



Retail, Office Commitments

Retail:

American Eagle Outfitters

American Eagle Outfitters, a leading lifestyle retailer that designs, markets, and sells its own brand of casual, fashion-right clothing, occupies a single level on District Avenue between 18th Street and 17th Street, next to Victoria's Secret's future location.

Ann Taylor

Ann Taylor is a retail clothing store sought after by today's professional woman. Ann Taylor is infamous for its classic and professional suits, dresses, shoes, separates, and accessories. Ann Taylor will be located on Atlantic Drive next to Publix.

Atlantic Cleaners & Tailors

Atlantic Cleaners & Tailors offers full-service dry cleaning and alterations. The store offers unique services customized to Atlantic Station's urban living, including tailoring, delivery and drop-off and pick-up service. Atlantic Cleaners & Tailors is located on Atlantic Drive between DSW and Cingular Wireless.

Banana Republic

Banana Republic is the destination for the modern, versatile wardrobe and exceptional quality of men's and women's clothing as well as home collection, shoes, accessories, personal care products and intimate apparel. The store occupies a single level on the corner of 18th Street and District Avenue, diagonally across from Rosa Mexicano.

Bath & Body Works

Bath & Body Works, the apothecary of the 21st century, occupies a single level on 18th Street, between District Avenue and Market Street. Every item in more than 1,600 Bath & Body Works stores nationwide is created to help nourish the spirit, bring a sense of balance and leave the customer feeling beautiful inside and out.

Bonehead's Fish & Piri-Piri Chicken

Bonehead's Fish & Piri-Piri Chicken is a new restaurant concept developed by Atlanta-based Raving Brands, Inc. The fast-casual restaurant features fresh seafood, gourmet sides and other healthy menu items. The restaurant is located between Atlantic Drive and West Avenue, near Moe's Southwest Grill.

California Pizza Kitchen

The leading premium pizza restaurant chain in the United States, California Pizza Kitchen occupies a single level and will incorporate an outdoor dining area. The Midtown location will be the company's fourth in metro Atlanta. Other metro Atlanta locations include Alpharetta, Dunwoody (near Perimeter Mall) and Buckhead (inside Lenox Mall).



Chaplin's

With more than 25 years experience in the fine jewelry business, Chaplin's offers an extensive line of top quality rings, necklaces, bracelets and earrings designed by the customer or a member of Chaplin's highly-qualified staff.

Cingular Wireless

Cingular serves more than 25 million voice and data customers across the United States. The store occupies a single level on Atlantic Drive adjacent to Publix.

City Sports

Founded in 1983, City Sports is a specialty sporting good retailer, selling high performance clothing, equipment and shoes for the athletic metropolitan adult. Its product assortment stresses a performance selection (shoes, clothing and equipment) in key categories include running, gym, racquet sports, swim and yoga. City Sports is located on 19th Street. next to Fox Sports Grill.

Claddagh Irish Pub

The restaurant, which is making its Atlanta debut, will occupy two levels overlooking Central Park. The majority of the antiques, fixtures and furnishings as well as the pub's hand-carved bar, paintings and stained glass are imported from Ireland. The menu is a marriage of authentic Irish dishes and American dishes with Irish flair.

Cold Stone Creamery

Cold Stone Creamery is known for its rich creamy ice cream flavors as well as homemade waffle bowls and cones, and ice cream cakes for special occasions. With more than 1,150 stores nationwide, Cold Stone currently operates in 47 states, the Caribbean and Guam. Cold Stone Creamery in Atlantic Station is located next to PJ's Coffee & Wine Bar, across from Fox Sports Grill on 19th Street.

Copeland's Cheesecake Bistro

The two-story Copeland's Cheesecake Bistro combines the flair of New Orleans' traditional Cajun cooking with Copeland's own creative recipes. Copeland's Cheesecake Bistro features everything from Cajun food to country cooking and, of course, a wide variety of cheesecakes. Copeland's is located on West District Avenue across from California Pizza Kitchen.

