BLTLiveWorkPlay | NEWMARK

THE KING & QUEEN

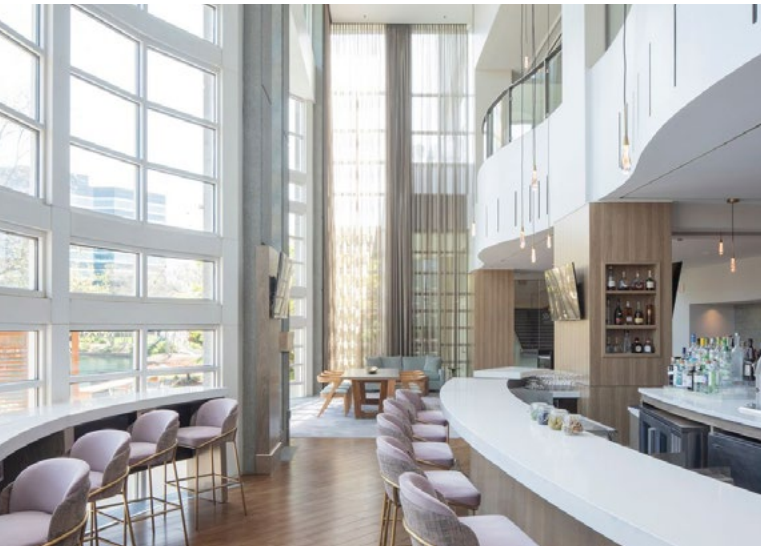
Premier Availabilities Ranging from 1,475 – 154,787 SF

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.



