

# 101

W. PONCE



MAKE DECATUR YOUR EVERY DAY



CBRE



◀ MIDTOWN

BUCKHEAD

EMORY VILLAGE



101



CLAIREMONT AVE

PONCE DE LEON AVE



DECATUR SQUARE



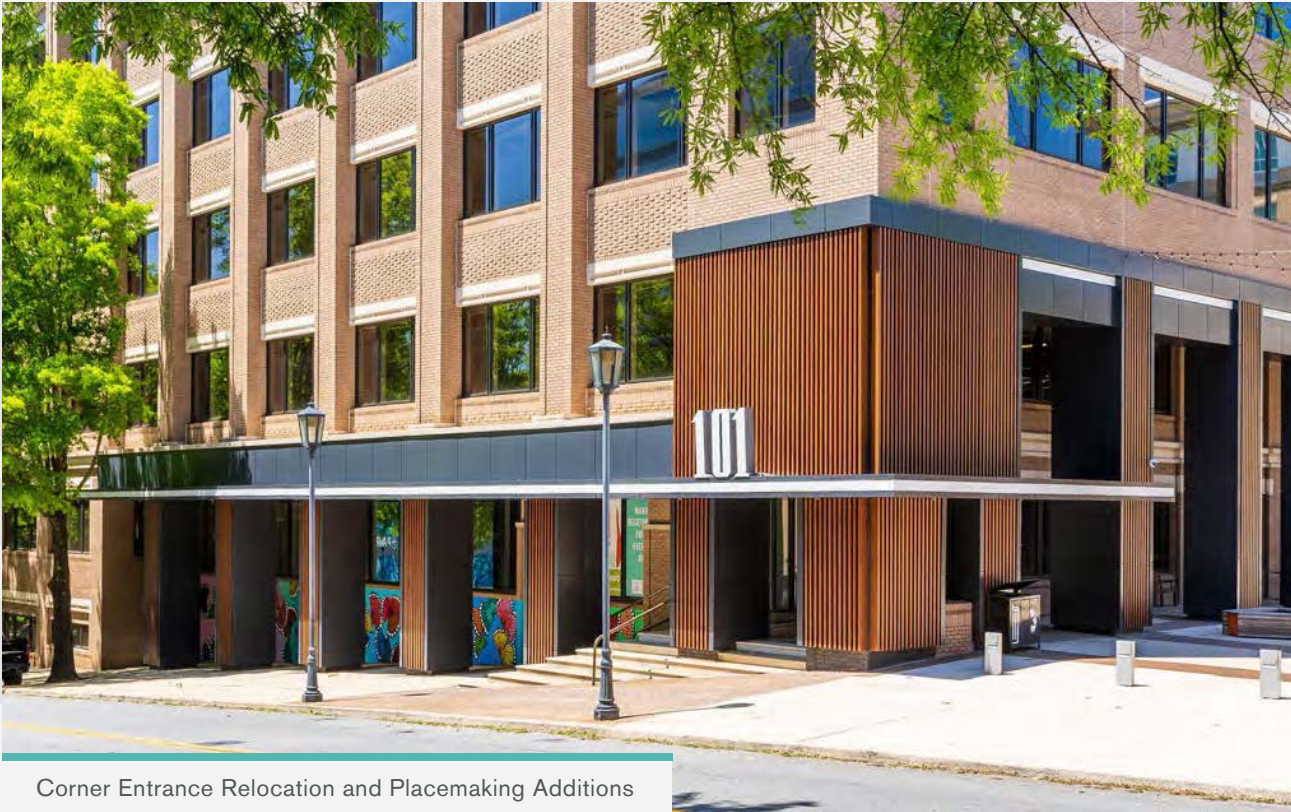
CHURCH STREET

## FULL FLOORS AVAILABLE IN A PRIME DECATUR LOCALE

101 West Ponce is a six-story, 109K RSF workplace located adjacent to Downtown Decatur's Historic Square.







Corner Entrance Relocation and Placemaking Additions

## ON-SITE ENHANCEMENTS AND BUILDING FEATURES

Under the active direction of The RMR Group, 101 West Ponce has recently undergone thoughtful renovations including:

