



PURPOSE BUILT

STAGES

60,000 SQUARE FEET OF SOUND STAGES

MILL / FLEX

70,000 SQUARE FEET

OFFICE SPACE

27,500 SQUARE FEET OF NEW OFFICES AND
AMENITIES

BANDWIDTH

30 GIGABITS OF FIBER OPTIC BANDWIDTH
FOR HIGH SPEED DATA TRANSFER OFFERED
THROUGHOUT THE STUDIO

SERVICE-ORIENTED

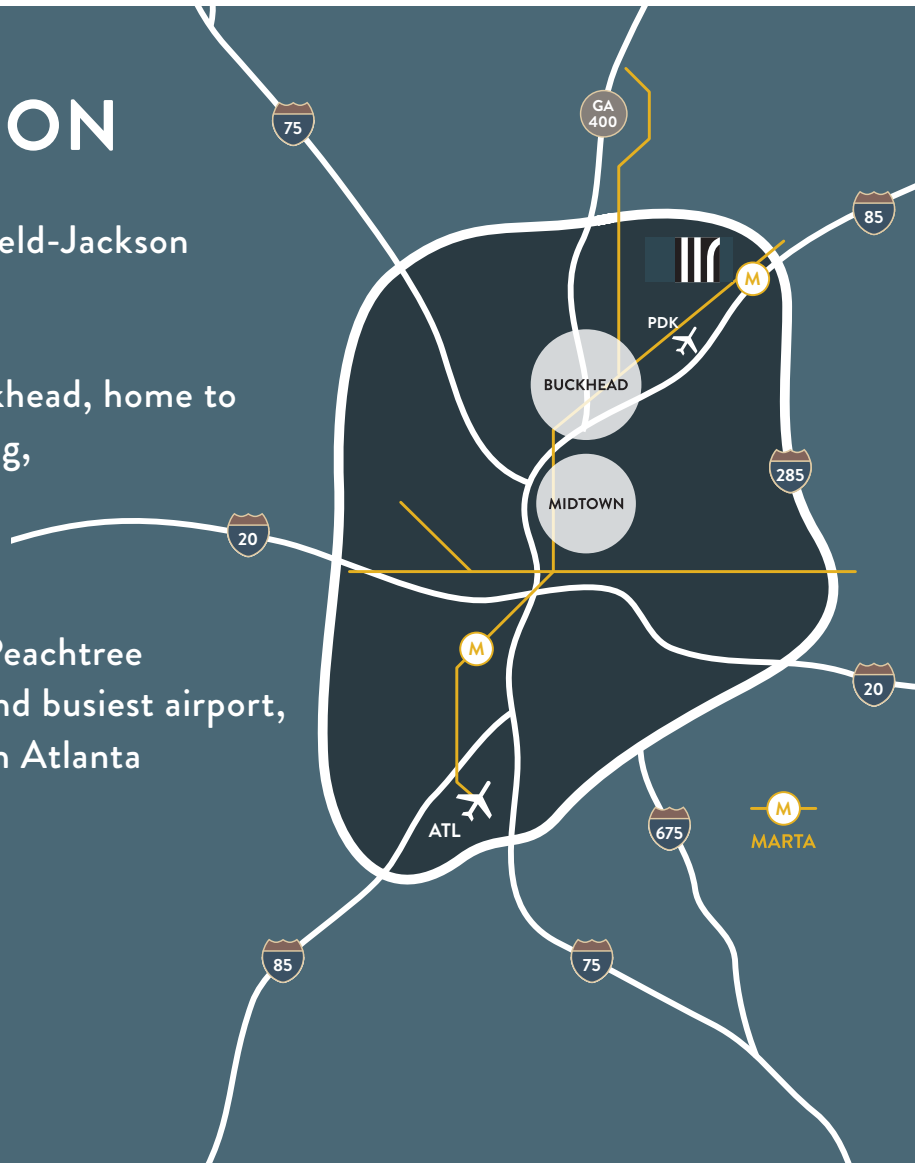
THIRD RAIL'S STUDIO SERVICES DEPARTMENT
IS DEDICATED TO PROVIDING BEST-IN-CLASS
CUSTOMER SERVICE

PRIME LOCATION

30 MINUTES from Hartsfield-Jackson Atlanta International Airport.

15 MINUTES north of Buckhead, home to Atlanta's finest hotels, shopping, dining and residential neighborhoods.

5 MINUTES from Dekalb-Peachtree Airport (PDK), Georgia's second busiest airport, only behind Hartsfield-Jackson Atlanta International Airport.



