

UNDER CONSTRUCTION

# ATHENA STUDIOS

AVAILABLE JANUARY 2023

## Purpose-built space with state-of-the-art technology to suit any production

Georgia – home to one of the most generous film tax incentives in the country – now has even more to offer the film and television industry: Athena Studios.

200,000 square feet of purpose-built space for TV and film production, with 350,000 square feet of additional space to come. Spacious backlot, production offices and support space. Cutting-edge technology. Athena Studios is the result of a \$60 million investment in the purpose-built space today's productions need.

- 82,000 square feet of purpose-built stage space
- 98,000 square feet of support space for office, mill, and flex areas
- Interior clear height of 40 feet
- 400,000 lbs of suspended live load capability for each 20,000sf stage
- 75-ton Silent-Air conditioning per 20,000sf stage
- 3,500 amp three-phase power for each 20,000sf stage
- Stage soundproofing with Insul-Quilts
- 110 acre property providing ample truck and crew parking
- 24/7 gated security



"We have a new facility, the right partners and a great community. It's all right here."

— Joel Harber, CEO, Athena Studios

And it's all in one of the most vibrant small cities in the country – Athens, GA.

Home to the University of Georgia, Athens offers both urban and rural landscapes within a few minutes drive – unique locations not already overused on film. About 60 miles from Atlanta's international airport, Athens also has a private airport only a few miles from Athena Studios. It's small-town charm with thousands of hotel rooms, restaurants led by top chefs and a nightlife scene that draws on a musical history which includes the B-52s and R.E.M.

At Athena Studios, whether you're a tentpole franchise or independent film, your production will have everything it needs.



# Why Athens?



## Q&A with Joel Harber, CEO of Athena Studios



### What about crew and support availability?

Georgia has a highly skilled crew base, with experts ranging from set builders and dressers to photographers and electricians. On-site medics, tutors, security and numerous other specialties support Georgia's productions, as do thousands of small businesses standing by to provide everything from catering to lumber.

Nearly 500 IATSE members live within 30 miles of Athens. Nearby vendors include BI Productions, which supplies vehicles ranging from honeywagons to buses, Herc Rentals which specializes in entertainment specific equipment rentals, and Harbin Lumber located only a few miles from Athena Studios.

Athena Studios has a direct pipeline to newly created and local industry workforce through its partnership with UGA and the Georgia Film Academy which are training the next generation of film industry professionals. UGA and GFA will have their own 14,000-square-foot learning center adjacent to the Athena Studios campus dedicated to developing film industry professionals in Georgia.

### What's attractive about film and TV production in Athens?

The city has everything today's productions need, including streamlined permitting processes from one government entity – Athens-Clarke County, which covers 122 square miles.

The University of Georgia, founded in 1785, includes more than 760 acres of classroom space, historic buildings and athletic fields. The picturesque downtown area is home to a vibrant nightlife, urban structures and small-city charm. Rural settings are a short drive away, as are lakes, trails and gardens.

Traffic is light and easy to navigate, support businesses are abundant, and the community is ready to welcome productions of all sizes.

### Does Athens have the ability to house and entertain the cast and crew of a large production?

The city has a total of 2,637 hotel rooms in 26 hotels spanning the range from luxury to budget. Its culinary scene features two-time James Beard Award-winner Hugh Acheson, whose flagship restaurant, Five & Ten, has cultivated a wealth of talented chefs who have gone on to open their own local restaurants. Local clubs – including the legendary Georgia Theatre and 40 Watt Club – are influenced by music greats like R.E.M. and The B-52's.

A vibrant downtown plus hiking trails, lakes and a flagship university campus makes Athens the best small city in Georgia to shoot in and a wonderful place to live short-term or long-term.



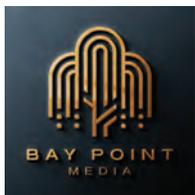
# State-of-the-Art Studio Space

Purpose-built and designed by industry experts, Athena Studios offers 82,000 square feet of column-free space on four stages. Each stage is a sound-proof box lined with Insul-Quilts™ and features a state-of-the-art, silent air conditioning system, a necessity in Georgia.

The stages have interior-clear heights of 40 feet and steel beams capable of suspending heavy permanent sets. Stages are accessible by 20'h x 20'w AEC elephant doors.

The studio offers 98,000 square feet of support space, including 28,000 square feet of office space, up to 30,000 square feet of mill space, and up to 40,000 square feet of flex space. Mill and flex space can be designated as needed by tenants, offering maximum flexibility.

Athena Studios' expansive backlot offers a variety of spaces to build sets and film outdoor scenes. The backlot is private and secured with full perimeter fencing, including an extensive landscape buffer on all sides.



