

Georgia
Tech

this is *esda*



orchestrating innovation

A premier mixed-use development with 645,000 square feet of office space, Coda will serve as the core of collaboration and pinnacle of innovation in Midtown Atlanta's Tech Square. With a first-of-its-kind Class T office environment, Coda is designed to facilitate interactions between start-ups, Fortune 500 companies, university affiliates, researchers and students. The project combines creative workplace design with cutting-edge research labs, comfortable communal spaces, industry event space, as well as unique retail concepts and restaurants/bars.

Delivering in 2019, Coda will provide companies the rare opportunity to co-locate with others who are embedded in the Georgia Tech innovation ecosystem – home to some of the top engineering and computer science programs in the world. Technology pioneers and enthusiasts alike will intermingle on Coda's campus, evoking an undeniable vitality.

Combining research with industry and data computation with Class T office space, Coda will connect every component of Technology Square and orchestrate Atlanta's innovation district.

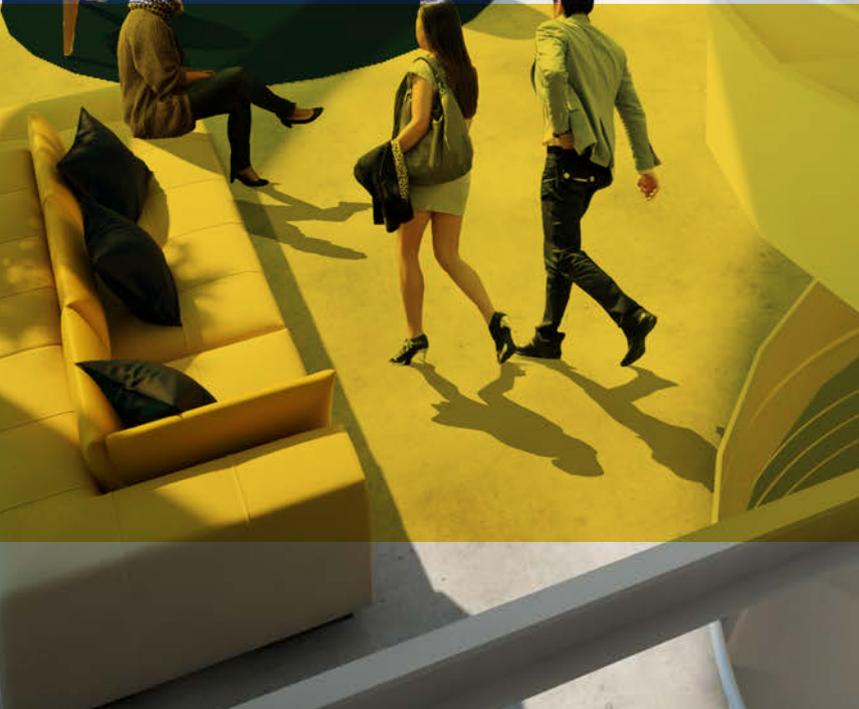
class-t

[klas-tee, klahs-tee]

adjective

- 1: Inventive, co-locate workplace design that facilitates collaboration, drives action, propels growth, and advances breakthroughs between research and industry.





office space // **645,000 SF**

high-performance computing space/data center // **80,000 SF**

street level retail space // **30,000 SF**

outdoor living room // **20,000 SF**

collaborative areas on each floor





a new mix of uses

Coda integrates business innovation and institutional research in a completely new way, fueled by a high-power computing center and connected to the energy of Midtown Atlanta with inspired retail and dining elements.

Collaborative core. Coda will drive fast-tracked connections through intentional cross-tenant “neighborhoods” with collaborative lounges on each floor of the building.