Dillard's

Dillard's new fashion-oriented Southeast flagship store occupies three levels and anchors the building adjacent to the 171 17th Street building. It offers a full line of premium apparel and cosmetics as well as Dillard's exclusive home and leisure collection.



Doc Green's

Doc Green's is a new fast-casual restaurant concept by Raving Brands, Inc. Customers at Doc Green's create their own salads by choosing their own combination of lettuce, gourmet toppings and grilled items such as chicken, lamb, steak or salmon. They also serve a wide range of fresh vegetables, hearty soups, casseroles and sandwiches. The single-level restaurant is located on the corner of Atlantic Drive and West Promenade, next to the Mama Fu's restaurant.

DOLCE

DOLCE is the ultimate in Hollywood Italian eateries, offering classic Italian cuisine, fine wines and a warm ambiance. The extensive wine list and fresh food pair well with the leather booths, vaulted ceilings and Gothic chandeliers giving DOLCE its distinctive character. DOLCE will occupy a single level at the corner of 19th Street and State Street.

DSW

DSW is a national shoe retailer specializing in selection, convenience and value. With 165 stores in the U.S. and seven locations in the Atlanta area, DSW offers men's and women's name brand shoes at significant savings. The two-level store is located on Atlantic Drive, above Publix.

Express

From every angle, Express is a modern fashion leader for women and men, providing the definitive point of view on what is sexy and sophisticated now. The forward, innovative and savvy fashion brand occupies a single level at the intersection of 18th Street and Market Street.

Eye Gallery

Eye Gallery currently has five Atlanta locations featuring full service labs with a board-certified optometrist and several opticians on staff.

FOX Sports Grill

FOX Sports Grill offers a wide range of contemporary American cuisine in an upscale, yet casual, atmosphere with a state-of-the-art sports bar, a cigar lounge and a wine room for special events. Other features include a wood-fired grill, billiards room and areas for live FOX Sports broadcasts. This is FOX Sports Grill's first location in the Southeast.

GAP

GAP is a leading international specialty retailer offering clothing, accessories and personal care products. The store occupies a single level at the corner of 18th Street and Atlantic Drive in the same building as Banana Republic.



Geisha House

Geisha House is a modern Japanese restaurant, sushi bar and sake lounge that embraces the flavor of traditional Japan. Taking a cue from Asia's popular sake bars and traditional Geisha houses of entertainment, the restaurant serves fresh sushi and sashimi dishes as well as traditional Japanese, with a contemporary spin. Geisha House will occupy two levels at the corner of Atlantic Drive and 19th Street adjacent to Atlantic Station's Central Park.

GUESS?

GUESS? designs and markets a leading lifestyle collection of casual apparel and accessories for women, men, children, and babies. Its quality, trendsetting style and marketing creativity have not only made GUESS? one of the most widely recognized brands in the world but also a driving artistic force in the world of fashion. The store is located on West District Drive next to Copeland's Cheesecake Bistro.

The Grape

This wine bar opened its first restaurant in Atlanta in 2000 and now has six locations across the city and 16 locations nationwide. The light gourmet menu and extensive wine-list has made the Grape one of Atlanta's most popular wine bars. The restaurant is located on the corner of 19th Street and West District Street – across from Strip Steaks & Sushi.

IKEA

The two-story Swedish home furnishing retailer, which will be located in the Village sector at Atlantic Station, will incorporate all of the beloved features of its other U.S. locations, including an in-store restaurant featuring IKEA's famous meatballs and other Swedish specialties. The selection of home furnishing items will include furniture for every room, rugs, linens, picture frames and home lighting. IKEA opened in June 2005.

Jos. A. Bank

Jos. A. Bank Clothiers is one of the nation's leading retailers of men's classically-styled tailored and casual clothing, sportswear, footwear and accessories. The company sells its full product line through 225 stores in 36 states. The single level store is located on the corner of 18th Street and Atlantic Drive.