VIEW PROPERTY TOUR

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

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

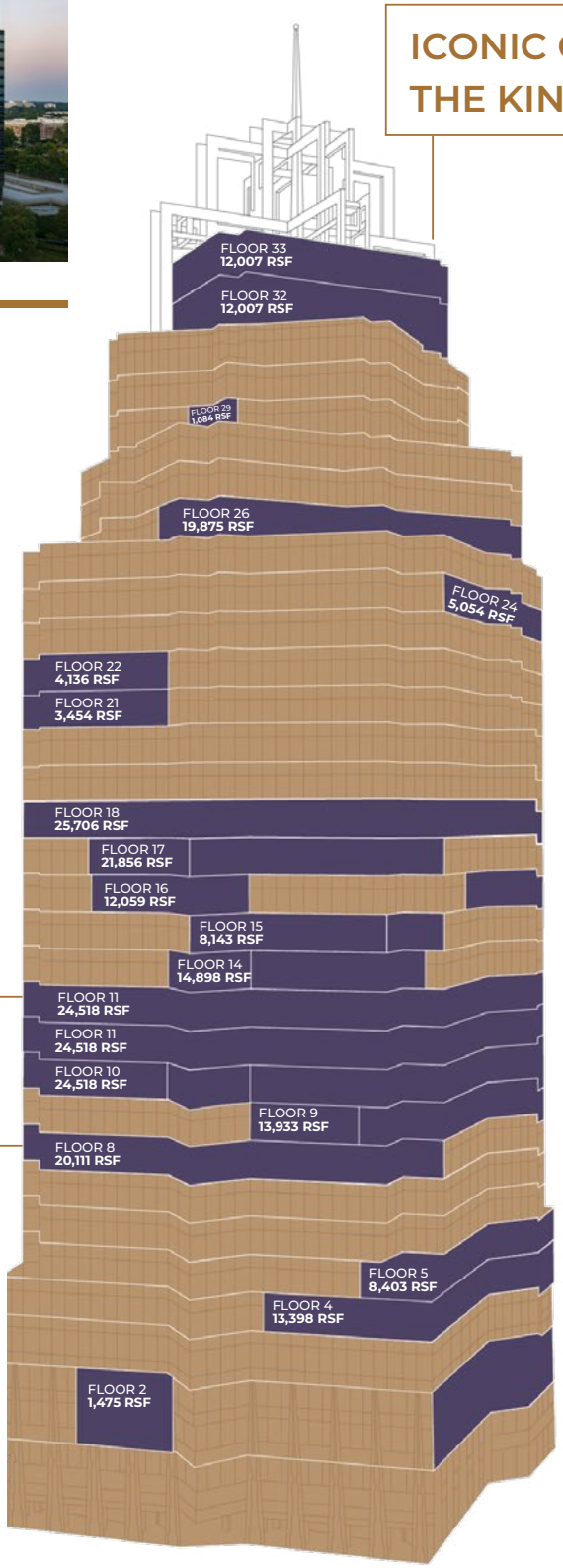
Typical Floorplate
25,000 RSF

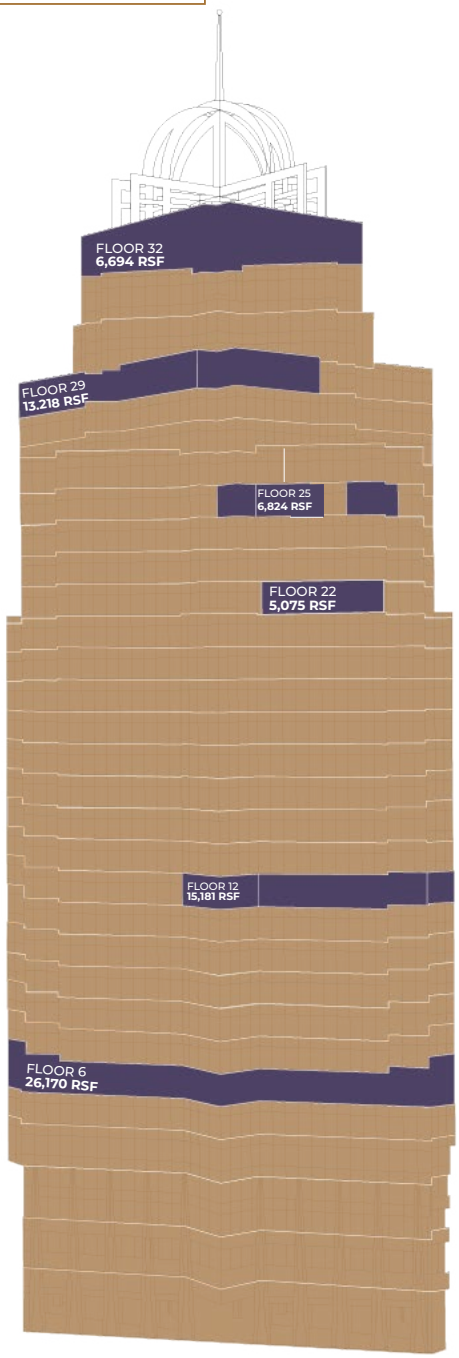
154,787 RSF
Large Block Availability

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

THE BUILDINGS' AVAILABILITIES

ICONIC CROWN OF THE KING OFFERING





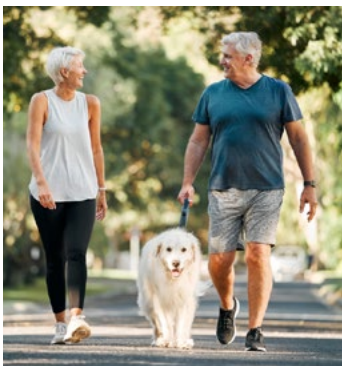
Best-in-Class Amenities

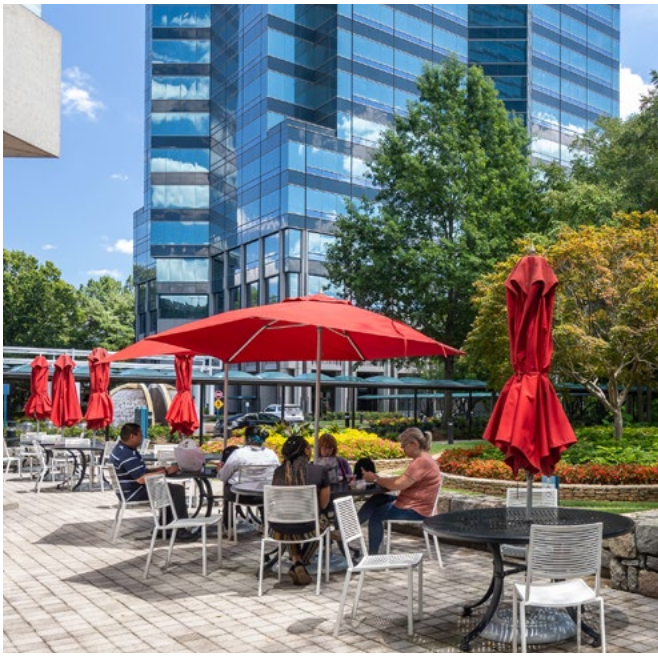
The King & Queen are Atlanta's top destination for a dynamic workforce seeking a distinctive office lifestyle.

