

PEACHTREE POINTE

LEASING PACKAGE 2023

1545 - 1555 PEACHTREE ST
ATLANTA, GEORGIA 30309



COMPENDIUM

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EXECUTIVE SUMMARY

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Peachtree Pointe is a three-building Class A office-centric mixed-use project located in the heart of Midtown Atlanta, Georgia. The property offers a combined 475,000 square feet of office and retail space for lease, with immediate, signalized access to Peachtree Street, I-75, I-85, and GA 400. Access is further enhanced by the new Buford-Spring Connector Roundabout (see page 6).

The development is home to a variety of notable tenants, including Greystar, Sotheby's, and Steelcase. Peachtree Pointe offers a convenient and central location, as well as a variety of amenities that will benefit employees, including a fitness center, conference rooms, a parking garage, and on-site retail options.

Peachtree Pointe is currently being updated in anticipation of its next generation of tenants. Similar to The Dewberry Hotel in Charleston, which showcased Imperial Danby marble from Vermont, Peachtree Pointe interior lobby will also be Southern Re-Imagined™ with Imperial Danby Marble.

PROJECT SQUARE FOOTAGE

Office.....	439,000 SF
Retail.....	36,000 SF
Total.....	475,000 SF

TEAM

Owner / Developer.....	Peachtree Pointe Property LLC / John K. Dewberry
Management / Leasing Team	
Retail.....	②Build
Office.....	Capital Real Estate



PROPERTY DESCRIPTION



MIDTOWN: THE CENTRAL BUSINESS DISTRICT

Midtown Atlanta is the central business district of the Atlanta region, with over 65,000 daytime workers in 20 million square feet of the Southeast's best office space. More than 50 new developments have come online in the past 10 years, taking advantage of Midtown's central location, its access to public transportation, and its vibrant mix of businesses and amenities. The district is also home to a growing number of residential units, making it a convenient place to live and work. The trend continues with 14 projects that are under construction and 10 more proposed projects underway.

Midtown is home to a wide range of companies, from Fortune 500 companies to startups and small businesses. The district is also a major hub for the financial services, technology, and healthcare industries.

LOCATION MAP















Salvaje Restaurant



Early Coffee Co. (Opening 1st Quarter 2024)