Kingpin

Kingpin is a modern, high-end bowling club and lounge that redefines the classic, seemingly innocent game of bowling. The martini lounge and bowling concept in Atlantic Station is the company's first in Atlanta and includes glowing lanes, automatic scoring and custom designed lounge seating. Kingpin will be located directly above DOLCE in the same building as Regal Cinemas.



Lobby at TWELVE®

Located just inside the ground-level front door of TWELVE Hotel and Residences, Lobby entices you with irresistible aromas and a relaxed, yet dramatically contemporary environment. A circular bar and two dining rooms offer many chances to see and be seen while enjoying the diverse menu.

Metropolitan Deluxe

From its first store in Atlanta's Virginia-Highlands neighborhood, Metropolitan Deluxe has become famous for its contemporary style and eclectic merchandise. Following their motto that, "Style can't be bought; it can be artfully acquired," Metropolitan Deluxe's Central Park location brings funky and functional home furnishings as well as unique gifts and accessories in an expanded format.

Moe's Southwest Grill

Moe's offers Fresh-Mex dishes that range from burritos and quesadillas to tacos and fajitas, and appeal to a healthy lifestyle. The Atlanta-based company currently has more than 50 restaurants in operation. The restaurant is located between Atlantic Drive and West Avenue, near Doc Green's.

Old Navy

Old Navy offers affordable, fashionable clothing and accessories for adults, kids, baby and Moms-to-be. The store is located in the Regal Cinema Theater building at 19th Street and Atlantic Drive near The Grape.

Pier 1 Imports

Pier 1 Imports offers distinct, casual home furnishings at a great value. North America's largest specialty retailer of imported decorative home furnishings and gifts occupies a single level at the corner of Market and Tower streets.

PJ's Coffee & Lounge

PJ's Coffee & Lounge, which is located at the corner of 19th Street and Market Street in The District, marks the concept's entrance into the Atlanta market. In addition to offering gourmet coffee and tea options, PJ's integrated wine bar provides a warm environment to try wines from around the world.

Publix

The new store, which is located on the northern end of Atlantic Drive, occupies a single level. The design has the urban shopper in mind and offers gourmet take-out, an extensive wine selection, fresh sushi and other traditional grocery items.

Regal Cinema

The two-story, 16-screen theater features approximately 4,000 stadium seats, wrap-around screens and a street-level box office, and is located at 19th Street in the heart of the District.



Rosa Mexicano

Rosa Mexicano-Atlanta will combine Rosa's trademark Mexican cuisine and stylish, festive atmosphere with Georgia's southern hospitality to offer a unique but familiar dining experience. The free-standing building, designed by David Rockwell, includes a 200-seat dining room and a landscaped courtyard and is located in Central Park.

Strip Steaks and Sushi

The free-standing restaurant is located in front of Regal Cinema Theater on 19th Street, on the north end of the park across from Rosa Mexicano. The restaurant is the seventh designed by Tom Catherall in Atlanta, following in the footsteps of local hot spots Twist, Prime, Noche, Goldfish, Shout and Peri-Peri.

Tahitian Noni Café

Tahitian Noni Cafe merges the company's trademark exotic noni-based teas and juices with healthy menu items, such as Mango Pineapple Blintz, Polynesian Chicken Pita, as well as more unique offerings such as Tahitian Crab Cake Salad and Smoked Salmon Mango Sushi Roll. Tahitian Noni Café is located at the corner of 19th Street and Atlantic Drive.

Target

Target serves guests nationwide delivering today's best retail trends at affordable prices. The visually distinct Target store in Atlantic Station will feature a ground-floor parking lot, with an escalator and vermaport (cart escalator), to transport guests and shopping carts to the sales level on the second floor. Target will be located between 18th and 20th Streets, adjacent to the retail district.

