



KEY FACTS



Location

Remarkably well-located at the core of Atlanta's business, government, education and entertainment district, 100 Peachtree is a 620,000-square-foot Class A office tower in the heart of Downtown Atlanta. 100 Peachtree's surrounding neighborhood is witnessing the building's dramatic transformation into a vibrant live-work-play environment with strategic building improvements and infrastructure improvements recently completed or underway.

Building Features

- 100 Peachtree's reimagined lobby will feature new outdoor gathering spaces, soft seating, an interactive screen and public art installations.
- With stunning views, 100 Peachtree's 18th floor is being transformed into a state-of-the-art amenity space, with a new interactive conference center, tenant lounge, collaboration spaces and an upgraded fitness center. The space will also come with a fully equipped kitchen, perfect for hosting tenant events and happy hours.
- ZRG offers enhanced connectivity between 100 Peachtree and its vibrant Fairlie-Poplar neighborhood through community activations such as a live music series in partnership with the nearby Rialto Center for the Arts. 100 Peachtree's recently appointed Community Engagement Manager is dedicated to creating a dynamic workplace community through event programming and partnerships.
- 100 Peachtree and Georgia's Own Credit Union are co-sponsors of the complimentary Wi-Fi in Woodruff Park to create an easy, accessible experience for tenants looking to work outside.
- Tenants enjoy immediate access to nearby attractions, including Woodruff Park, Mercedes-Benz Stadium, Rialto Center for the Arts, Centennial Olympic Park, Georgia State University and dozens of restaurants on Broad Street.
- ZRG and JLL recently launched an innovative speculative office program on the third floor called "Spur." The program empowers four local architects to each create an office suite designed to engage the community in a discussion on workplace trends and the future of office design while pushing tenants to the next level of creativity and productivity. The spaces will be unveiled in late 2018.

100 Peachtree



KEY FACTS

About Georgia's Own Credit Union

In 2017, Georgia's Own moved its headquarters to 100 Peachtree – a historic move for the Atlanta-based company. Georgia's Own has been a source of full-service banking solutions for Georgians since 1934, and has grown to become one of the oldest, largest and most trusted financial institutions in the state. The company was founded downtown as Atlanta Telco, and has since grown to employ 433 Georgians and serve more than 186,000 members across the state. Because the company is owned by and reports to its members (instead of stockholders), the not-for-profit organization is able to provide lower loan rates and fewer and lower fees than what is typically found in the market, all of which amounts to significant savings for families across the state.

Georgia's Own leases 100,000 square feet at 100 Peachtree and as part of its lease, has secured signage rights at the building. The name of the building will remain 100 Peachtree. Georgia's Own has partnered with world-class project development group Skanska USA to bring the first digital building-top signage to Atlanta in early 2019.

Visible from one of the country's busiest interstates, State Farm Arena and Mercedes-Benz Stadium, home to Super Bowl LIII, the innovative 174-foot-long digital signs will be installed on the sides of 100 Peachtree and display Georgia's Own's logo, as well as other custom messages crafted by the company for public good. Skanska USA has assisted ZRG and Georgia's Own in assembling an experienced team of professionals in signage, architecture, structural engineering and digital manufacturing to design a sign that is far more energy efficient and ahead of current building and signage codes. Skanska USA has an excellent reputation for planning and successfully implementing complex construction projects throughout the globe and this job will be no exception.

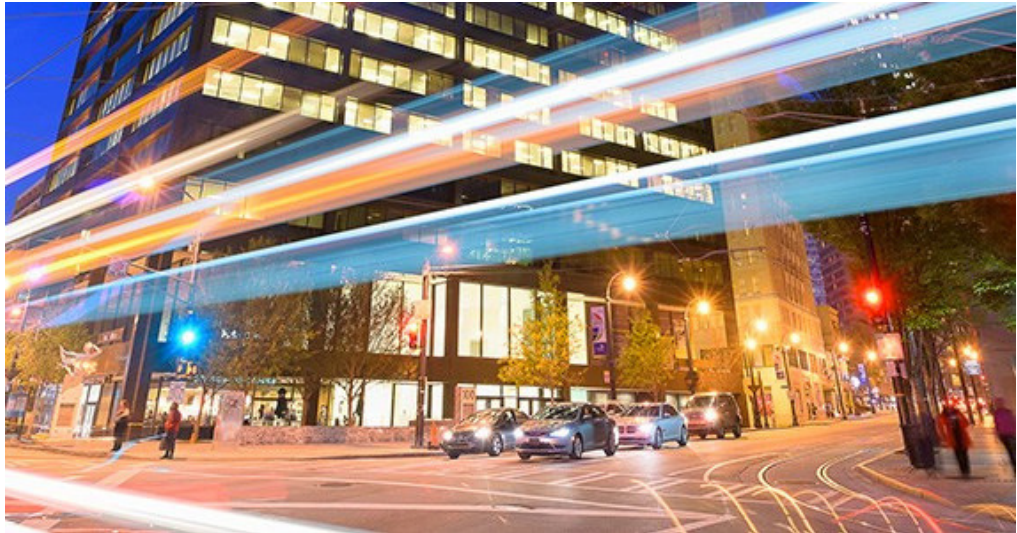
As we move towards achieving our vision of creating a diverse and active marketplace for commerce and entertainment in the heart of Downtown Atlanta, digital signage and media will play a key role in supporting this growth and defining Atlanta's culture and brand. This cutting-edge, digital building-top sign is the first of its kind in Downtown Atlanta, and aligns perfectly with the goals and objectives of the newly formed Arts and Entertainment District. I look forward to seeing how community organizations and Georgia's Own Credit Union use this digital experience to connect with the community and welcome visitors to our wonderful city.

A.J. Robinson, President of Central Atlanta Progress



KEY FACTS

100 Peachtree



About Zeller Realty Group

Zeller Realty Group (ZRG) is a vertically integrated commercial real estate investment and development firm that has offered investors exceptional expertise, innovation, and insight to value for 30 years. ZRG strategically selects properties for value creation, repositioning and reintroduction to their markets, while maximizing efficiency by providing a full spectrum of real estate services, including development, leasing, management, and construction. Headquartered in Chicago, Illinois, ZRG owns and operates assets in the Midwest, Colorado, Oregon, Texas, Ohio and Georgia and continues to grow and expand its holdings nationally. Since its formation, the company has delivered strong returns for its partners and co-investors by providing best-in-class service to enhance value. Currently, ZRG owns and operates a portfolio of nearly 9.5 million square feet valued at \$2.5 billion. For more information, please visit: zellerrealty.com

About Skanska USA

Skanska USA is one of the largest, most financially sound construction and development companies in the U.S., serving a broad range of clients including those in transportation, power, industrial, water/wastewater, healthcare, education, sports, data centers, government, aviation, life sciences and commercial. Headquartered in New York with offices in 29 metro areas, we have nearly 11,000 employees committed to being leaders in safety, project execution, sustainability, ethics and people development. In 2017, our work in building construction, civil and power/industrial construction, commercial development and infrastructure development (public-private partnerships) generated \$7.3 billion in revenue. Global revenue of parent company Skanska AB, headquartered in Stockholm and listed on the Stockholm Stock Exchange, totaled \$18.8 billion in 2017. Skanska shares are publicly traded in the U.S. on the OTC market under the symbol SKBSY through a Level I American Depository Receipt program.

Media Contact: Liana Moran | lmoran@thewilbertgroup.com | 770-905-9915