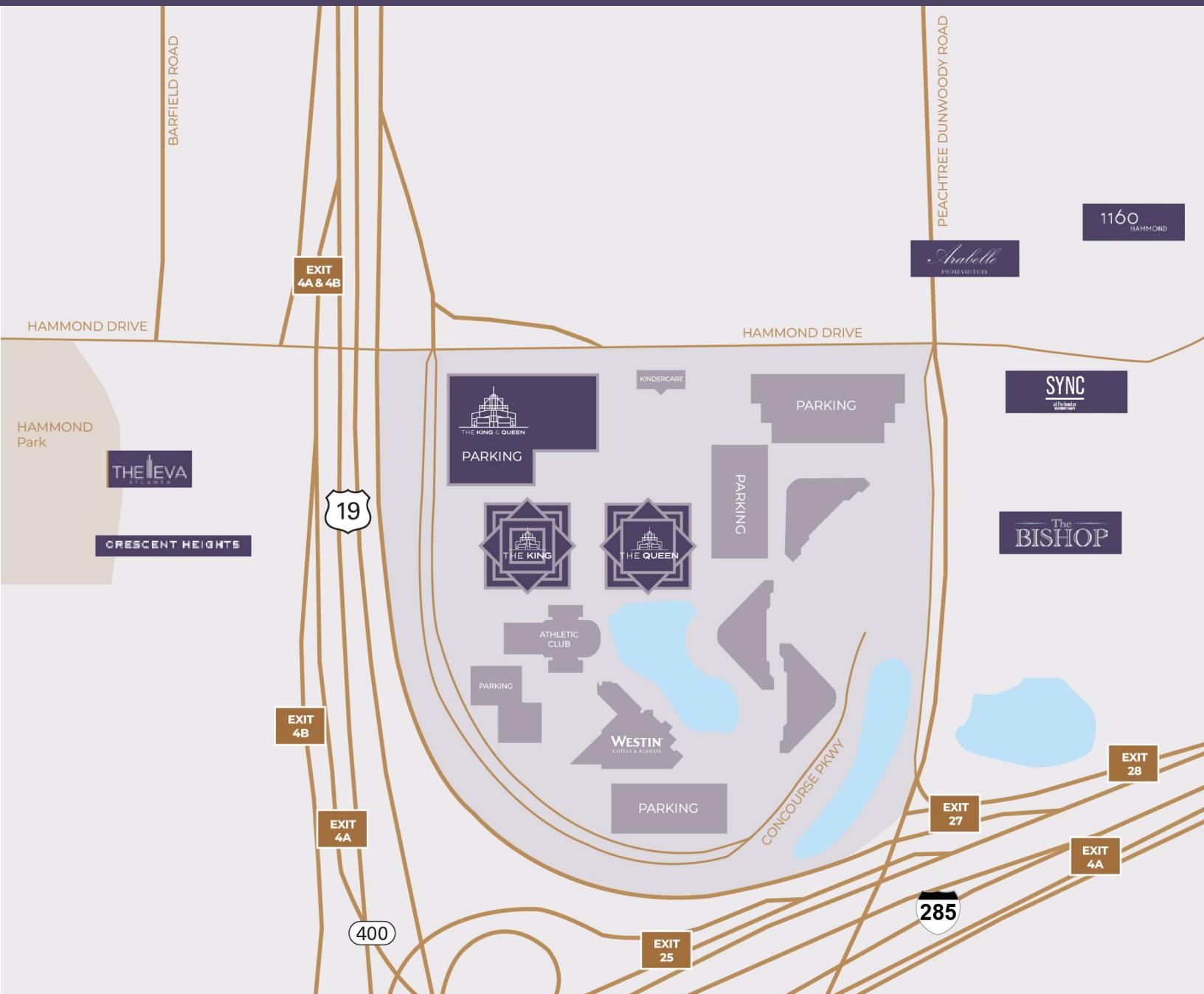
Walkable Apartment Living

The
BISHOP

Arabelle
PERIMETER

1160
HAMMOND

SYNC
at Perimeter
APARTMENT HOMES



Arabelle Perimeter



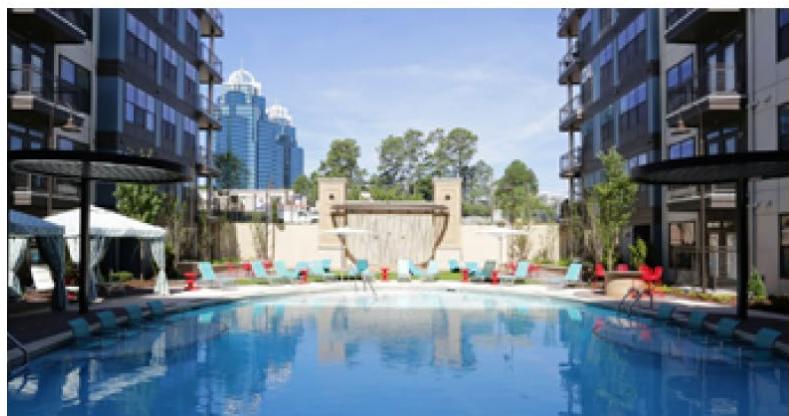
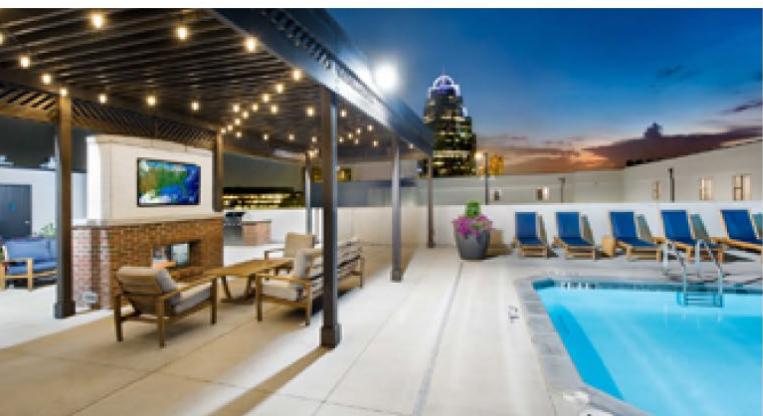
1160 Hammond



The Bishop



SYNC at Perimeter
Apartment Homes



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