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



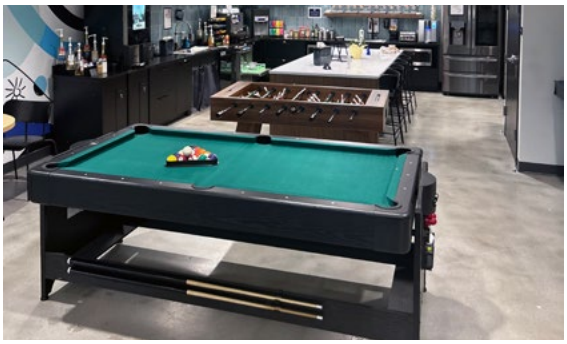


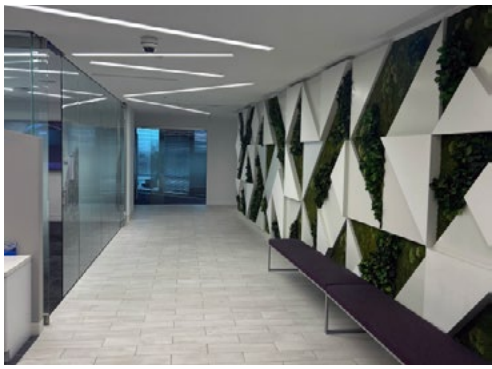
Campus Programs

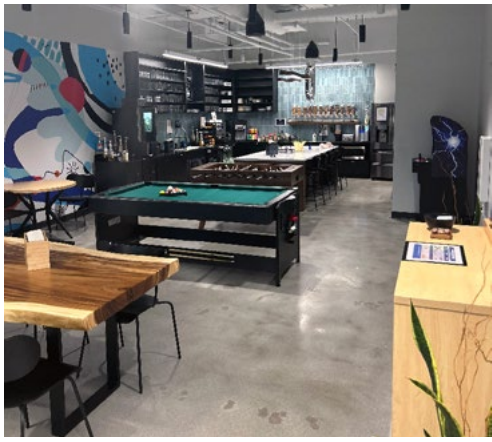
- On-site day care with tenant discount
- Shuttle service to MARTA
- Exclusive food programs featuring cafés, restaurants, food trucks and DoorDash hubs
- Health and wellness offerings include pickleball, bike share, walking trail and more
  Wi-Fi enabled common areas throughout the campus
- Hospitality 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

