



Mailing Avenue StageWorks is an 85,000 square foot motion picture/television production facility located in the Grant Park area of Downtown Atlanta.

This unique facility can accommodate all the office, stage and mill shop/set dec/storage needs of a television or film production under one roof in a secure self-controlled environment.

In the stage area, the column spacing is 40'x40' with an 80' x 120' column free shooting area. There are 31' ceiling heights with multiple dock high/drive in doors and insulated ceiling.



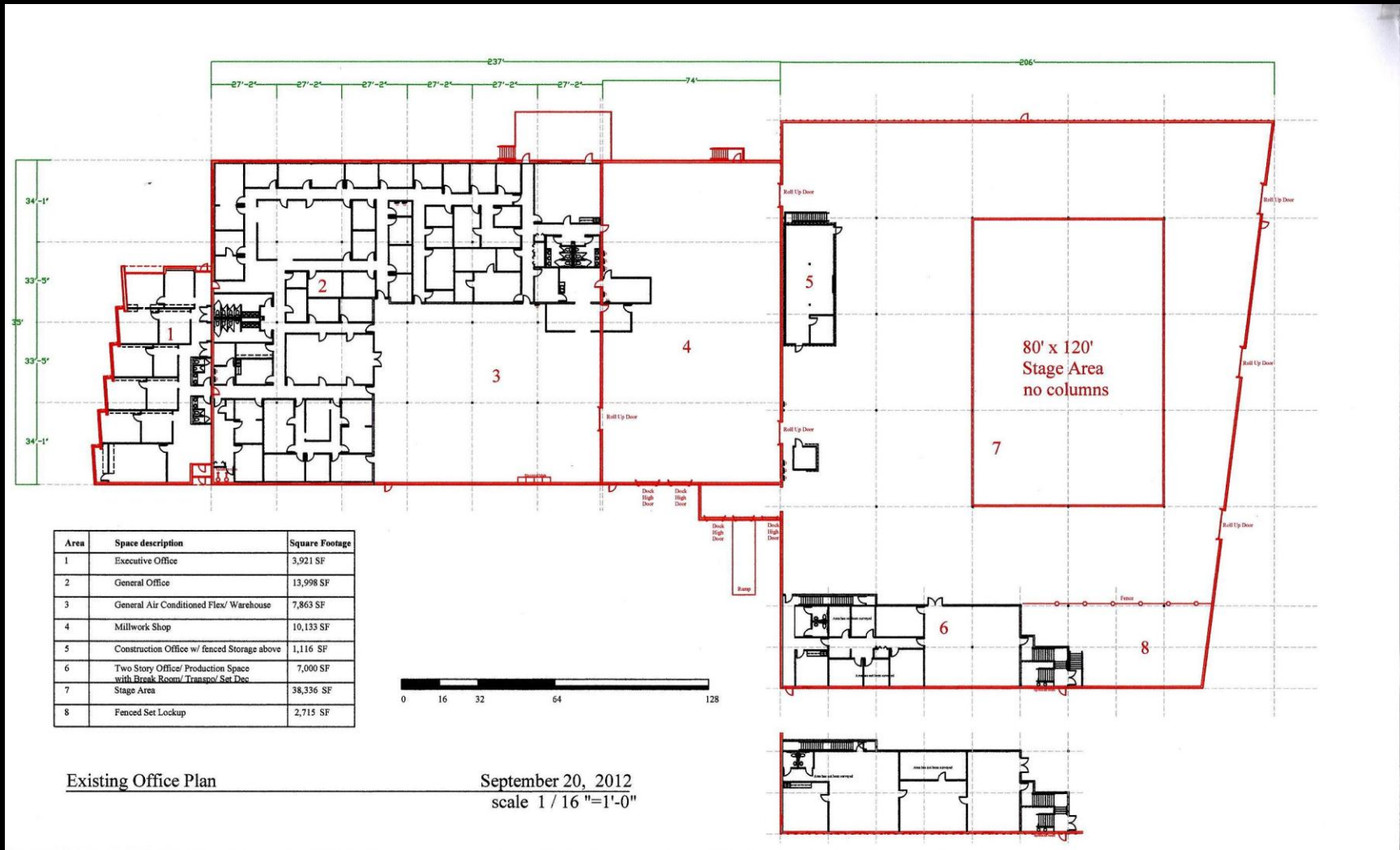
Located just 2 miles from Downtown Atlanta, our centralized location offers a short drive for local crew and talent to get to and from the hotels. In addition, ample unused adjacent parking lots are available to accommodate large parking and truck.

Telecom and data are managed by Exchange Communications providing a high speed fiber option access, flexible phone/internet solutions and WIFI throughout the facility.