Taste Clothing Boutique

Taste Clothing Boutique, owned by Teresa Caldwell, mother of recording artist Star Bow Wow, and Curtis Martin of the New York Jets, offers the latest trends in designer apparel and accessories from select fashion designers across the U.S. Taste Clothing Boutique is for men and women of all ages, and sells separates, shoes, and accessories. Designers include Antik Denim, Peoples Liberation, 575 Denim and Sean by Sean Combs. Taste Clothing Boutique is located on 18th Street next door to GUESS?.

Tasti D'Lite

Tasti D'Lite is an all natural alternative to ice cream and frozen yogurt. Tasti D'Lite was first served in 1987 by Louise Carlesimo, a food technologist, and his daughter, Celeste Carlesimo, in New York City. The recipe to the duet's success is a guilt free indulgence of low fat, low cholesterol, low calorie, low sodium and low lactose frozen yogurt. Tasti D'Lite's all natural creamy dessert comes in 100 different flavors and is sold by 75 independently family owned stores. Tasti' D'Lite will be located on 18th Street next to White House Black Market and across from West Elm.



Victoria's Secret

Victoria's Secret is the leading specialty retailer of lingerie and beauty products, dominating its world with modern, fashion-inspired collections, prestige fragrances and cosmetics, and world-famous runway shows. The single-level retail store is located on 18th Street, next to American Eagle Outfitters.

Washington Mutual

Washington Mutual provides banking and financial services to consumer and commercial clients. The bank is located on Atlantic Drive next to Cingular Wireless and Publix.

West Elm

Brand new to Atlanta and the southeast, west elm is the newest concept from trendsetter William-Sonoma, Inc. Known for its catalog, west elm is designed for savvy customers looking for fresh, contemporary and affordable home furnishings. This is the first west elm store in the southeastern United States. The West Elm store is located on the corner of 18th St and Atlantic Drive between Ann Taylor Loft and the Gap.

White House Black Market

White House | Black Market is known for feminine, sophisticated apparel and accessories in timeless shades of white and black. White House | Black Market's unique style is represented in more than 180 retail stores nationwide. The company was acquired by Chico's FAS, Inc. in September of 2003. White House | Black Market is located on 18th Street and Atlantic Drive next to Jos. A. Bank and across the street from west elm.

Wolf Camera

Wolf Camera will occupy a single level at the corner of Atlantic Drive and West Promenade, across from Publix. Wolf Camera is the leader in the photo-retailing industry and has been a family-run business since the early 1900s.

Z Gallerie

California-based Z Gallerie is a unique lifestyle retailer offering a variety of high-quality and reasonably priced merchandise for the home including furniture, artwork, lighting, tabletop, textiles and decorative accessories selected from all over the world. The store is located on the first floor of the Market building at the center of Central Park. The store will feature its signature 100-foot long gallery wall displaying artwork.



Office:

As of December 2005, the 171 17th Street building is 90 percent leased by several companies, and is currently occupied by the following tenants.

AIG Global Real Estate Investment Corp.

A member company of American International Group, Inc., AIG is responsible for managing the worldwide portfolio of AIG-owned properties as well as the investment, development and management of real estate on a global basis for affiliates and third party clients. As co-developer of Atlantic Station, AIG has offices on the 16th floor of the 171 17th Street building and a growing development team.

Arnall Golden Gregory

AGG, one of Atlanta's largest law firms, houses its 130-attorney staff, with room for expansion, on the 16th floor of the 171 17th Street building.

Burr & Forman

The Atlanta office of Burr & Forman houses nearly 70 employees in the 171 17th Street building.

Carter

Carter, Atlanta's oldest and largest privately held commercial real estate firm, relocated its headquarters and now occupies space in the 171 17th Street building.

Jacoby Development, Inc. (JDI)

JDI, the Atlanta-based retail developer focused on the redevelopment of environmentally sensitive or impaired sites into viable, valuable multi-use properties, relocated its office and now occupies space in the 171 17th Street building.

Wachovia Bank

Currently in the process of 171 17th Street building, Wachovia will eventually have 630 employees on-site. The building includes a full-service Wachovia branch and an ATM on the first floor.