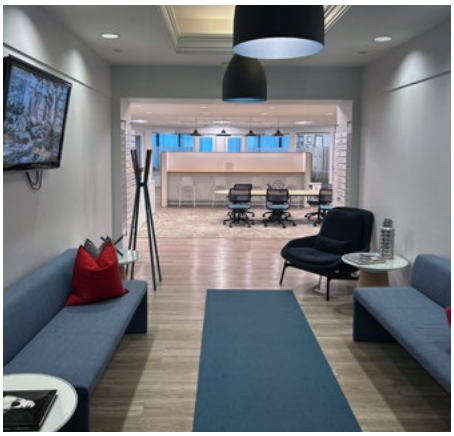
Modern Tenant Spaces

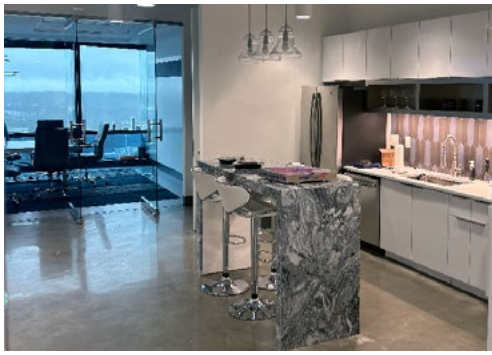
Explore contemporary tenant spaces crafted for modern needs. These innovative environments offer adaptable layouts, luxurious amenities, state-of-the-art technology to enhance productivity and encourage collaboration.