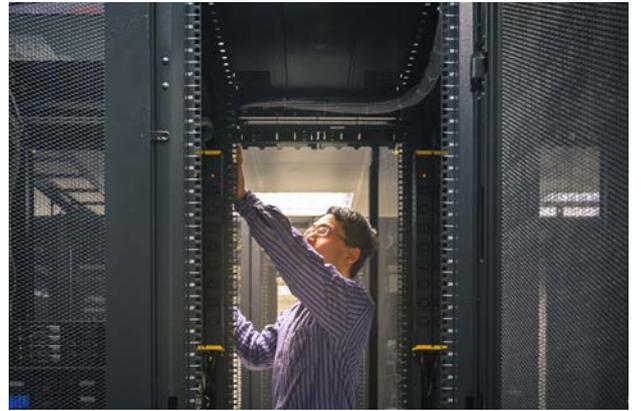
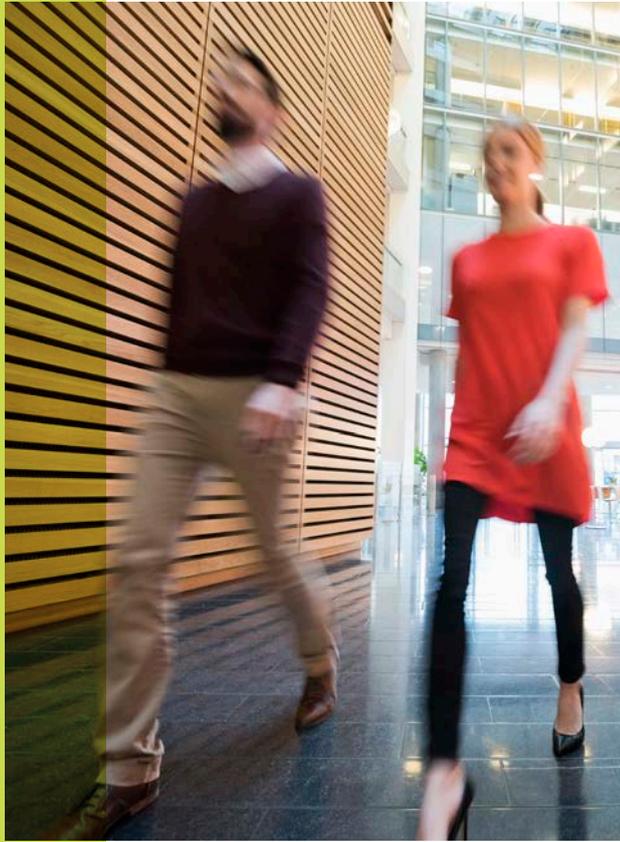
Access to talent. Georgia Tech is one of the nation’s premier engineering institutions with an inventive ecosystem in Tech Square where research grows into new technologies that change the way we live and work. Companies with a Tech Square address have unparalleled access to top local talent from over 50 colleges and universities in the surrounding Metro Atlanta area.

24-hour gathering spot. More than just an office building in a thriving tech hub, Coda features The Plaza with several dining and retail options, innovation showrooms, research facilities, and a high-power computing center.

Environmental design. With a goal to achieve LEED Platinum certification, several building advancements will be incorporated at Coda including chilled beams to help control temperature, grey water to be captured and reused in cooling towers for the high-power computing center, automatic shading systems to control sunlight, and much more.

Smart building. Wired for success, Coda’s mixed-use concept will simplify the workday and create a seamless experience for tenants, so they can focus on innovating.