For More Information, Please Contact:

John Raulet (off) 404.601.9500 (cell) 404.353.1118 (email) john@raulet.com

Floor Plan



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INTERIOR AMENITIES SUMMARY

Executive Offices (3,921 SF)

- 4 Executive Offices w/ Administrative Assistant Areas
- Large Directors office with downtown skyline views and separate conference area.
- Conference Room (16'x24') w/ Vestibule for Video
- Set of Bathrooms
- Door to Private Area Outside

General Office Area (13,998 SF)

- 12 Offices with windows
- 19 Additional Administrative Offices
- Large Bullpen with plenty of room for 10 PA's
- Separate Art Department with centralized meeting room
- 2 Break Rooms
- 2 Sets of Bathrooms

General Flex (7,863 SF)

- Multi-purpose area, such as Set Dec/Wardrobe or Catering
- Air Conditioned Flex Space
- Laundry Room w/ Slop Sink and Washer/Dryer Hook-ups
- 2 Production Offices

Mill Shop (10,000 SF)

- 18' Ceiling Height
- Power distributed through 3 overhead bus ducts
- Access to Stage through (2) 10'x10' roll-up doors

Stage (38,000 SF)

- 31' Ceiling Height
- 40'x40' Column Spacing
- 80'x120' Column Free Area in Center of Stage Area
- 3.5" of Icynene Ceiling Insulation
- (1) 8'x10' Dock High Door
- (1) 8'x10' Van Height Door
- (3) 14'x12' Drive In Doors
- (1) 6'x10' Dumpster Door (Could also be used as HVAC/Generator Pad)
- Slop Sink
- Large fenced area with individualized compartments for separate departments

Ceiling Loads

- Dead Loads: 10lbs/square foot covering the existing roof system & support beam.
- Live Loads: 35lbs/square foot which covers anything else placed on the and hung from it such as lights and equipment.

Stage Office 1st Floor (3,500 SF)

- Break Room
- 6 Offices on 1st Floor
- Open (34'x40') Room for extra holding
- Set of Bathrooms

Stage Office 2nd Floor (3,500 SF)

- Multiple Large Rooms for Flexible Uses (Talent Holding, Hair and Make-up, Etc)
- Set of Bathrooms
- Galley Style Kitchen

Electrical

- 3200 amp main service / 4 -800 amp service switchgear
- Main switchgear supplies several 400 amp / 208 volt / 3 phase panels throughout building and stage.

Phone/Data

- Gigabit wired network
- Managed 100M wireless network
- Unlimited Internet access options over AT&T fiber network
- Rock solid Nortel digital phone system supporting over 120 phone sets
- Unlimited phone and fax line capability
- Unmatched IT service and support with over twelve years experience and more than a thousand film and television credits

Roof Access

- Phone Room in Main Office
- Stairs to 2nd Floor

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Executive Offices

The executive office wing consists of four executive offices each with an executive assistant office adjacent. The space features stained concrete floors with high ceilings and plenty of light.



Executive Offices



Executive Assistant's Offices

A conference room with wall space for story boards is off the main lobby. Also located in this wing is a separate office area with secure door for accounting. A safe is available in that space as well. Separate men's and women's bathrooms are available for the executive wing along with separate outdoor green space.



Executive Wing

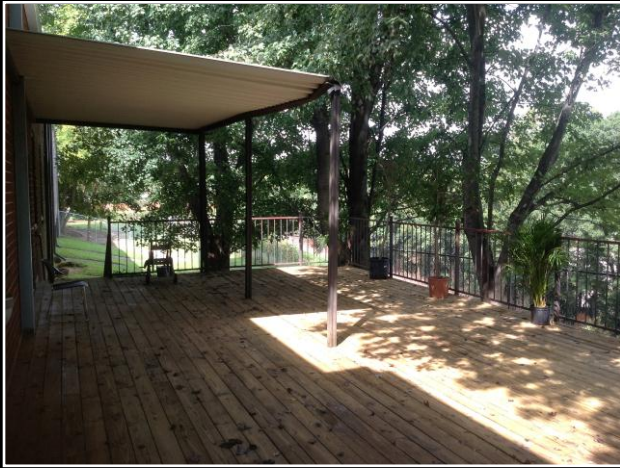


Conference Room Area

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General Office

The general office wing provides ample room to compartmentalize art department and locations. This 14,000 square foot wing features 12 window offices, 20+ interior offices, 2 break rooms (largest is 700sf), 2 sets of bathrooms and several tiled production rooms. We are open to discussing any modifications that a production may require.