**Construction financing  
for Athena Studios provided by  
Bay Point Media.**

**"Athena Studios is a significant step in expanding our film industry's ecosystem to every part of Georgia."**

— Lee Thomas, Deputy Commissioner,  
Georgia Film, Music & Digital Entertainment

## Our Partners

John Raulet of Raulet Property Partners and Gannon Murphy of Cinelease Inc. bring deep experience, expertise and strong industry connections to Athena Studios from the start. The result: A first-class campus for film and TV production in Georgia.

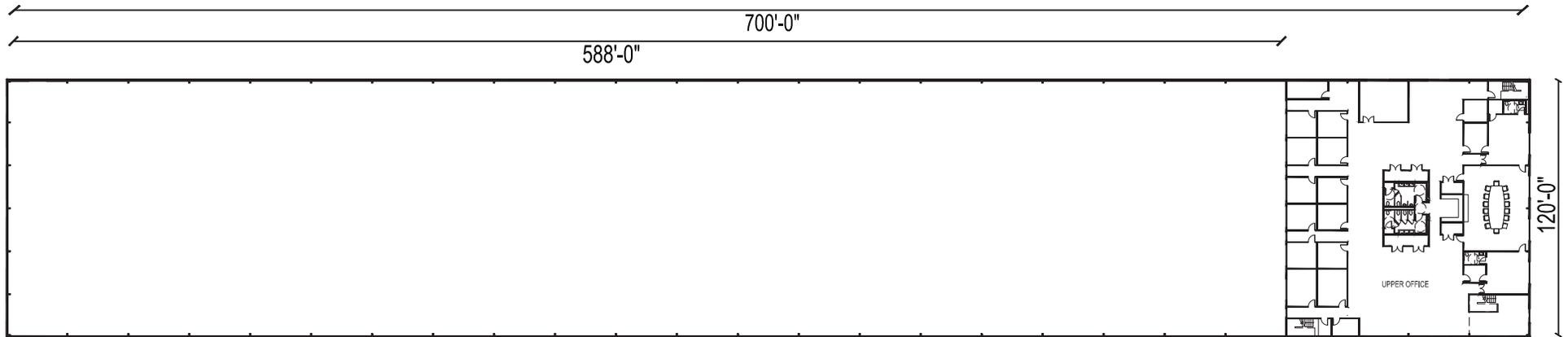
**Raulet Property Partners** is the industry's go-to expert on matching Georgia studio space with productions. John Raulet, who has been a part of the state's film industry for more than 10 years, manages three major Georgia studios with partners Paul Raulet and Tyler Edgerton – Mailing Avenue Stageworks, Eastside Stageworks and Westside Stageworks.

**RAULET**  
PROPERTY PARTNERS

**Cinelease**, led by Gannon Murphy, will provide Athena Studios productions with top-quality lighting and grip equipment, power distribution, grip trucks, expendables and heavy equipment – just as it has for studios around the country for the past 45 years.