STATE-OF-THE-ART
SOUND STAGES

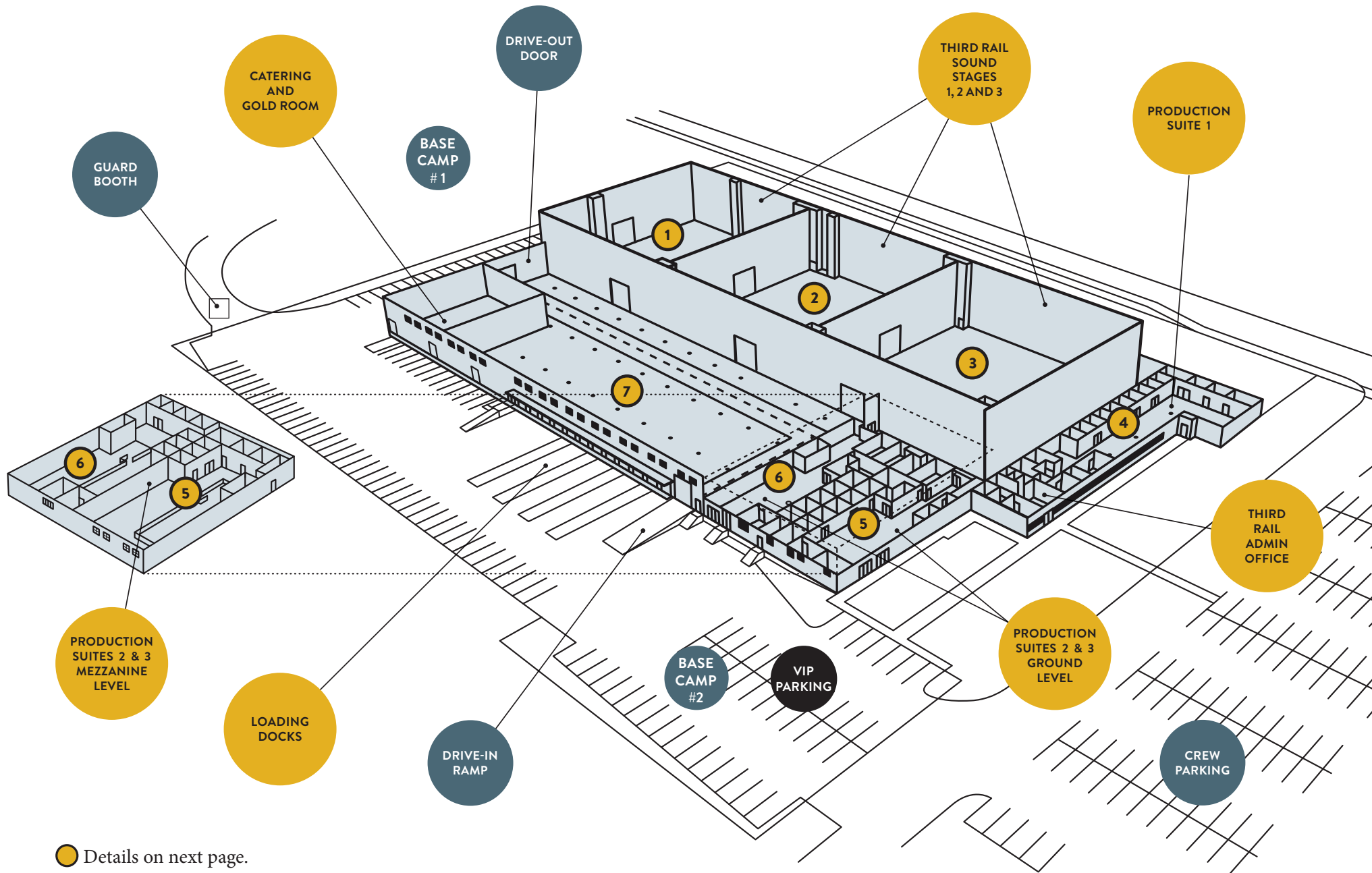
40 MINUTES from the on-site Doraville MARTA rail station directly to Hartsfield-Jackson Atlanta International Airport.