Outdoor Deck (w/ fenced dog run)



Art Department



Bullpen



Conference Room/
Reading Room (37'x22')

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General Flex

This 7,900 SF portion of the building provides general flex space that can be set up for a number of uses such as set decorations, props, and wardrobe. It provides a separate outdoor exit along with access to (2) 10'x10' dock doors. This area also contains an enclosed area with washer/dryer and slop sink as well as room for alterations



General Flex

Mill Shop

This space features 18' ceilings with an existing mill shop and paint booth. It features (2) 10'x10' dock doors for loading and unloading. The main power service to the building is located in this area and features 3200 amps of power with bus extenders for easy access to power in the mill shop. Sets can be transported directly to the 38,000 sq. ft stage area via 2 existing interior roll up doors.



Loading & Stage Access in Mill

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Stage Area/Productions Space

This space features 38,000 square foot space with 31' clear ceilings and tilt up concrete construction. The column spacing is 40x40 feet with a 80'x120' column free stage area located in the center of the building. Also serving this space are (3) 14'x12' drive in doors and (2) 8'x10' docks. The ceiling is insulated with 3.5" of Icynene insulation coated with black ignition barrier and capable of ample loads.



Main Shooting Area
(80'x120' Column Spacing)

Building power is supplied by a 3200 amp power service that runs to several 400 amp/208 volt/ 3 phase panels in the stage area.

Inside the large warehouse is a large 2 story 7,000 SF office/ production space complete with bathrooms and a break room on each floor. The upstairs features 4 large production rooms that could be used for set support or talent holding.

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Stage Area/Productions Space