- Façade enhancements
- Open air plaza activation
- A holistic signage and art wall program

### **BUILDING FEATURES:**

- 109K RSF full building opportunity
- 18K RSF typical floor plate
- 6 contiguous floors
- 3:1000 parking ratio



Connected Plaza Activation and 5,000 SF Standalone Opportunity





Extensive Lobby Reimagining



Common Area Upgrades

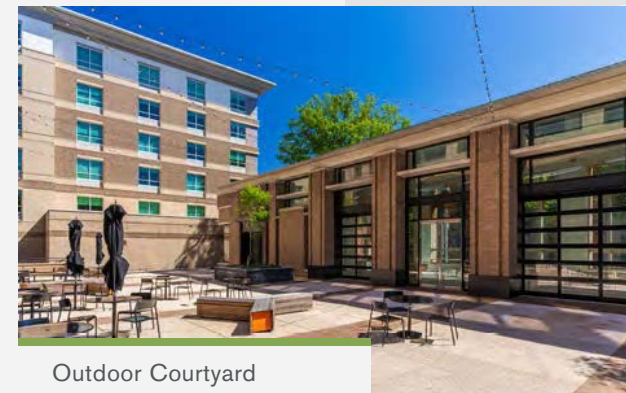
## COMPLETELY REIMAGINED FOR MASTERFULLY DESIGNED FIRST IMPRESSIONS

Best suited for mission-driven companies seeking presence and purpose along the Square, 101 West Ponce boasts impactful on-site amenity additions including:

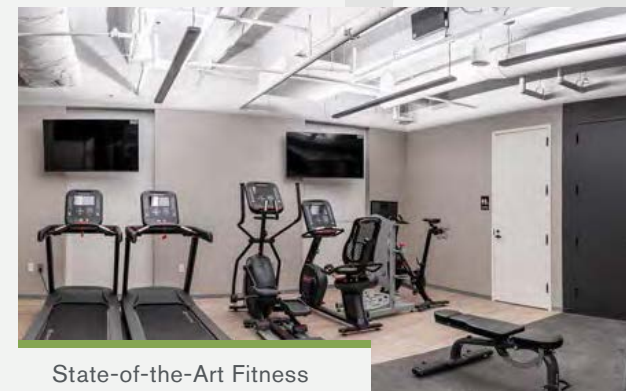
- Dedicated, covered parking with direct building access
- Welcoming lobby lounge
- Equipped fitness center
- Communal conference facility



Light-Filled Lobby Lounge



Outdoor Courtyard



State-of-the-Art Fitness





Direct Access to MARTA

## SEAMLESS COMMUTES IN AND OUT OF DECATUR

Here, mornings begin with seamless commutes via MARTA, bike or car. Equipped with dedicated on-site covered parking, two-lane bike paths for safe and enjoyable commutes and four-minute walks to MARTA — at 101 West Ponce it's easy come, easy go.