Synchronicity Theatre



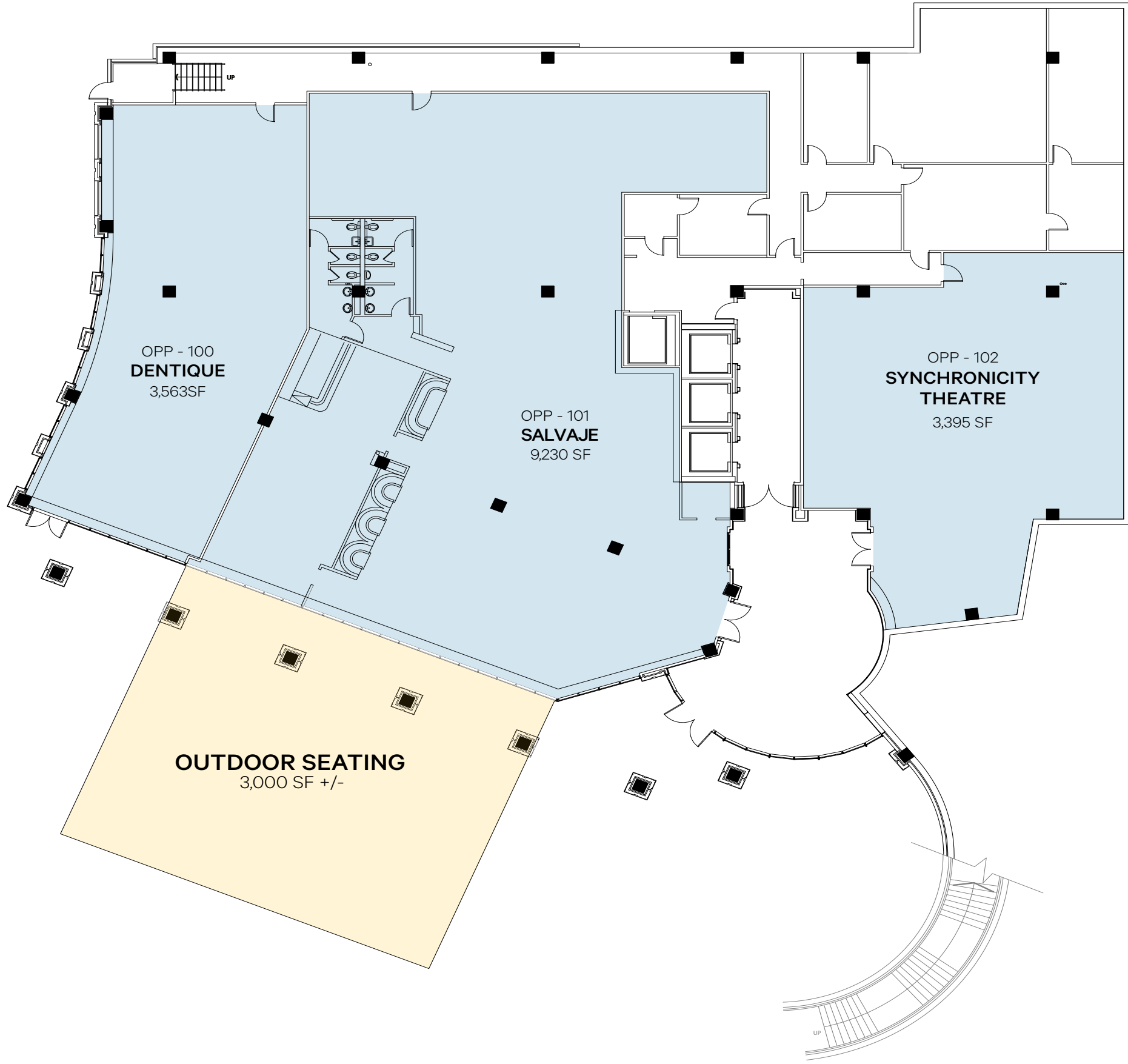
Fitness Center

SELECTED FLOOR PLANS

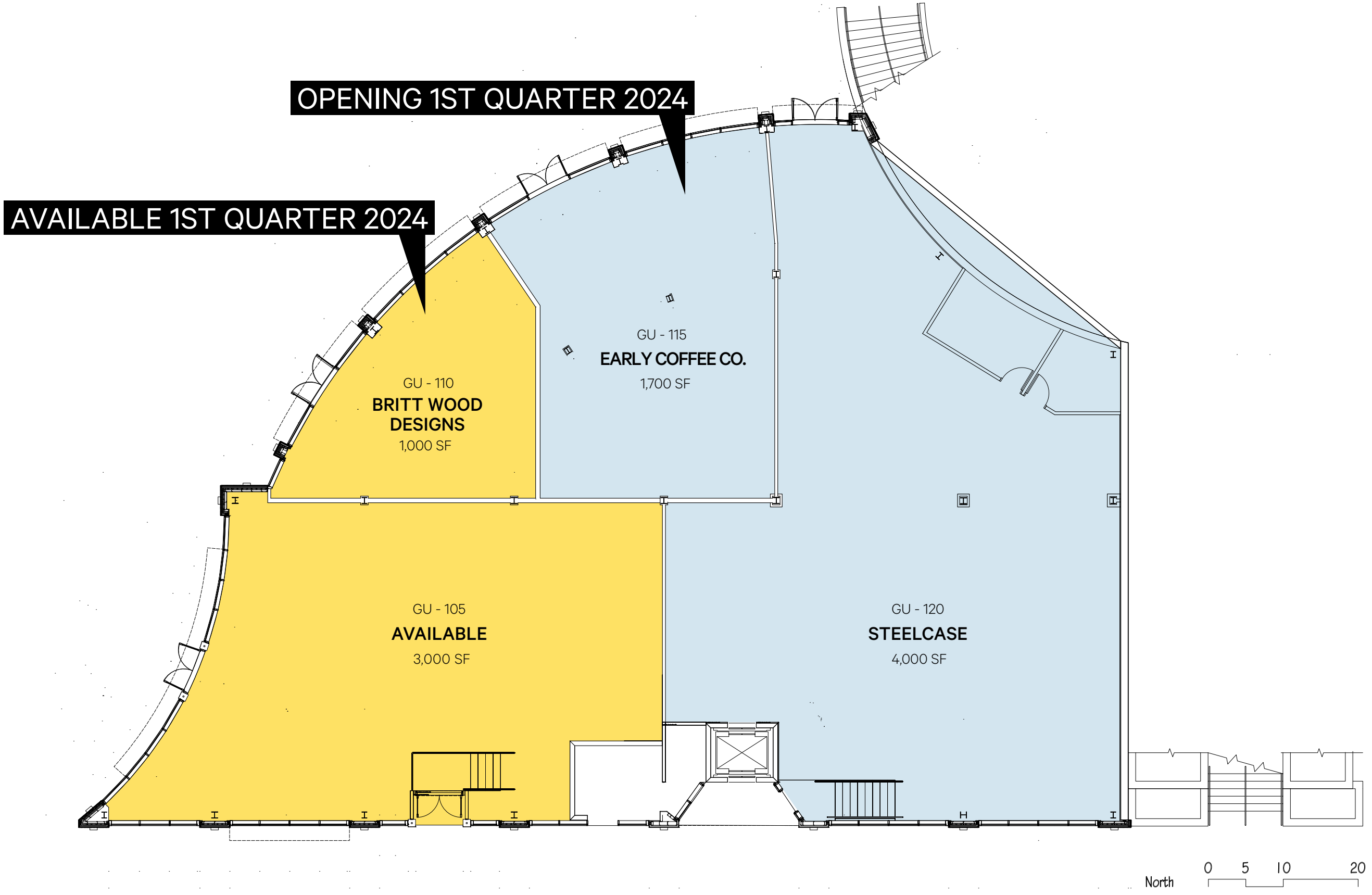
SITE PLAN



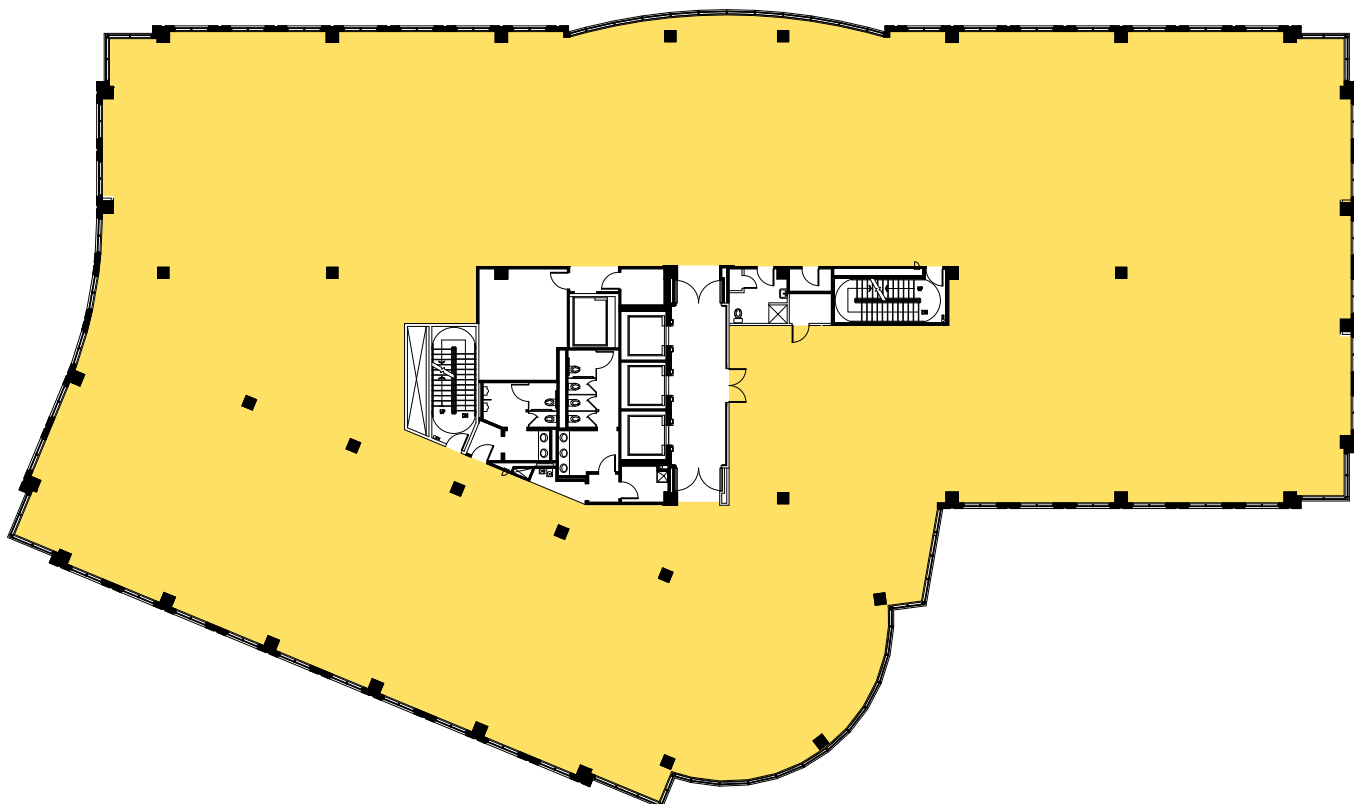
ONE PEACHTREE POINTE STREET LEVEL PLAN



GALLERY STREET LEVEL PLAN



