



1200
PEACHTREE

Inspire Within



MS

1200 PEACHTREE

15th St W

7



Work with creativity

OVERVIEW

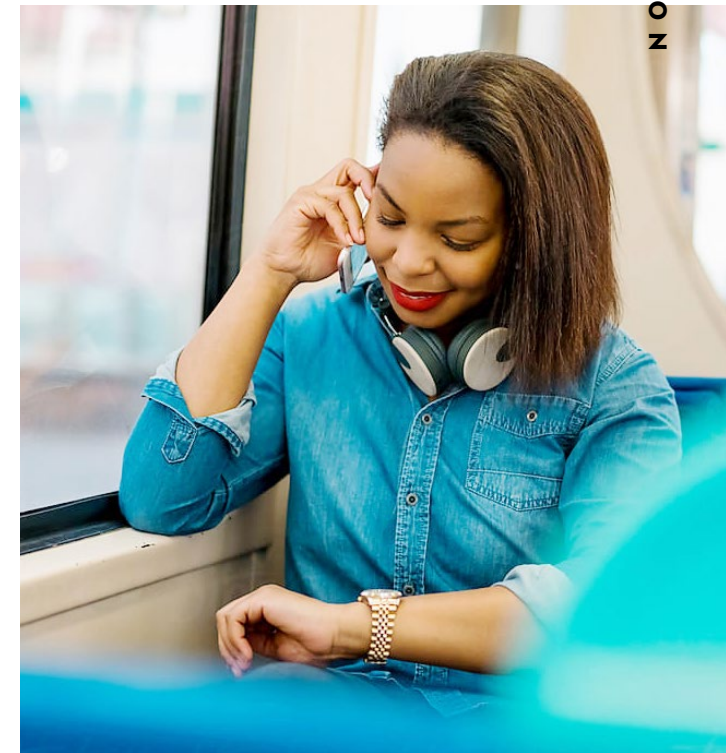


Welcome to where the Arts District comes alive and ideas flourish. 1200 Peachtree offers a prime location that you can make your own. Recently updated with new systems and shared spaces, companies will enjoy great access to transit, the arts, hotels, parks, residential options and an abundance of walkable amenities. At 1200 Peachtree, you're never far from what helps you thrive.



Pick your path

Conveniently located near the intersection of Peachtree and 14th Street, 1200 Peachtree makes commuting a breeze. Take advantage of multiple points of ingress and egress from Peachtree Street, 14th Street and 15th Street. Ample parking with secure entry is available on-site. Or move through Atlanta with ease from the Arts Center MARTA Station – a short 3 minute walk away.



Getting around

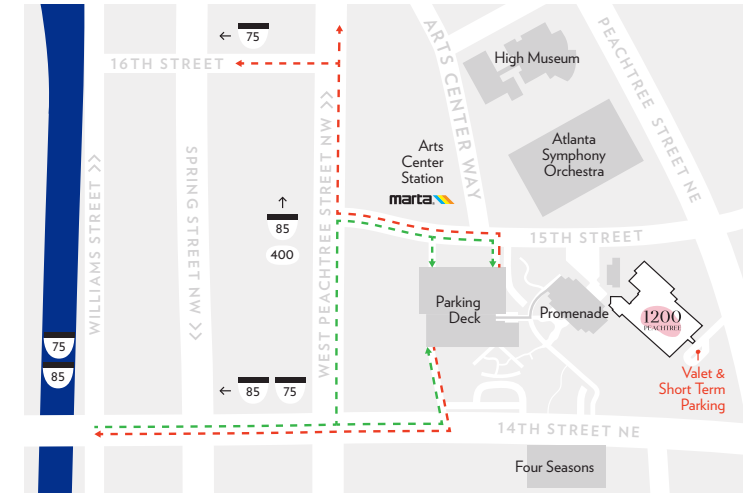


ACCESS

- 4 Blocks to I-75 & I-85
- 4 Miles to GA-400
- 12 Miles to Hartsfield Jackson International Airport
- 3 Points of ingress/egress
- 1 Block from MARTA Arts Center Transit Station
- 8 Minute walk to Piedmont Park

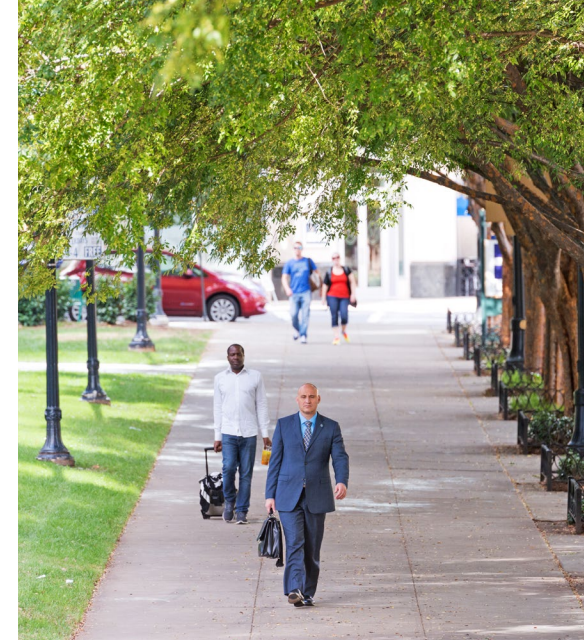
COMMUTE

- WALKSCORE: **78** (Very Walkable)
- TRANSIT SCORE: **69** (Good Transit)
- BIKE SCORE: **70** (Very Bikeable)