20 MINUTES to Midtown and all the dining, entertainment and hotels it has to offer.

ACCESS to top notch amenities for cast and crew.

PROXIMITY to diverse filming locations within a 3 mile radius of the studio.

SOUND STAGES, PRODUCTION OFFICES, & MILL SPACE UNDER ONE ROOF



Details on next page.

PURPOSE BUILT SOUND STAGES



STAGE 1



STAGE 2



STAGE 3

60,000 SQ FT • COLUMN FREE • 41 FT CLEARANCE

All stages include:

- 20,000 square feet
- 41 foot clearance to steel
- 4,000 amp three phase power
- Sound rating well below NC-25
- 40 tons house HVAC
- 300k + lbs live load capacity



PRODUCTION SUITE 1

- 7,800 total square feet
- 17 private offices
- Private producers suite
- 2 conference rooms
- Full break room and copy room



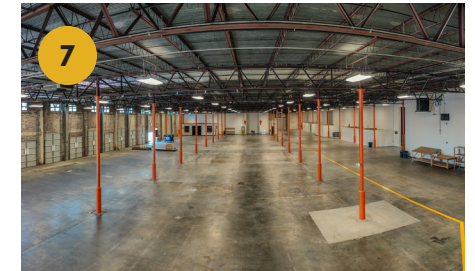
PRODUCTION SUITE 2

- 9,655 total square feet
- 16 private offices
- 1 conference room
- Full break room and copy room



PRODUCTION SUITE 3

- 9,585 total square feet
- 21 private offices
- 1 conference room
- Full break room and copy room



MILL / FLEX SPACE

- 70,000 square feet
- 22 feet clear height
- Drive in access
- (12) 48' dock height loading bays (ideal for parking and working out of lighting, grip or wardrobe trucks)



OVERVIEW

- 60,000 SF OF PURPOSE BUILT STAGES
- 27,500 SF OF PRODUCTION OFFICES
- 70,000+ SF OF MILL/SUPPORT SPACE
- 400+ PARKING SPACES
- 2 BASE CAMP LOTS
- INSIDE 285 PERIMETER – 10 MINS. NORTH OF BUCKHEAD; 20 MINS. NORTH OF MIDTOWN ATLANTA
- LOW COST, EASY LOCAL FILM PERMIT PROCESS
- DIVERSE, NEARBY FILMING LOCATIONS
- BACKLOT ADJACENT TO STUDIO - SUBJECT TO AVAILABILITY

SOUND STAGES

60,000 SF OF PURPOSE BUILT – FULLY SOUNDPROOF STAGES

SOUND STAGE 1

20,000 SF
41' CLEAR TO BEAM
4,000 AMP THREE PHASE CAM-LOK DISTRIBUTION BOXES
ONE 277/480v 1200 AMP THREE PHASE PANEL
40 TONS HOUSE HVAC
SOUND RATED WELL BELOW NC-25

UP TO 300,000 POUNDS SUSPENDED LIVE LOAD FROM STEEL BEAM
TWO INTERIOR 20' X 19' ELEPHANT DOORS
ONE EXTERIOR 20' X 19' ELPHANT DOOR
QUICK PURGE EXHAUST SYSTEM FOR REMOVAL OF SFX SMOKE
REMOTE OPERATED BELL & LIGHT

SOUND STAGE 2

20,000 SF
41' CLEAR TO BEAM
4,000 AMP THREE PHASE CAM-LOK DISTRIBUTION BOXES
ONE 277/480v 1200 AMP THREE PHASE PANEL
40 TONS HOUSE HVAC
SOUND RATED WELL BELOW NC-25