Collaborative core

High-performance computing

Georgia Tech

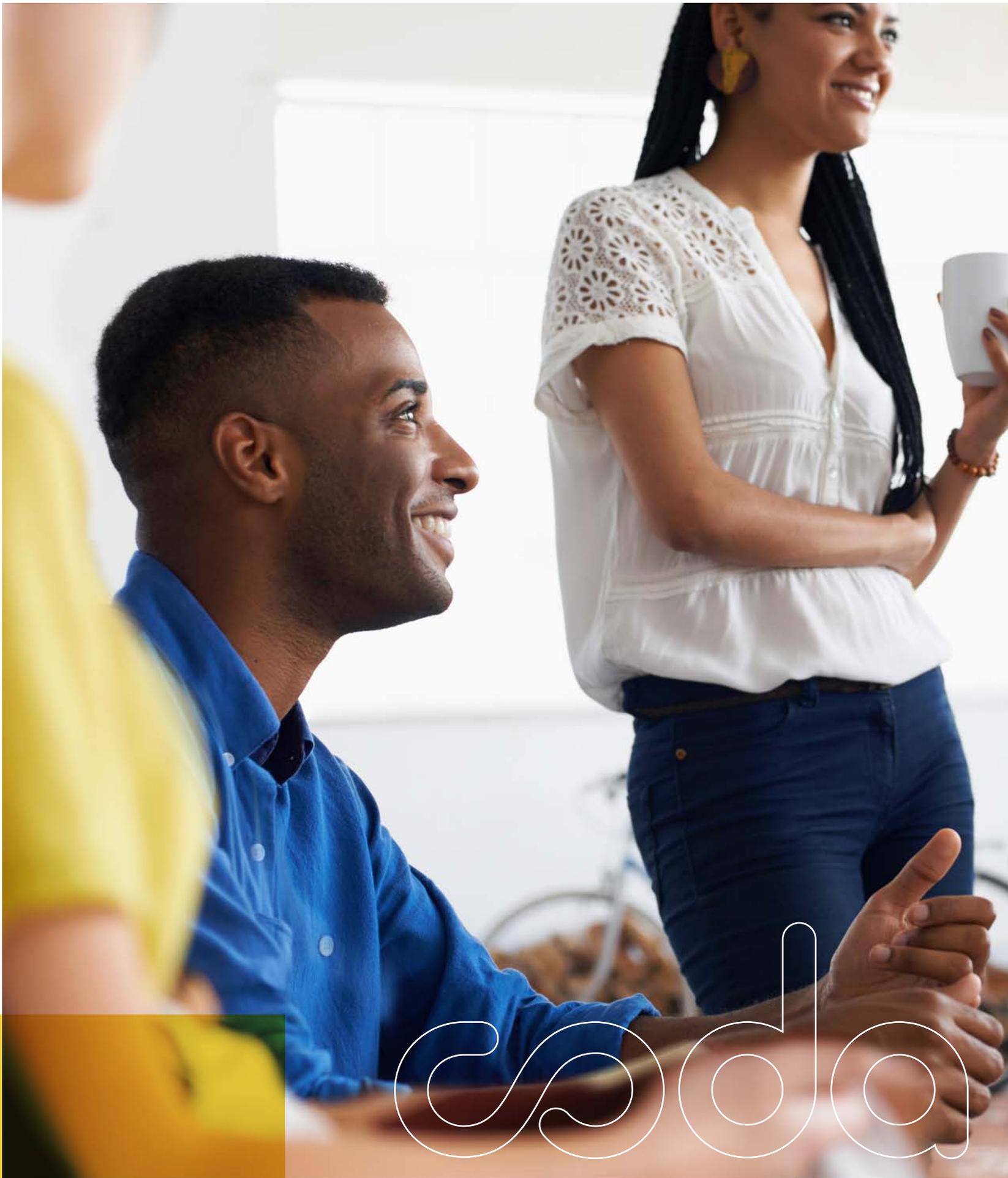
		19,000 SF Available	21
		19,000 SF Available	20
37,000 SF Leased			19
24,000 SF Available		13,000 SF Leased	18
37,000 SF Available			17
21,000 SF Available		Georgia Tech	16
21,000 SF Available		Georgia Tech	15
21,000 SF Available		Georgia Tech	14
Georgia Tech		Georgia Tech	13
Georgia Tech			12
Georgia Tech			11
Georgia Tech			10
Georgia Tech			9
21,000 SF Available		Georgia Tech	8
21,000 SF Available		Georgia Tech	7
21,000 SF Available		Georgia Tech	6
14,000 SF Leased	7,000 SF	Georgia Tech	5
25,000 SF Co-working Available			4
25,000 SF Co-working Available			3
Tech showcase 10,000 SF	Conference space		2
Lobby retail			1



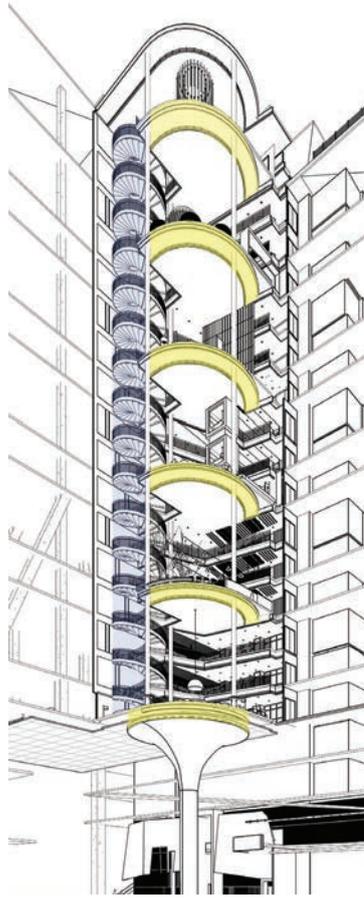
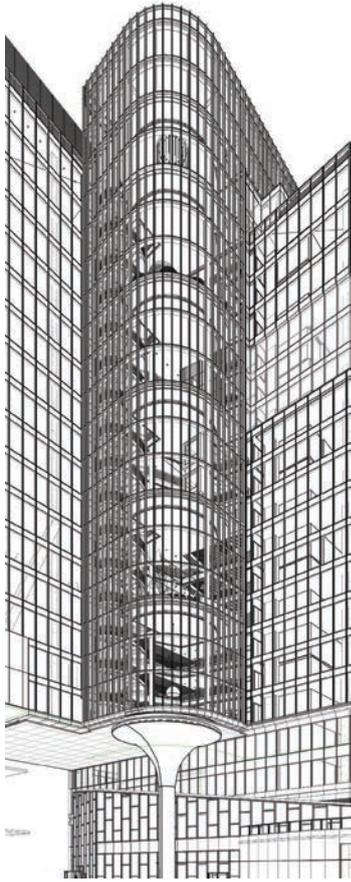
37,000 SF
floorplates

