



1420P

Limited Availability Remains to Office at the Gateway to Midtown

1420 Peachtree Street NE | Atlanta, GA 30309

 **TRANSWESTERN**[®]

For companies looking to grow their teams in a location that continues to infill with upscale lifestyle housing and amenities, experience the undeniable advantage that comes with officing at the true entry point to Midtown.

AVAILABILITIES

Ninth Floor 3,576 RSF

Third Floor 17,461 RSF

Lower Level 753 – 3,237 RSF



View towards Visitor Parking/Arrival

 **1420P**



Standing Tall at the Entrance to Midtown's Beloved Arts District

Located at the prominent intersection of Peachtree and West Peachtree Street 1420 Peachtree's Class A qualities make up the most richly appointed workplace in Midtown.

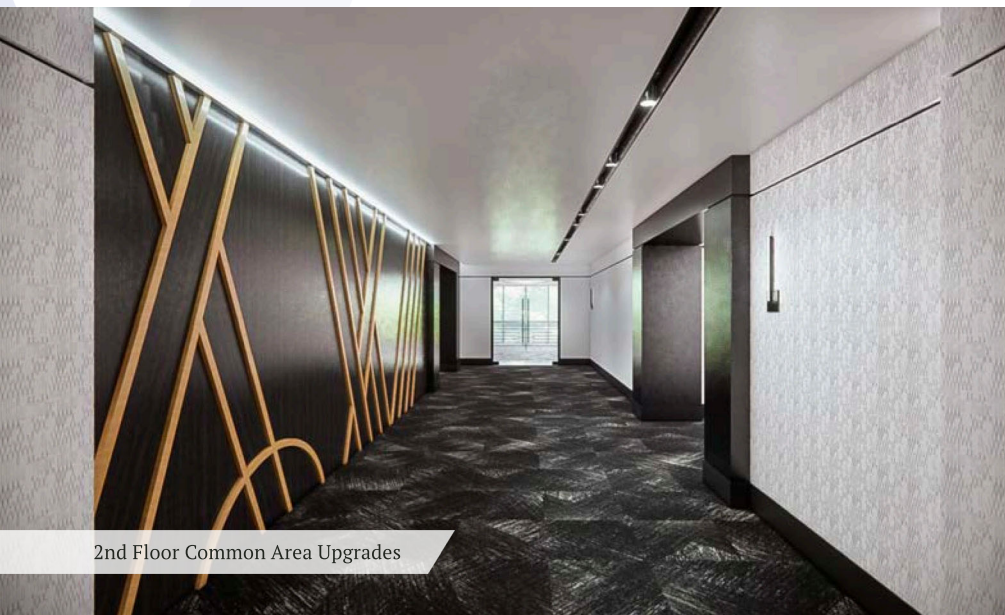
A soaring three-story rotunda entry featuring rich marble, finely milled wood and abundant natural light shapes museum quality first impressions. Upgraded common areas balance modern aesthetic with original finishes.



2nd Floor Common Area Upgrades



Grand Lobby Entry



2nd Floor Common Area Upgrades



Inviting Visitor Entry



9	Suite 900 3,576 RSF
8	Eighth Floor 19,436 RSF
7	Seventh Floor 20,158 RSF
6	Sixth Floor 20,158 RSF
5	Fifth Floor 20,158 RSF
4	Fourth Floor 19,952 RSF
3	Third Floor 17,461 RSF
2	Second Floor 2,299 RSF
1	First Floor LEASED
LL	Lower Level up to 3,237 RSF

Property Features

Brand New Fitness Center and Micro Market
Of market-leading, connected amenities possible

Boundless Design/Build Potential
And efficient floor plates

Richly Appointed, Timeless Finishes
included renovated common areas and restrooms