VIEW WESTIN ATLANTA
PERIMETER NORTH TOUR

VIEW LIFE TIME PERIMETER
VIRTUAL TOUR

CS20
CONCOURSE
SHUTTLE
CONCOURSE
SHUTTLE

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

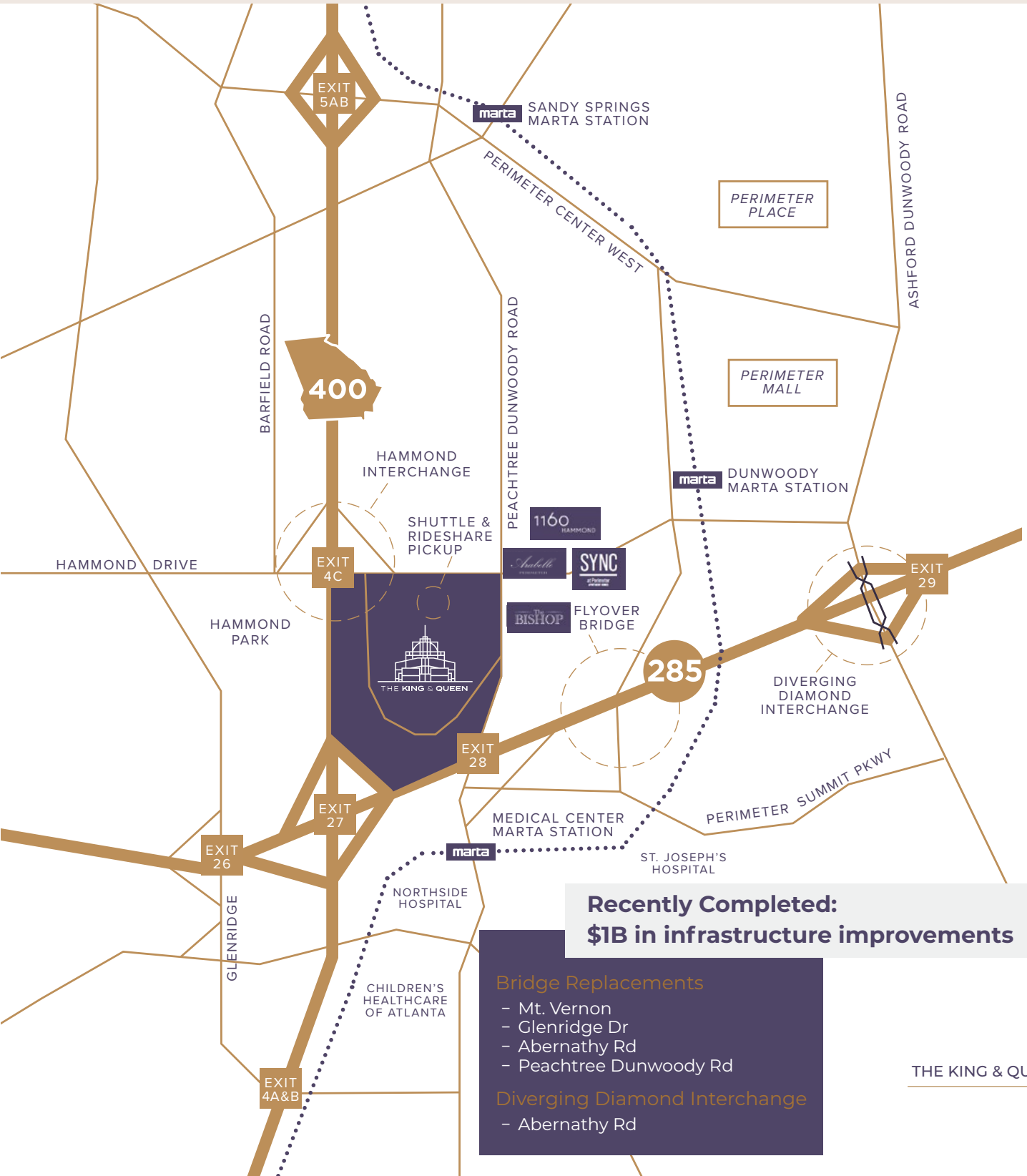
VIEW PERIMETER TOUR

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.



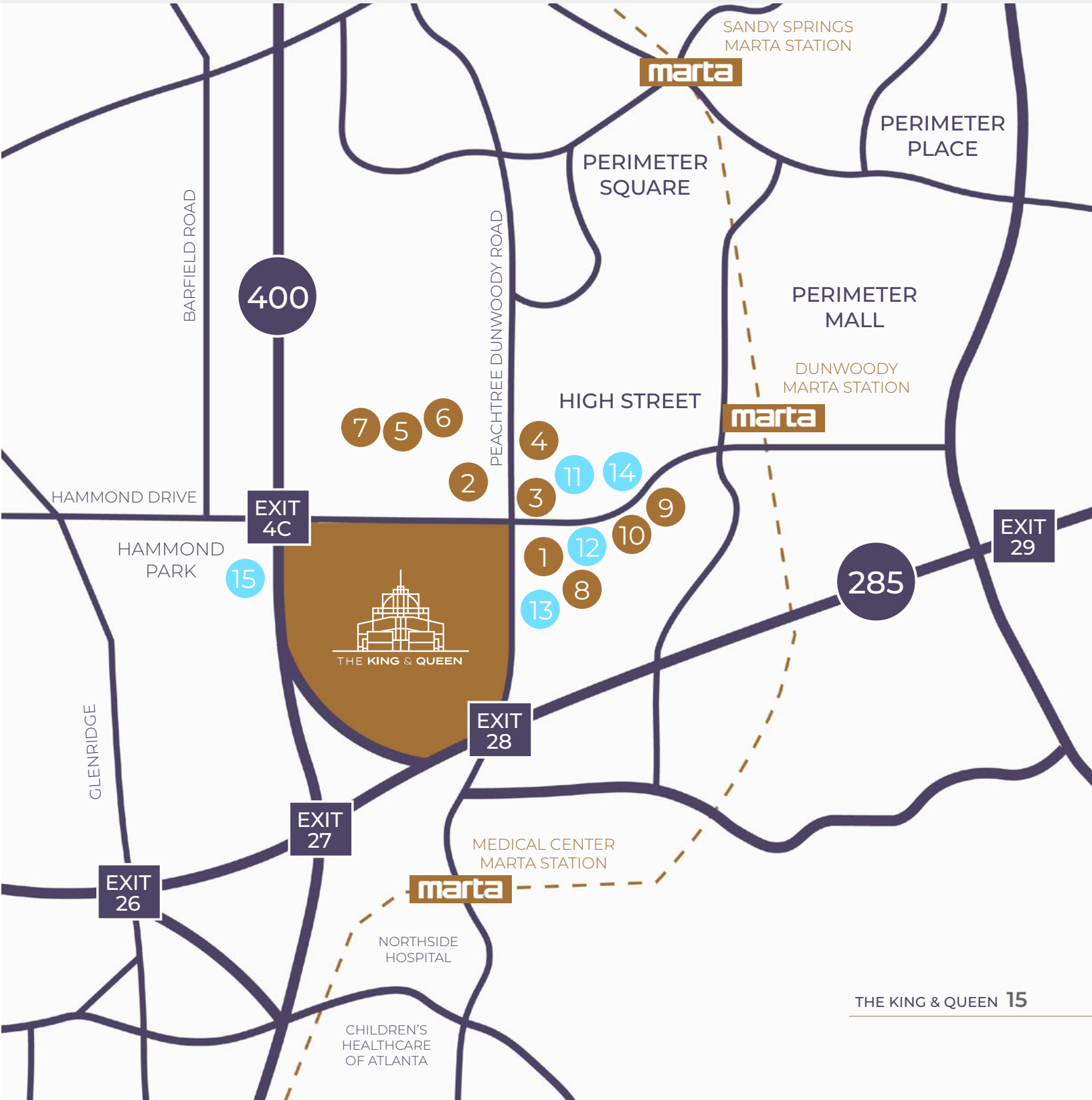
Recently Completed:
$1B in infrastructure improvements