ONE & TWO PEACHTREE POINTE
TYPICAL OFFICE LEVEL PLANS



One Peachtree Pointe - Typical Level
24,900 SF



Two Peachtree Pointe - Typical Level
25,400 SF

PEACHTREE POINTE ECONOMICS



PEACHTREE POINTE RETAIL ECONOMICS

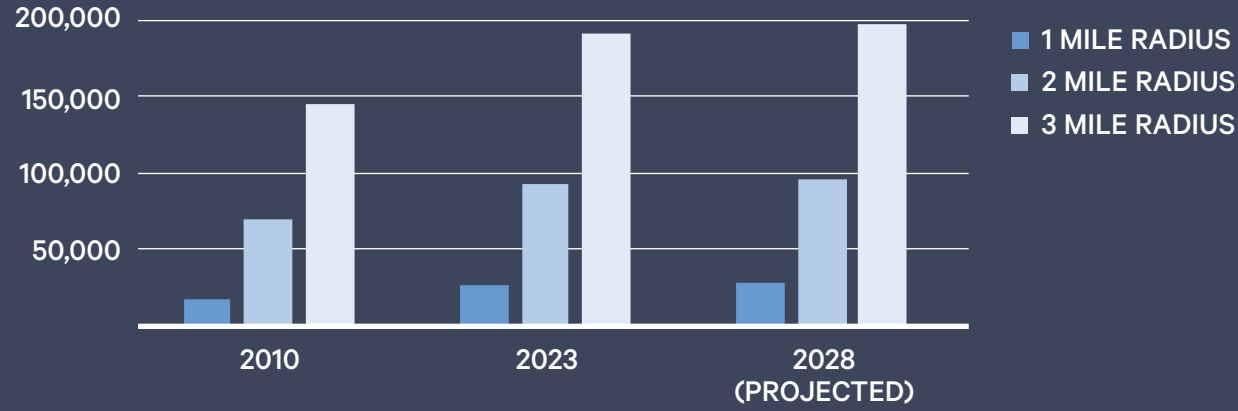