Walk Score® : 83

Easily walkable to dining, exhibitions, parks, lodging and alternative transit

4 Loading Bays

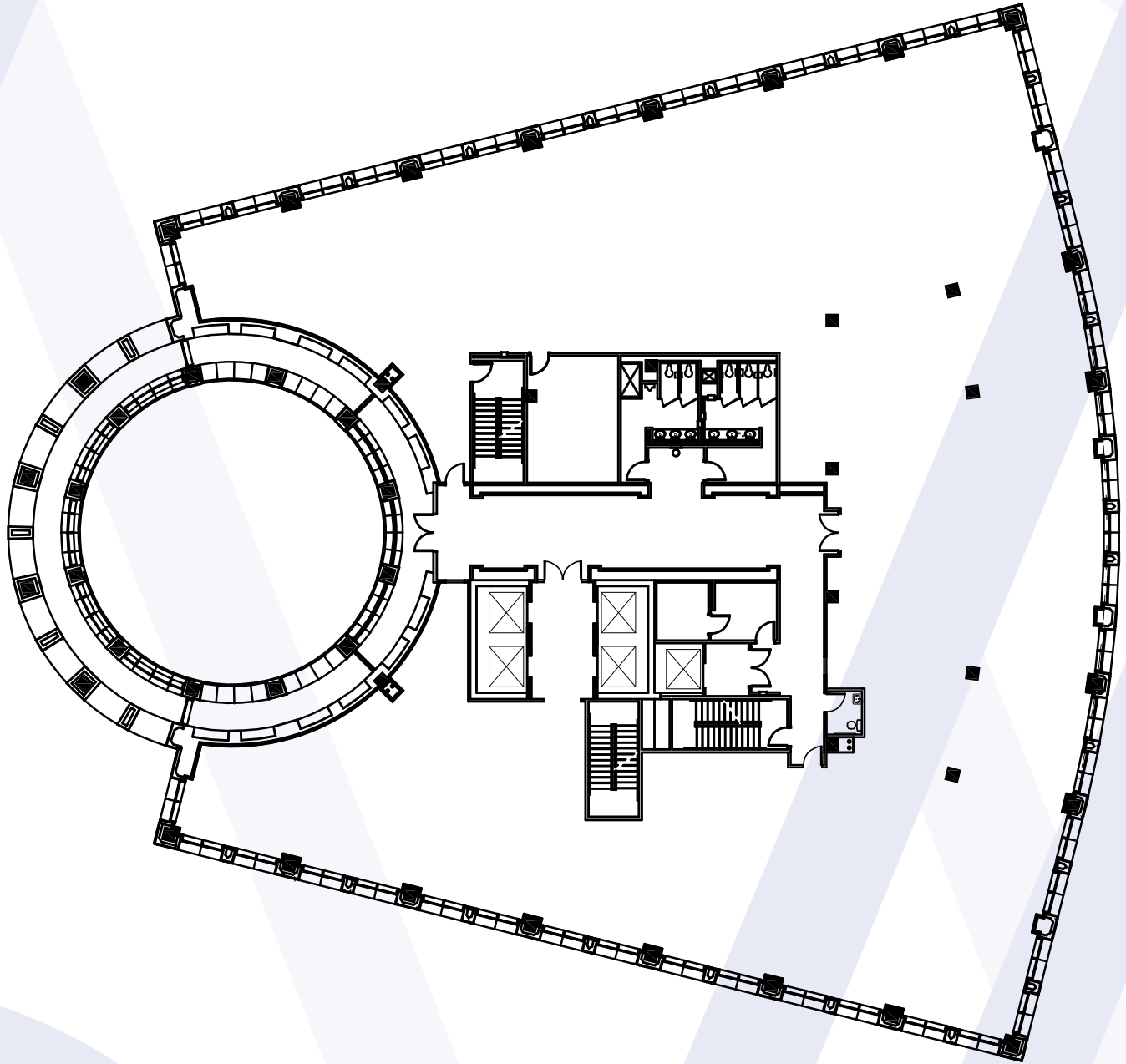
Along West Peachtree Street equipped with hydraulic lift for events or catering

