



## **Next Office Tower Underway in Atlantic Station**

*Law firm Nelson Mullins Riley & Scarborough signs first lease for 17-story high-rise*

**ATLANTA (Nov. 15, 2005)** – AIG Global Real Estate Investment Corp. has started work on One Market Street – an innovative, high-performance building designed by award-winning architectural firm Perkins & Will. The proposed 340,000-square-foot tower will be located at the intersection of 17<sup>th</sup> and Market Streets and will provide a gateway to Atlantic Station’s one million square foot, open air retail and entertainment district.

The law firm of Nelson Mullins Riley & Scarborough, LLP has signed on as the lead tenant for the 17-story One Market Street building and will occupy the top five floors. Nelson Mullins Riley & Scarborough, LLP is currently located at 999 Peachtree Street and will move more than 200 attorneys and staff into Atlantic Station.

One Market Street is designed to meet U.S. Green Building Leadership in Energy and Environmental Design (LEED) Certification standards, following in the footsteps of Atlantic Station’s first office tower, 171 17<sup>th</sup> Street – which is the nation’s first Silver-certified commercial high-rise building for core and shell construction.

The building design will be unveiled at the Midtown Alliance annual meeting on December 1<sup>st</sup>. Similar to its 171 17<sup>th</sup> Street neighbor, One Market Street’s exterior will include an aluminum-framed glass curtain wall with full-height tempered vision glass, creating open-air views from inside the building. The building will also feature a rooftop garden.

“We are committed to developing 17<sup>th</sup> Street and Atlantic Station into an address recognized both here and abroad as a premier location to live and work. The emerging legal corridor, to which we are honored to add Nelson Mullins Riley & Scarborough, further supports this goal and highlights our ability to recruit the best business in their respective fields to Atlantic Station,” said John Whitaker, managing director of AIG Global Real Estate and CEO of Atlantic Station.

Completion of One Market Street is anticipated for spring of 2007.

“The Atlantic Station leasing team is actively pursuing other tenants for the building,” said Mike Shelly, senior vice president for Carter, the firm handling the office leasing assignment for Atlantic Station. “With Nelson Mullins’ commitment, we are 30% leased prior to the start of construction, which is a great position for us.”

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**About AIG Global Real Estate Investment Corp.**

AIG Global Real Estate Investment Corp. is a part of AIG Global Real Estate, a group of international real estate companies that actively invests in and manages real estate for clients and American International Group, Inc. ("AIG") member companies around the world. AIG Global Real Estate owns, manages or has under development approximately US 10 billion in assets in more than 50 million square feet of all property types in major global markets. AIG Global Real Estate is an AIG member company and an affiliate of AIG Global Investment Group. Additional information on the company can be found at [www.aigglobalrealestate.com](http://www.aigglobalrealestate.com).

**About Atlantic Station**

Atlantic Station® is a 138-acre mixed use development at the nexus of interstates 75 and 85 in Midtown Atlanta. The community plan includes more than one million square feet of retail and restaurants, 5,000 residences, six million square feet of office space, 1,000 hotel rooms and 11 acres of public parks. The project is being co-developed by AIG Global Real Estate Investment Corp. and Jacoby Development, Inc. For additional information, visit [www.atlanticstation.com](http://www.atlanticstation.com).

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