LOCATION

Explore more



With an address at 1200 Peachtree, pedestrian access and daily conveniences comes standard. Located along the Midtown Arts Walk, you'll discover a world of public art and connectivity that makes each day more enjoyable. Just steps from Atlanta's premier art institutions, luxury hotels, abundant dining and residential offerings, it's the perfect blend of art and amenities.



WALKABLE LIFESTYLE

Your neighborhood

RISE & SHINE

- Starbucks
- Dancing Goats
- Chick-fil-A
- Caribou Coffee & Einstein's Bros. Bagels
- Highland Bakery
- Sweet Hut Bakery & Cafe
- The Bean Counter

HAPPY HOUR

- The Establishment
- 5 Church
- Bar Margot
- Saltwood
- Holeman & Finch Public House
- Ri Ra Irish Pub
- The Lawrence
- The Nook on Piedmont Park

GRAB A BITE

- Whole Foods
- Freshii
- Sokushi
- Café Intermezzo
- Joy Café
- Moe's Southwest Grill
- Tin Lizzy's Cantina
- Bantam + Bidy
- 1230 Bistro

WORK IT OUT

- Stellar Bodies
- Exhale
- Orange Theory
- Blast
- CorePower Yoga
- LA Fitness
- Pulse Fitness at Promenade

WINE & DINE

- South City Kitchen
- Lure
- Rumi's Kitchen
- Nan Thai Fine Dining
- STK
- Ecco

STAY THE NIGHT

- Four Seasons
- W Hotel - Midtown
- Lowes
- AC Marriott
- Moxy Atlanta
- Artmore Hotel



- Dine
- Arts & Entertainment
- Groceries
- Wellness

1200
PEACHTREE

COLONY
SQUARE

WALKABLE
AMENITIES

Discover your vision

With up to 385,000 SF available beginning 2022, 1200 Peachtree offers a blank canvas for companies of all sizes. The efficient 31,000 square foot floorplates allow for both tenant customization and optimization. And planned in-building amenities such as conferencing, fitness and dining make the art of doing business more inspiring than ever.



OFFICE FEATURES

BUILDING FEATURES

385,000 contiguous SF

12 stories with **31,000** SF typical floorplates

2/1,000 SF Parking ratio

Conference center with full AV capabilities

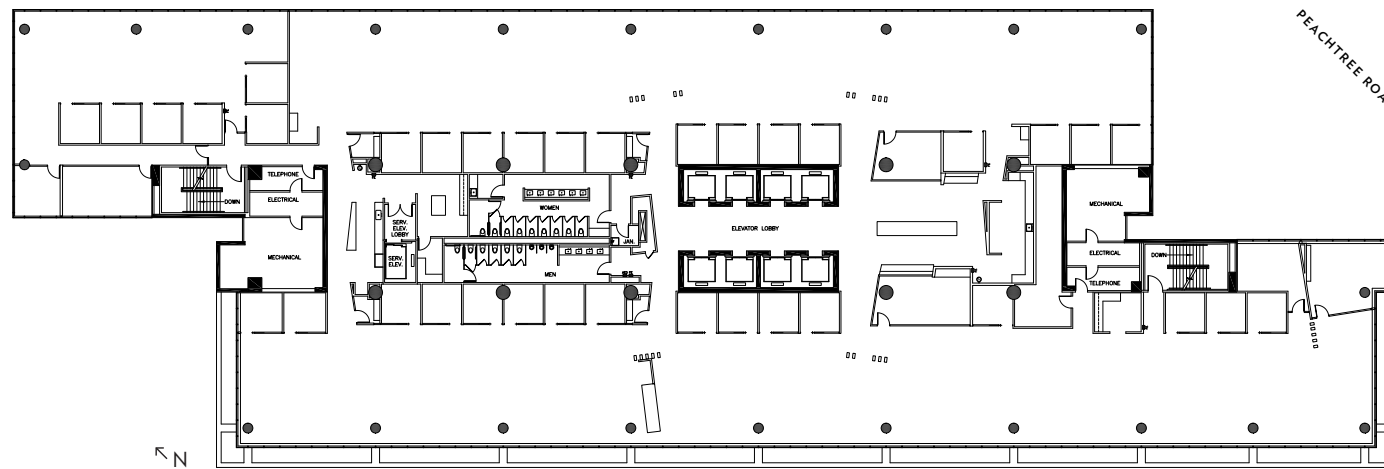
In-building **restaurant space** available

12	31,166 SF
11	31,229 SF
10	31,175 SF
9	31,219 SF
8	30,930 SF
7	31,226 SF
6	31,160 SF
5	31,221 SF
4	30,950 SF
3	25,330 SF
2	41,233 SF
L-1	38,750 SF