2:6 : 1,000 Parking Ratio

With connected, four-level covered deck off West Peachtree Street

Third Floor Availability

Single Tenant Visualization
17,461 RSF



Chip Roach
404.842.6539
chip.roach@transwestern.com

Stephen Clifton
404.842.6538
stephen.clifton@transwestern.com

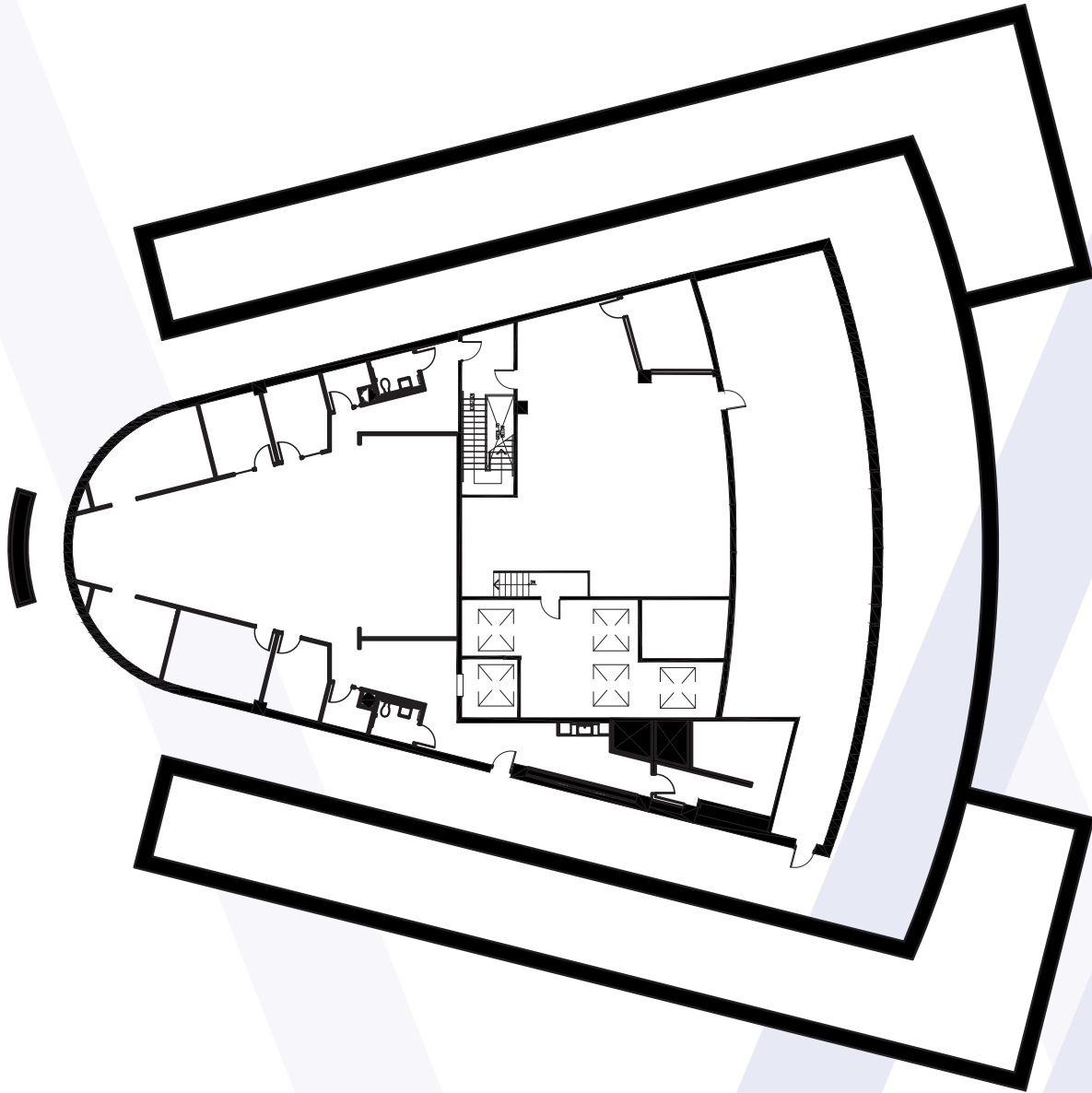


1420Peachtree.com
Drawing Not to Scale

Zach Wooten
404.842.6540
zach.wooten@transwestern.com

Ninth Floor Availability

As-Built Visualization
3,576 RSF



1420Peachtree.com
Drawing Not to Scale

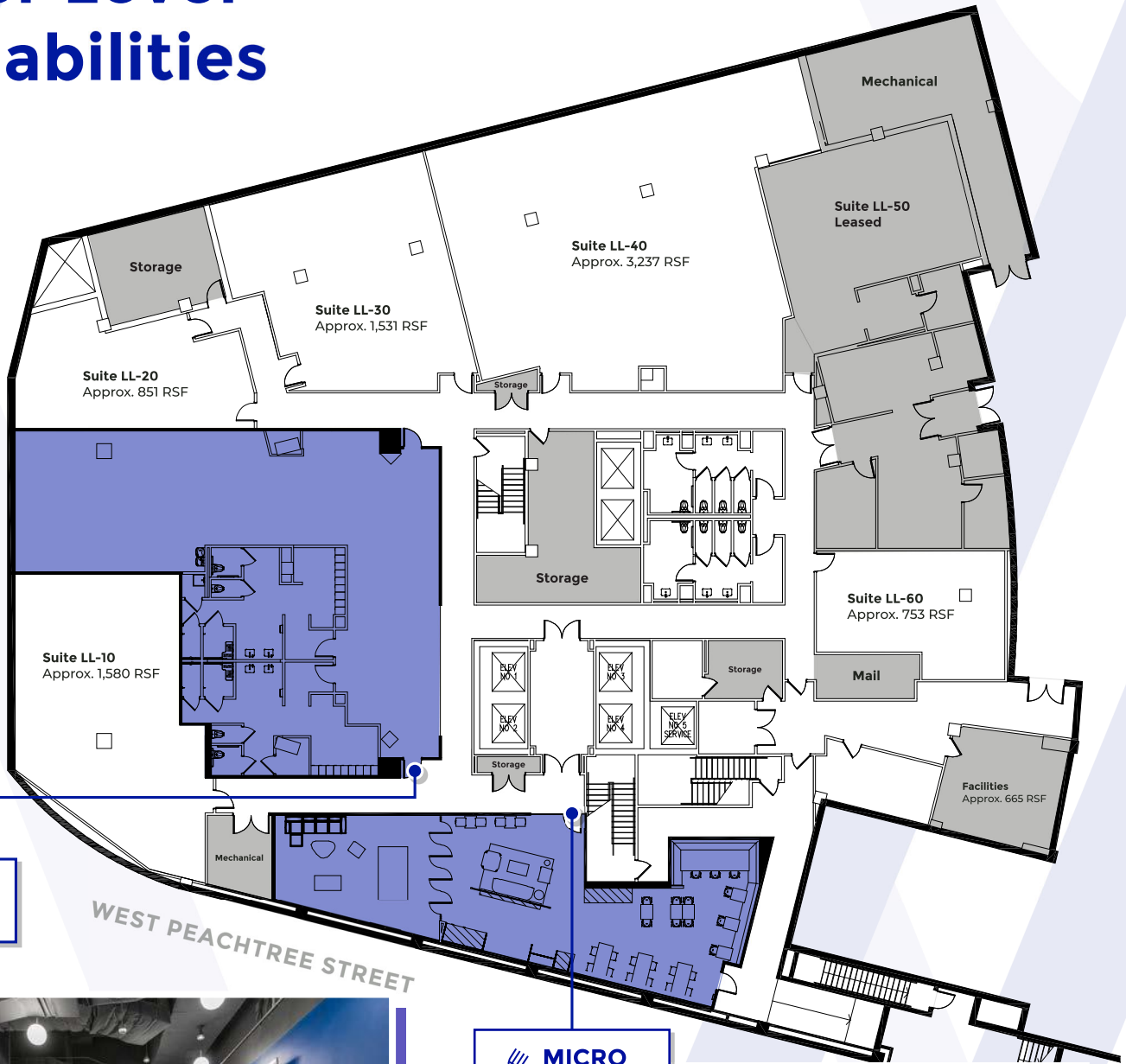
 **TRANSWESTERN®**

Chip Roach
404.842.6539
chip.roach@transwestern.com

Stephen Clifton
404.842.6538
stephen.clifton@transwestern.com

