

## **PROPERTY HISTORY OF ATLANTIC CENTER PLAZA**

In the fall of 1999, Alston & Bird, the largest law firm in Atlanta at that time, was in the market to expand their office footprint by either expanding in One Atlantic Center or splitting the requirement in half and moving elsewhere. Pope and Land owned the site across the street at 1180 West Peachtree and entered into a lease where Alston & Bird was the lead tenant taking 40% of the building. The small size of the 2-acre site impacted the design and logistics of this half a million-square foot Midtown building. However, even with these constraints as well as the exterior design approval rights held by the owner of OAC, Sumitomo Life, Pope & Land was able to work around these challenges and deliver the building on time and under budget at over 70% upon CO. Additionally, Pope & Land obtained an easement underneath 14th Street and added a knock out panel in the basement giving Alston & Byrd, or any other large tenant, the ability to create another underground tunnel connecting Atlantic Center Plaza with the property at the south west corner of West Peachtree and 14th Street should another office building need to be built. In January 2004, Pope & Land sold the property to Koger Equity/Crocker Properties.