Georgia Institute of Technology is recognized for:

Ranking	Program
4	Best Undergraduate Engineering Program
5	Graduate Public Affairs Information and Technology Management
6	Undergraduate Computer Engineering
6	Graduate Artificial Intelligence
6	Graduate Computer Science Systems
7	Graduate Computer Engineering
8	Graduate Computer Science Theory
9	Graduate Computer Science
10	Undergraduate Management Information Systems



esda



collaborative core

Coda will drive fast-tracked connections through intentional cross-tenant “neighborhoods” with collaborative lounges on each floor of the building.

“

...there’s an interconnectivity and energy that comes with that mix of people that’s just energizing. ”

Victoria Borges

Community Member (Marketing Consultant)



location

Strategically positioned in Technology Square, a multi-block neighborhood in Midtown Atlanta, Coda is powered by the infectious energy of the nearby Georgia Tech innovation ecosystem and surrounding innovators. This thriving entrepreneurial hub is an ideal area for tech advancement and enthusiasts.

Coda's location in Midtown allows for a nearly endless range of experiences. As Atlanta's second largest business district, Midtown is a vibrant community with a focus on a true work-live-play concept. The balance of commercial, residential and outdoor recreation areas position Midtown as one of the top neighborhoods in the city. The community is also home to some of Atlanta's most popular restaurants, theaters, art galleries and museums.

High walkability and close proximity to MARTA and major highways make Coda the smart place for the savvy to meet and mingle. Nearby major Atlanta arteries include I-85, I-75, Hwy 78, Spring Street and West Peachtree Street NW. Public transit options are easily accessible with the North Avenue MARTA Station a short walk away as well as six neighboring bus stations.