Zach Wooten
404.842.6540
zach.wooten@transwestern.com

Lower Level Availabilities



FITNESS CENTER



MICRO MARKET



T TRANSWESTERN®

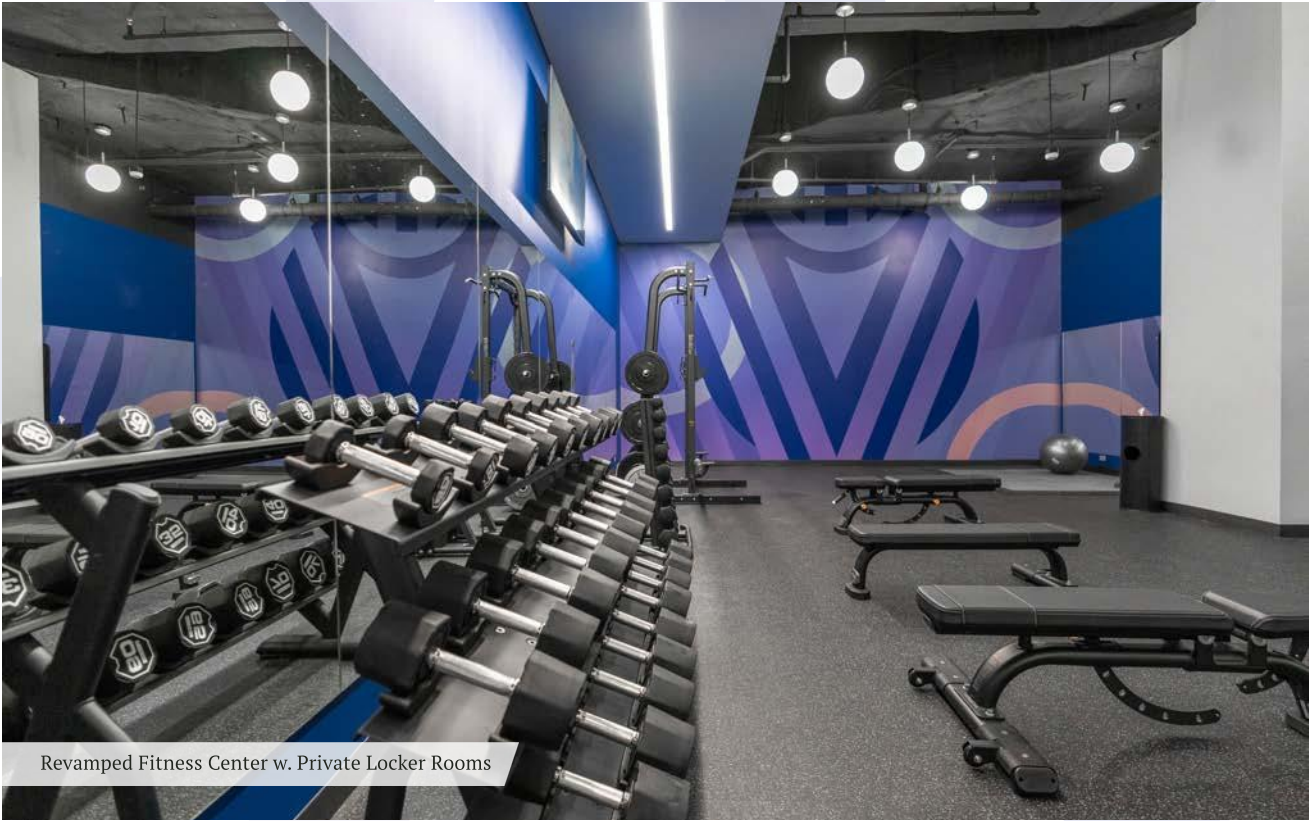
Chip Roach
404.842.6539
chip.roach@transwestern.com

Stephen Clifton
404.842.6538
stephen.clifton@transwestern.com

Zach Wooten
404.842.6540
zach.wooten@transwestern.com



1420Peachtree.com
Drawing Not to Scale



Revamped Fitness Center w. Private Locker Rooms



Amenity Activation Complete



Micro Market Private Lounge



Micro Market Seating Nook

Infinite Reasons to Get to Know Your Neighbors

Walkable to a plethora of chef-driven dining, Woodruff Arts Center, High Museum of Art, MODA and MARTA Arts Center Station.

Connected to Pershing Point Park and a stone's throw from Piedmont Park and the Eastside BeltLine Trail, experience daily opportunities to venture out and enjoy the neighborhood on foot.

Neighborhood Staples

- Canopy By Hilton** | <1 min. walk
featuring Xhibit Studio Kitchen & Bar
- Huge x Brash** | 1 min. walk
- DaVinci's Pizzeria** | 6 min. walk
- Establishment** | 9 min. walk
- 5Church** | 9 min. walk
- Politan Row at Colony Square** | 9 min. walk
- Highland Bakery** | 10 min. walk
- Bar Margot at Four Seasons** | 12 min. walk



For Further Information, Please Contact:

Chip Roach | 404.842.6539
chip.roach@transwestern.com

1420Peachtree.com