Stacking Plan



Typical Floorplan



BUILDING PLANS



1200 Peachtree

BUILDING HIGHLIGHTS

Size:

- **385,000 SF**
- **12 Stories**

Floor plates:

- **25,000 to 41,000 SF**

Architect: **TVSDESIGN**

Parking:

- **2/1,000 SF**
- **14-level garage with 2,054 spaces and 4 elevators**
- **2 entrances: 15TH STREET and 14TH STREET**

Building Elevators:

- **10** passenger elevators
- **1** freight elevator

Outdoor terraces:

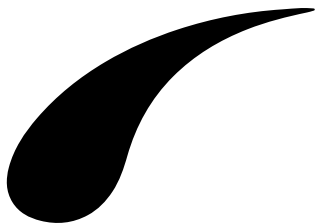
- Located on **1ST, 2ND** and **3RD LEVELS**

Fiber Optic vendors :

- **ATT** primary,
- **VERIZON** tele & data

Available
Q1 2022

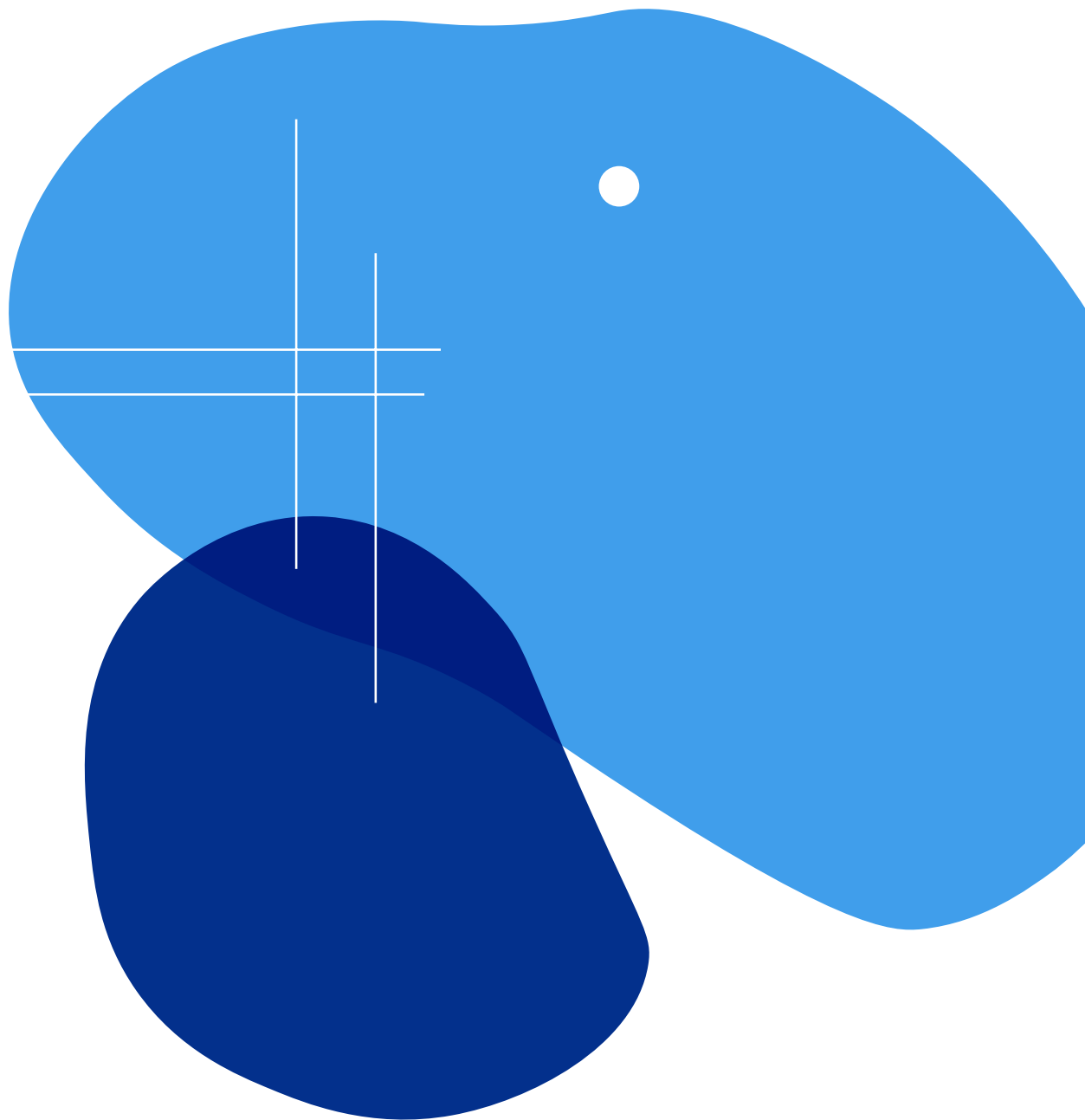




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Get in touch