Large Fenced Area for Set Lock Up



Drive-In Doors to Stage from Truck Lot



2nd Floor Stage Office Area

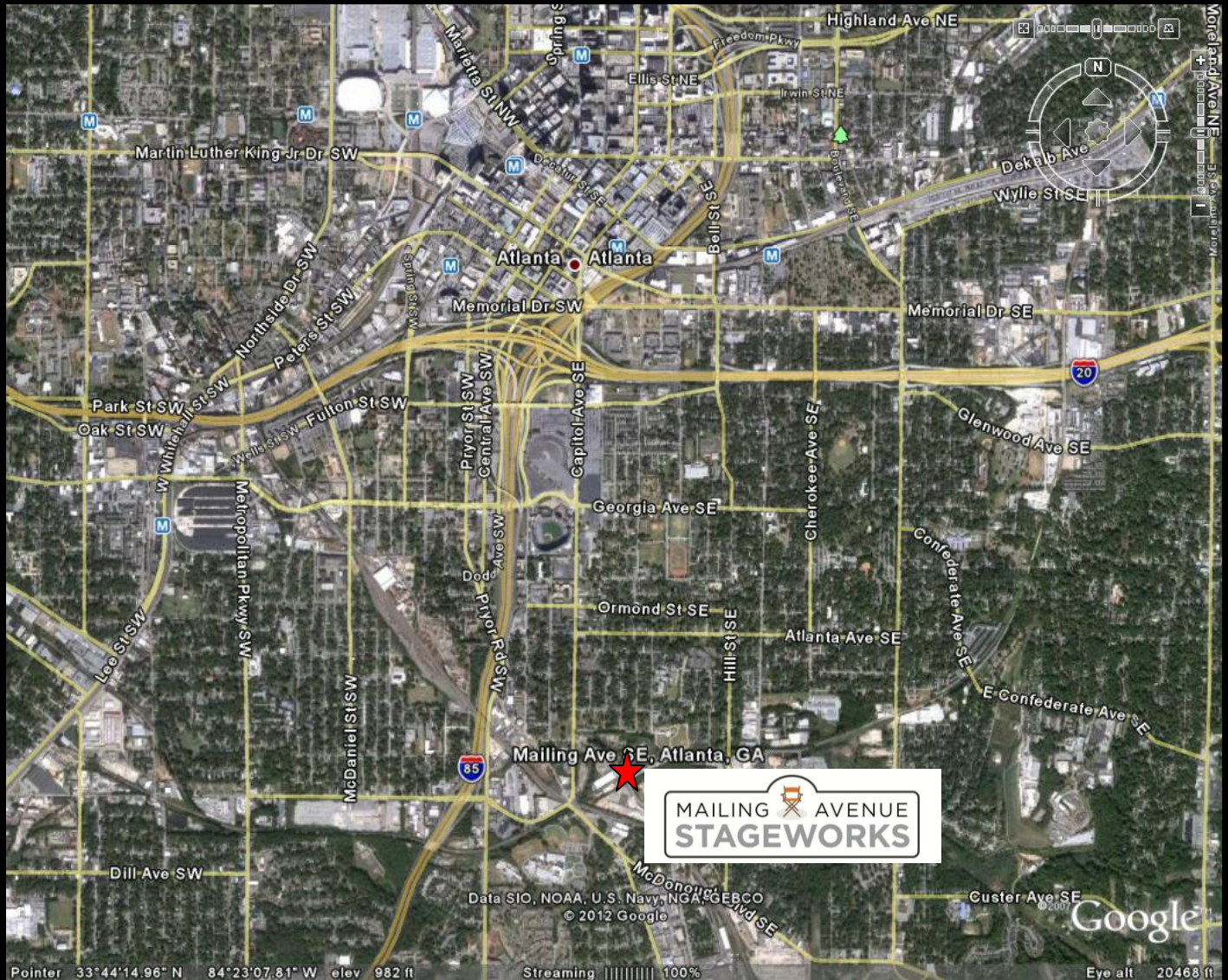


Construction Office (1,000 SF) w/ fenced storage

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Aerial



DIRECTIONS

From I-75/85, to I-20 East Exit on Boulevard (Exit 59A) toward Zoo Atlanta/Cyclorama, turn right on Boulevard, right on Engelwood and take 1st right onto Mailing Avenue.

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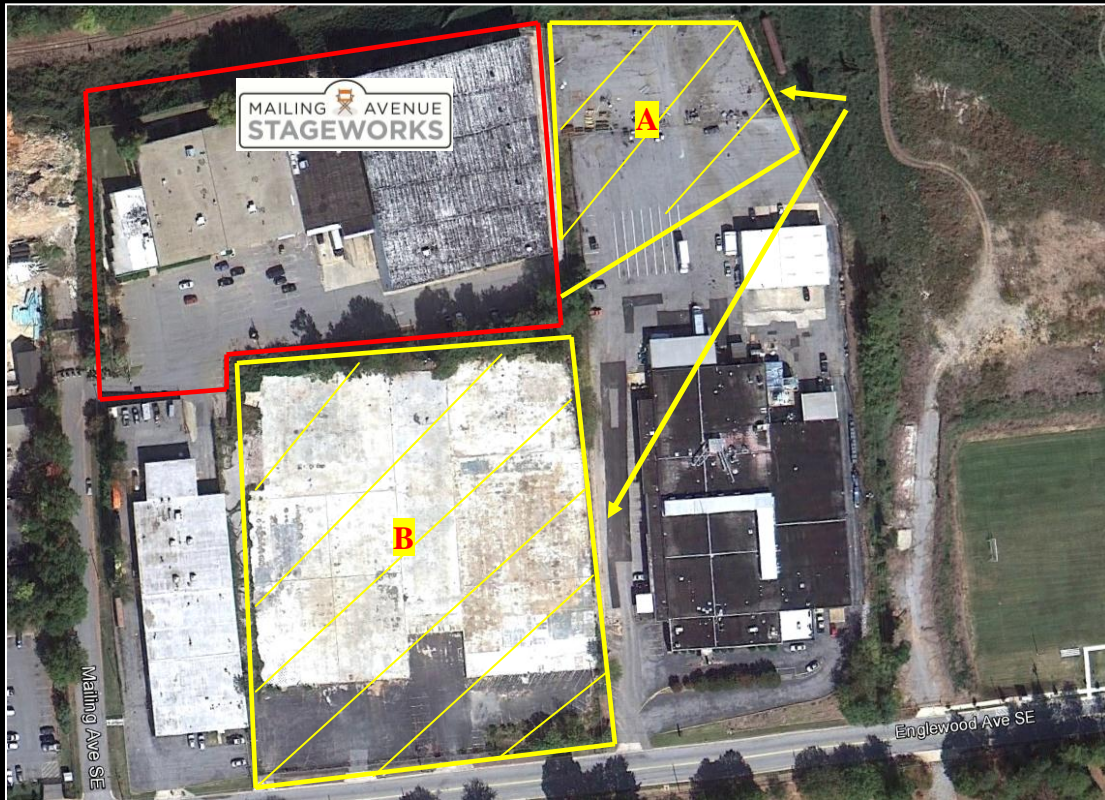
Aerials of Property



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Additional Auto, Truck and Trailer Parking



Two sites may be leased through adjacent property owners:

Site A – One acre fenced production truck parking adjacent to the stage building. This property will give easy access to the three drive in doors located in the stage building. Accessible through neighboring property for large production trucks as well as through a ramp connecting our property and Site A. Available for an additional nominal monthly fee.

Site B – Neighboring property may also be leased which includes access directly from Englewood Avenue as well as a direct driveway from 1144 Mailing Avenue. There is a concrete pad that is roughly 2.25 acres which can park overflow cars as well as trucks.

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