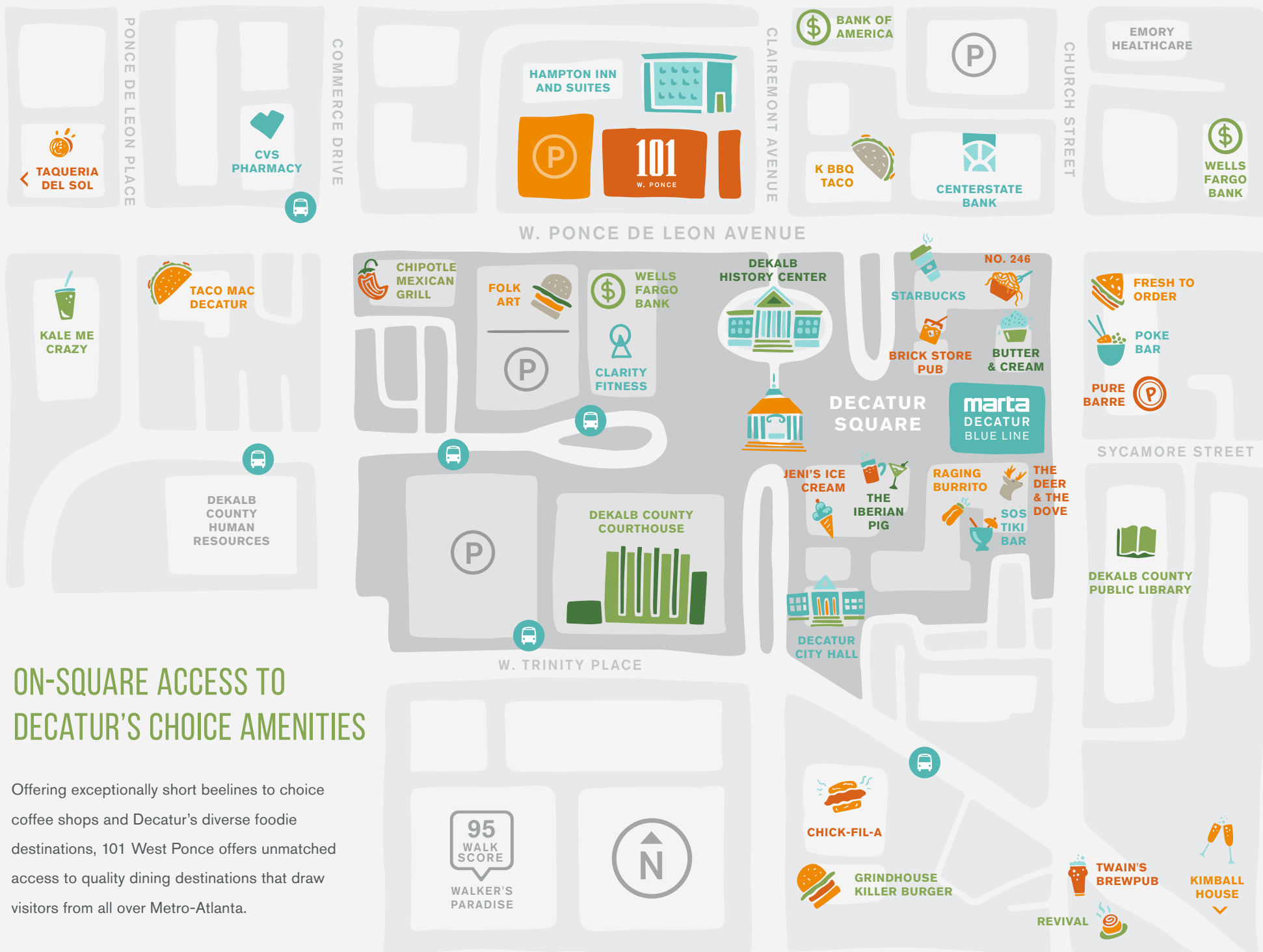


Two-Lane Bike Paths



Pedestrian-Friendly City Planning





## ON-SQUARE ACCESS TO DECATUR'S CHOICE AMENITIES

Offering exceptionally short beelines to choice coffee shops and Decatur's diverse foodie destinations, 101 West Ponce offers unmatched access to quality dining destinations that draw visitors from all over Metro-Atlanta.





# TAKE HOLD OF A RARE OPPORTUNITY IN THE HEART OF DECATUR

Soon to connect its people to the home grown energy that embodies Decatur's lively streetscape, 101 West Ponce is a workplace reflection of the neighborhood's authentic community.



*From 101 West Ponce, it's just two minutes to —*



CURATED BREWS  
AT BRICKSTORE PUB



SHARABLE TAPAS  
AT IBERIAN PIG



CHEF-DRIVEN ITALIAN  
AT NO.246





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