

Atlantic Station



The Commons



The District

Atlantic Station: Then and Now

1930s



1999



2009



Award-Winning Redevelopment Community

AIG Global Real Estate's Atlantic Station, a 138-acre mixed-use development project in midtown Atlanta, reflects a close collaboration with the community and a strong commitment to the environment. The site preserves 11 acres of open space and is estimated to include:

- 6 million square feet of Class A office
- 5,000 residential units
- 2 million square feet of retail and entertainment
- 1,000 hotel rooms

Development Focus on Environmental Remediation And Sustainable Building Practices

Remediation

- Former site of Atlantic Steel Mill was contaminated after years of industrial use
- AIG Global Real Estate remediated the site which involved the removal of 12,000 truckloads of soil and the recycling of 150,000 cubic yards of materials

Energy

- Designed and built the largest, most environmentally-friendly cooling system in southeastern U.S.

Social Impact

- Linked to Atlanta's mass transit system by a free shuttle service
- Estimated to create over 40,000 new jobs

Water

- Installed wells to monitor underground water and state-of-the-art sewer system, saving the city tax dollars with a more efficient water treatment process and fewer overflows at the water treatment plant

Public And Private Sector Collaboration: U.S. Environmental Protection Agency

- Atlantic Station qualified under a national initiative that tests innovative ways of achieving better health and environmental protection, ultimately resulting in approval for development of the 17th Street Bridge

Atlantic Station Site Map





171 17th Street Building



201 17th Street Building

171 17th Street Building

- AIG Global Real Estate developed 171 17th Street, a 510,000 square foot office building
- Awarded silver certification in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Core and Shell Development program:
 - First-ever LEED Silver-Core and Shell certified high-rise office building
 - First high-rise office building in Georgia to receive any LEED certification
- Doubled LEED Core and Shell requirements for both recycled content and local/regional materials

201 17th Street Building

- AIG Global Real Estate developed 201 17th Street, a 350,000 square foot office building completed in 2007
- Awarded gold certification in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Core and Shell Development program
- Building exterior features an aluminum-framed glass curtain wall with full-height tempered vision glass, creating open air views from inside
- LEED GOLD certification pursuits include:
 - Waterless urinals
 - Site classified as Brownfield Development
 - Alternative transportation (shuttle service)
 - Reduction of Heat Island Effect
 - Construction waste management
 - Regionally manufactured materials

Life Happens At Atlantic Station

Recognitions

U.S. Environmental Protection Agency's 2004 Phoenix Award

- Best National Brownfield Redevelopment

U.S. Green Building Council Leadership In Energy And Environmental Design (LEED)

- Received prototype credits for the entire site to be applied to future buildings

171 17th Street Building

- First ever high-rise office building to be awarded LEED Silver-Core and Shell Certification

Sierra Club

- America's Best New Development Projects 2005

201 17th Street Building

- Awarded LEED Gold-Core and Shell Certification

Contact Information (Atlanta Office)

AIG Global Real Estate
 171 17th Street, Suite 1650
 Atlanta, GA 30363
 +1 404.876.2616 phone
 +1 404.876.8628 fax

www.aigglobalrealestate.com

Live



- 700 high-rise condos and lofts in the retail district
- 1,100-plus condominiums and apartments encircling a two-acre lake with park area
- Single family, town homes, detached homes and lofts

Work



- 17th Street is one of the best addresses for business in Atlanta
- Environmentally-friendly and energy efficient commercial office space
- Central location with interstate highway and alternative transportation access
- 271th Street building will deliver additional 535,000 square feet of Class-A office space

Play



- 800,000 square foot retail district and the southeast U.S.'s first IKEA and H&M stores
- World-class restaurants, shopping, and theaters
- Ample park space, including National Monument Foundation's Millennium Gate for outdoor concerts

www.atlanticstation.com

AIG Asset Management ("AIGAM") is a group of international companies that provide investment advice to clients around the world. AIGAM is a registered mark of American International Group, Inc. ("AIG"). Services and products are provided by one or more affiliates of American International Group, Inc. (AIG). The real estate activities of AIG and its subsidiaries are conducted primarily by AIG Global Real Estate. AIG Global Real Estate is a group of international companies that actively invests in and manages real estate for clients and member companies of AIG around the world. Interests in a real estate fund are speculative, may be leveraged and involve a significant degree of risk, and investors may lose all or a significant portion of their invested capital. There is generally no secondary market for fund interests nor is one expected to develop; additionally, there are restrictions on transferring fund interests. Fund returns will be reduced by management fees and other expenses. We are not soliciting or recommending any action based on this material. Unless otherwise noted, all information contained herein is sourced with AIG and/or AIGAM internal data. In the UK this material is intended for Intermediate Customers only and has been approved by AIG (Europe) Ltd, authorised and regulated by the Financial Services Authority.