Bridge Replacements
- Mt. Vernon
- Glenridge Dr
- Abernathy Rd
- Peachtree Dunwoody Rd

Diverging Diamond Interchange
- Abernathy Rd

Walkable Nearby Restaurants & Multifamily Communities

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



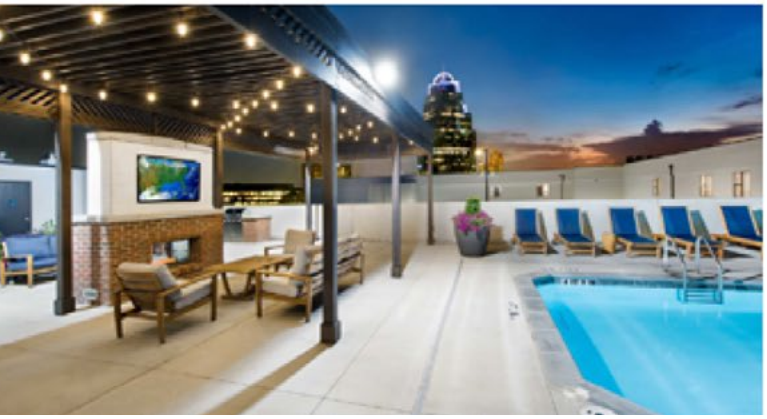
Walkable Apartment Living

The BISHOP | Arabelle PERIMETER | 1160 HAMMOND | SYNC at Perimeter

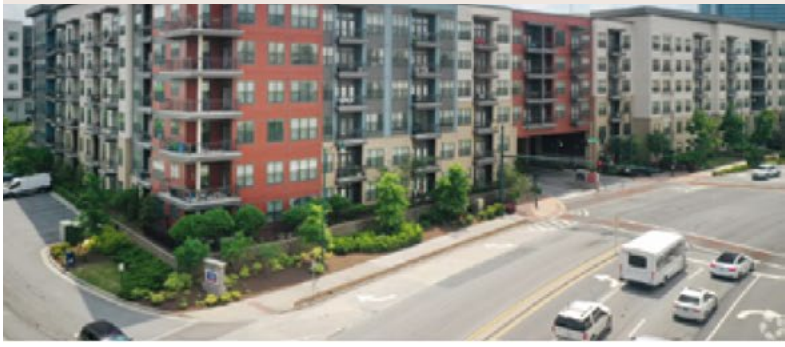
Arabelle Perimeter

1160 Hammond

The Bishop



SYNC at Perimeter Apartment Homes



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CONCOURSE-ATL

VIRTUAL PROPERTY TOUR | LINKEDIN

LIFE TIME FITNESS PERIMETER | WESTIN ATLANTA PERIMETER

ENERGY STAR

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