**CINELEASE**  
A Herc Rentals Company

# Flex & Office Space



EXTERIOR ELEVATION

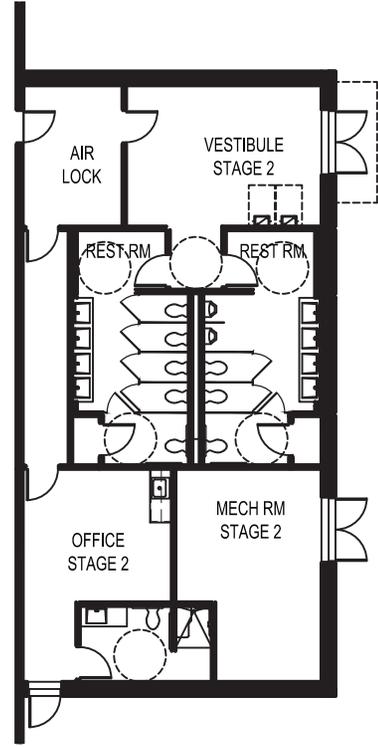
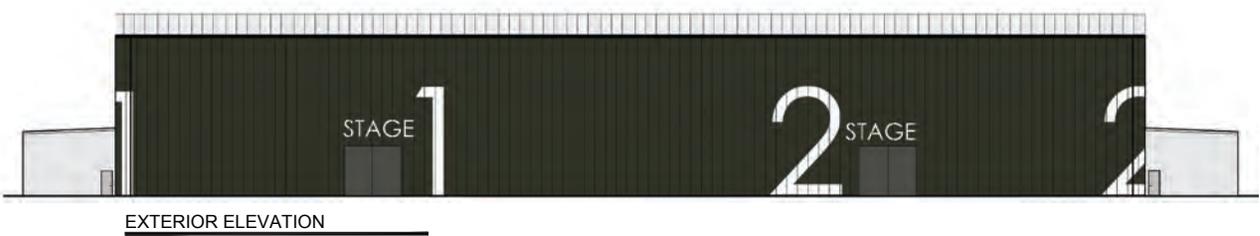
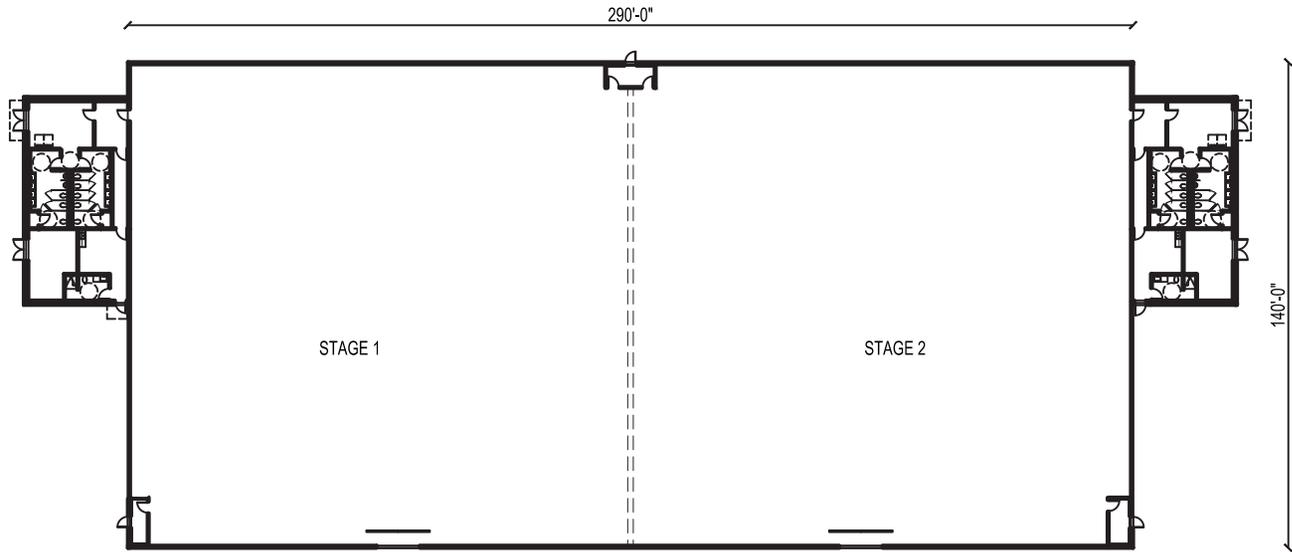
**ATHENA  
STUDIOS**

BUILDING 200 - FLEX/OFFICE BUILDING



2nd Floor Office

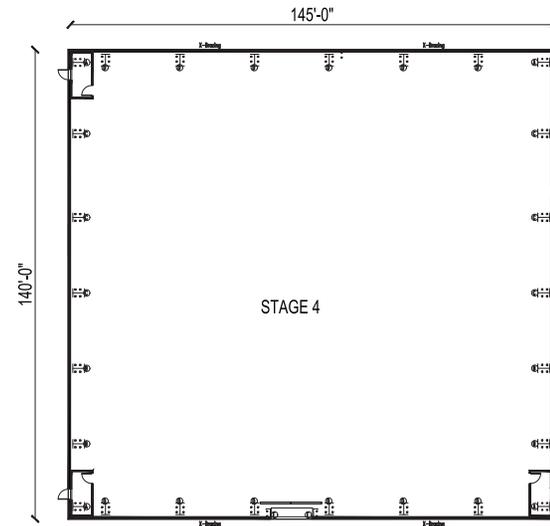
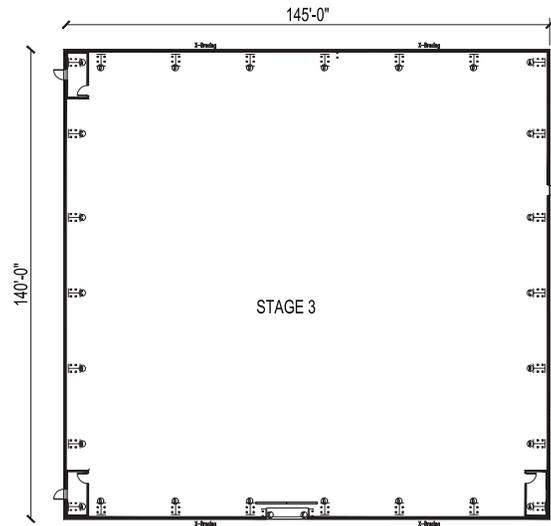
# Stages 1 & 2



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BUILDING 300 - STAGE 1/2

# Stages 3 & 4



EXTERIOR ELEVATION

**ATHENA**  
STUDIOS

BUILDING 301 - STAGE 3



EXTERIOR ELEVATION

**ATHENA**  
STUDIOS

BUILDING 302 - STAGE 4