

# 1776 PEACHTREE

// CREATIVE OFFICE

// BEST-IN-CLASS AMENITIES

// NEIGHBORHOOD LOCATION



# AVAILABILITIES

*1,300 SF to 30,000 SF*

- One of Atlanta's most well amenitized creative office settings, 1776 Peachtree features availabilities ranging from 1,300 SF move in ready spec suites to a contiguous 30,000 SF opportunity with building signage rights on Peachtree and a private rooftop terrace.
- The building's unique footprint allows for optimal demising flexibility while maximizing available natural light.

## SPEC SUITES

- 1776 features a range of well appointed move in ready spec suites between 1,300 and 8,000 SF, offering prospective tenants ultimate flexibility in a top of market creative office environment.

## FULL-FLOOR OPPORTUNITIES

- Tenants seeking a minimum of 15,000 SF and up to 30,000 SF qualify for the building's full floor opportunity on the 5th and 6th floors.
- In addition to 360 degree window exposure, this space offers a private 5th floor rooftop terrace area, exterior building signage along Peachtree, and direct elevator access.



// Move-In Ready Spec Suites



// Modern Collaborative Lobby



// Full-Floor 360-Degree Views

# UNMATCHED AMENITIES

- Expansive First Floor Lobby & Social Areas
- 3,000 SF Rooftop Patio
- On-Site Bellwood Coffee Bar with Prepared Foods
- State of the Art Fitness Center
- Walking Distance to Atlanta BeltLine
- Bike Storage
- Myriad Walkable Food & Beverage Options
- Shared Conference Rooms



// Fitness Center



// Shared Conference Rooms



// Tenant Recreational Area



// Rooftop Patio



// Bellwood Coffee Bar



// Outdoor Seating



// Tenant Lounge

# ULTIMATE ACCESSIBILITY

Conveniently located in South Buckhead, tenants at 1776 enjoy a quick drive to Midtown, Buckhead, and West Midtown; immediate accessibility to both I 75 and I 85; walkability to multiple parks and the Atlanta BeltLine Northside trail; and proximity to some of Atlanta's most desirable intown residential neighborhoods.



## WALKABLE FOOD & BEVERAGE



and More!



[WWW.1776PEACHTREE.COM](http://WWW.1776PEACHTREE.COM)

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