AVAILABILITY	1,000 - 10,000 SF
RATE	\$50 - \$60/SF FSG
INITIAL TERM	3-10 YEARS
TENANT IMPROVEMENTS	TBD

PEACHTREE POINTE OFFICE ECONOMICS

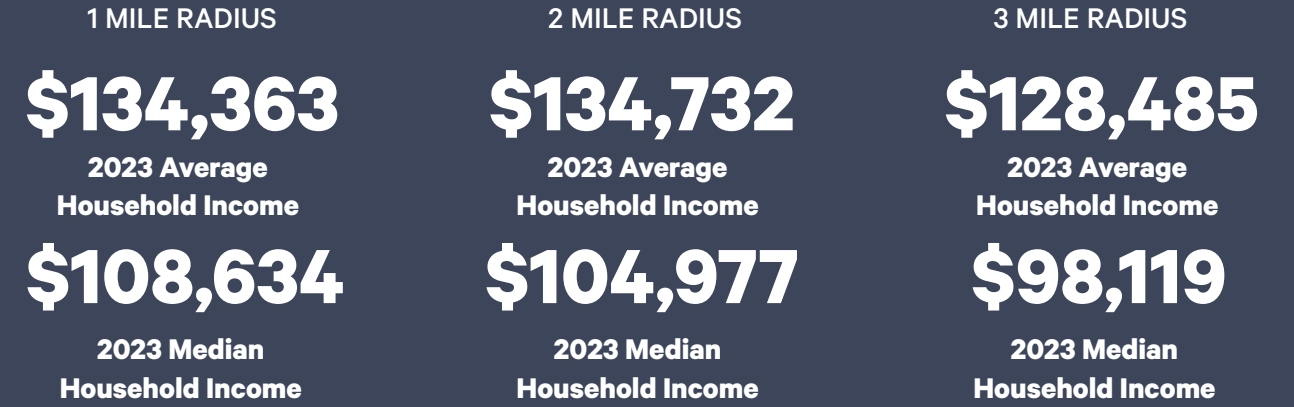
AVAILABILITY	UP TO 275,000 SF
RATE	\$50 - \$60/SF FSG
INITIAL TERM	5-15 YEARS
TENANT IMPROVEMENTS	TBD