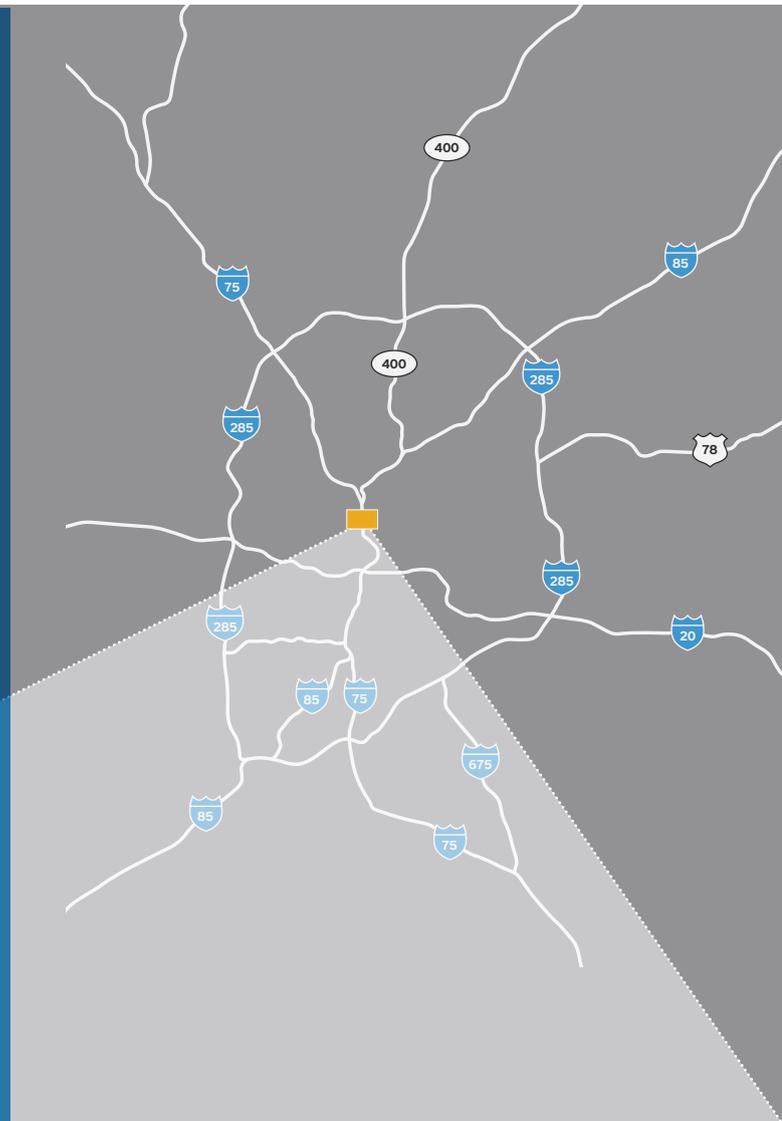




Photo: Courtesy of Georgia Tech

Tech Square 2002



Photo: Courtesy of Georgia Tech

Tech Square 2007

Atlanta's innovation hub

Since Georgia Tech started this initiative in 2001, Technology Square has experienced immense growth and continues to thrive as companies flock to the area. At the core of this innovation hub, Coda will serve as a catalyst for tech breakthroughs throughout the region.



Area facts

Georgia is the 4th largest in the nation for telecommunications services

6th largest information industry employer in the U.S. with 3rd fastest growth projected over the next 10 years

13 of the nation's top 20 FinTech firms have a presence in Georgia; four are headquartered here

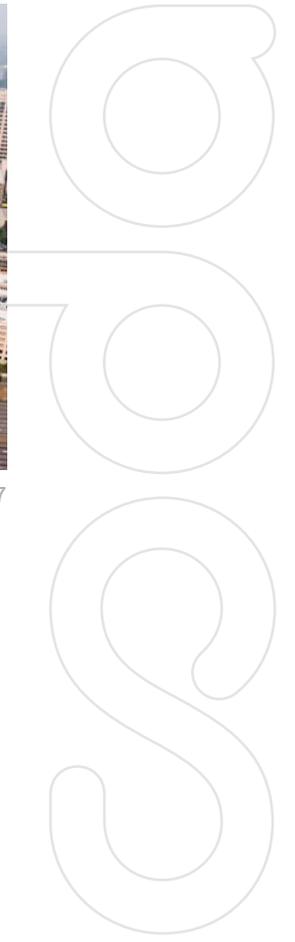
More than 2,700 IT post-secondary degrees granted annually

A top state for health IT with eight of the nation's top 100 health IT companies, including No. 3-ranked McKesson

Atlanta is the 2nd best city in the U.S. for Millennials

opportunity zone tax credits

Opportunity Zone Designation allows for significant state tax credits to companies bringing new qualifying jobs to the State of Georgia located at Coda. Companies can enjoy an income tax or payroll tax credit equal to \$3500/qualifying new job per year for five years.





PORTMAN HOLDINGS

The Developer

Portman Holdings (Portman) is a commercial real estate development company with a long history of creating value through world-class real estate projects, specializing in mixed-use, office and hotel properties. Since the 1950s, Portman has taken a full-service approach to the development process, resulting in more than 60 million square feet of premium real estate located around the world. The firm's unique expertise in ownership and in all phases of the development process, from design through ongoing management and exit, allow teams to produce attractive, risk-adjusted returns through unique contributions to the built environment.

JOHN PORTMAN & ASSOCIATES

Architect, Interiors

John Portman & Associates (Portman) is an internationally renowned architectural design firm with offices in Atlanta and Shanghai. Established in 1953, Portman has more than 60 years of experience in designing mixed-use urban developments, hotels, office buildings, multi-unit residential complexes and exhibition centers. Portman projects can be seen in more than 60 cities worldwide. The firm's architecture transcends national borders by striving for universal human appeal, enhancing the environment for users and providing a sound investment for owners and operators.

In partnership with Georgia Tech



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PORTMAN HOLDINGS

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