UP TO 300,000 POUNDS SUSPENDED LIVE LOAD FROM STEEL BEAM
TWO INTERIOR 20' X 19' ELEPHANT DOORS
QUICK PURGE EXHAUST SYSTEM FOR REMOVAL OF SFX SMOKE
REMOTE OPERATED BELL & LIGHT

SOUND STAGE 3

20,000 SF
41' CLEAR TO BEAM
4,000 AMP THREE PHASE CAM-LOK DISTRIBUTION BOXES
ONE 277/480v 1200 AMP THREE PHASE PANEL
40 TONS HOUSE HVAC
SOUND RATED WELL BELOW NC-25

UP TO 300,000 POUNDS SUSPENDED LIVE LOAD FROM STEEL BEAM
TWO INTERIOR 20' X 19' ELEPHANT DOORS
QUICK PURGE EXHAUST SYSTEM FOR REMOVAL OF SFX SMOKE
REMOTE OPERATED BELL & LIGHT

PRODUCTION OFFICES

27,500 SF OF PRODUCTION OFFICES IN THREE SUITES
54 INDIVIDUAL OFFICES + BULLPENS
HIGH SPEED FIBER INTERNET

PRODUCTION SUITE 1

7,800 SF
17 OFFICES EQUIPPED FOR HIGH SPEED AND POINT TO POINT TRANSFER
PRIVATE PRODUCERS SUITE
BULLPEN AREAS

2 CONFERENCE ROOMS
BREAK ROOM (INCL. DISHWASHER, SINK/DISPOSAL, REFRIGERATOR/FREEZER)
COPY ROOM
RESTROOMS

PRODUCTION SUITE 2

9,655 SF
16 OFFICES EQUIPPED FOR HIGH SPEED AND POINT TO POINT TRANSFER
BULLPEN AREAS
1 CONFERENCE ROOM

BREAK ROOM (INCL. DISHWASHER, SINK/DISPOSAL, REFRIGERATOR/FREEZER)
COPY ROOM
RESTROOMS (SHARED WITH PROD. STE. 3)

PRODUCTION SUITE 3

9,585 SF
21 OFFICES EQUIPPED FOR HIGH SPEED AND POINT TO POINT TRANSFER
1 CONFERENCE ROOM
BULLPEN AREAS

BREAK ROOM (INCL. DISHWASHER, SINK/DISPOSAL, REFRIGERATOR/FREEZER)
COPY ROOM
RESTROOMS (SHARED WITH PROD. STE. 2)

MILL / FLEX SPACE

FLEX 1

37,0000 SF
ADJACENT TO STAGES
TWO 400 AMP THREE PHASE CAM-LOK
DISTRIBUTION BOXES

22' CLEAR TO BEAM
DRIVE IN ACCESS
(12) 48' DOCK HIGH LOADING BAYS

FLEX 2

5849 PEACHTREE RD. (BUILDING NEXT TO STUDIO)

32,260 SF
24' CLEAR TO BEAM
4 DOCK HIGH LOADING BAYS
1 BREAK ROOM/KITCHEN

1 RAMPED LOADING BAY
1,045 SF OF OFFICE SPACE
2 RESTROOMS

CATERING / GOLD ROOM

4,790 SF
ADJACENT TO STAGES
TWO 400 AMP THREE PHASE CAM-LOK
DISTRIBUTION BOXES
22' CLEAR TO BEAM

DRIVE IN ACCESS
2 DOCK HIGH LOADING BAYS
1 PRIVATE OFFICE
1 BREAK ROOM/KITCHEN

PARKING

350 CREW PARKING SPACES
50 VIP SPACES
2 BASE CAMPS

CONNECTIVITY

STATE OF THE ART FIBER OPTIC CONNECTIVITY
1 GB TO 30 GB SYMMETRIC BANDWIDTH
HUNDREDS OF WALL DROPS FOR PRODUCTION – POST – VFX
WIFI ACCESS THROUGHOUT STUDIO

SECURITY

MANNED GUARD BOOTH GATE
PROGRAMMABLE PROX KEY CARD SYSTEM
PHOTO BADGE ID SYSTEM

SECURITY CAMERA SYSTEM
FRONT DESK SECURITY LIAISON FOR KEYS, BADGES,
DRIVE ON SCHEDULING, ETC.