PEACHTREE POINTE DEMOGRAPHICS

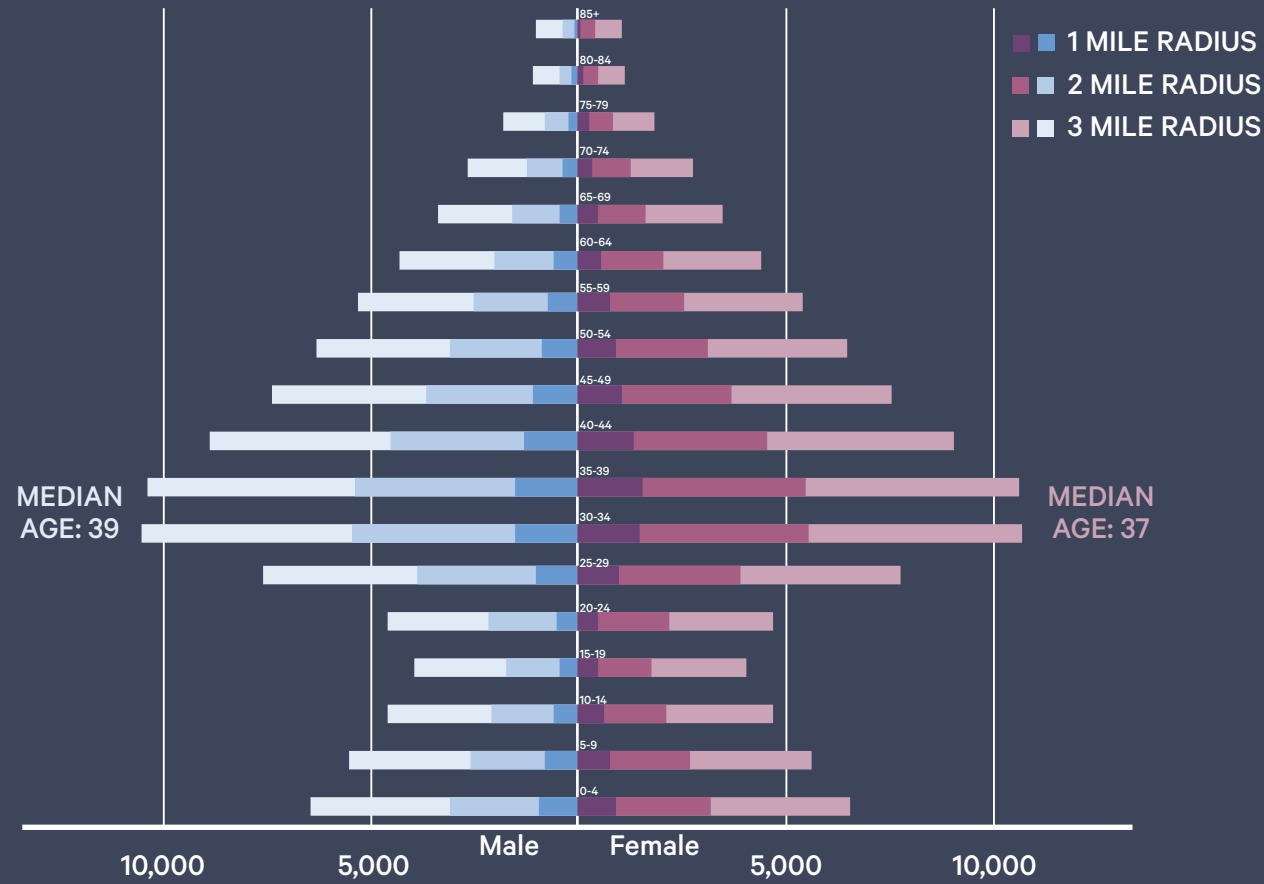
AREA POPULATION



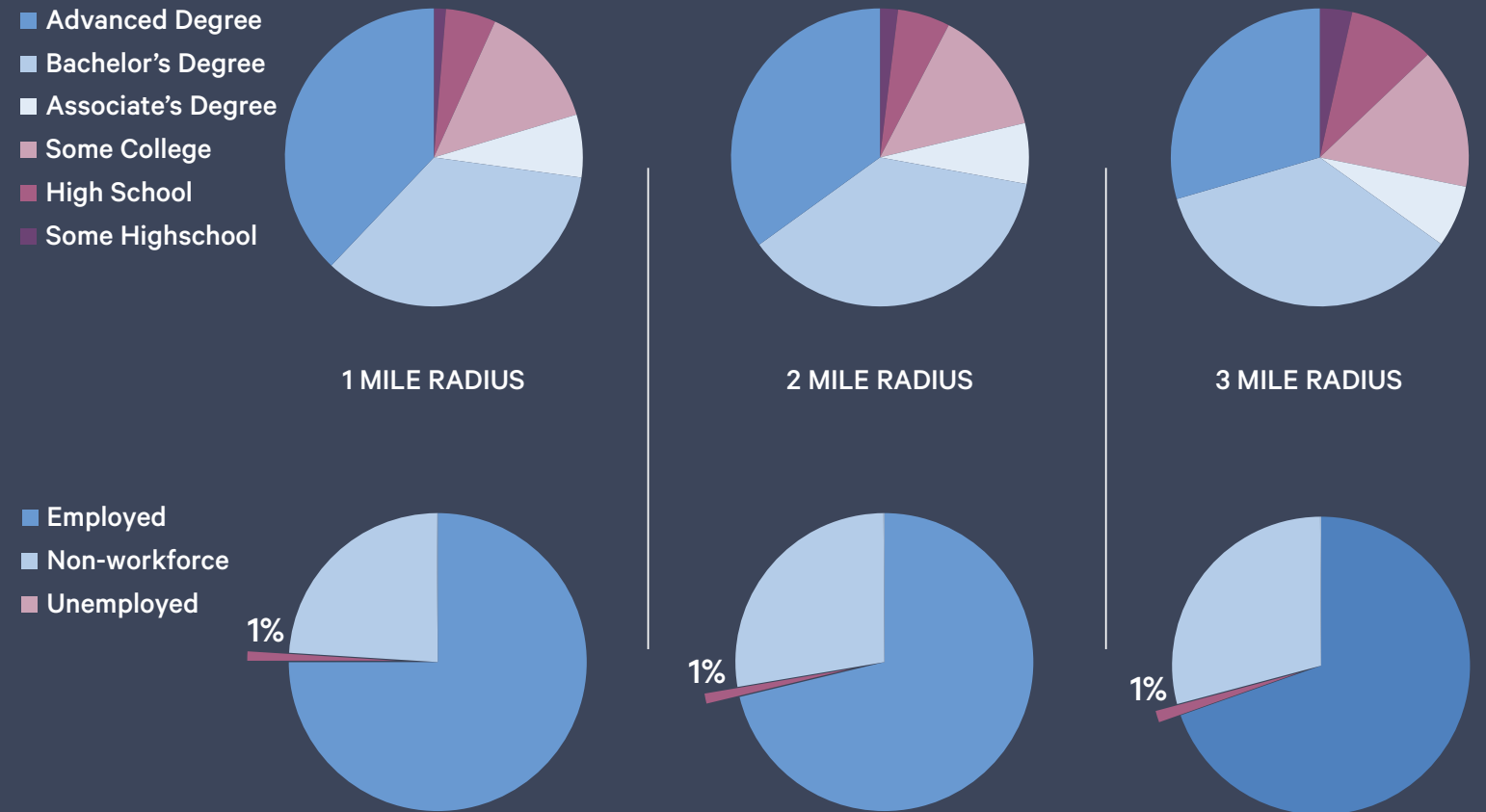
INCOME



MALE / FEMALE POPULATION BY AGE COHORT



EDUCATION & EMPLOYMENT



PEACHTREE POINTE

RETAIL LEASING



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