

Only 5,100 SF Remaining



**OAKHURST
REALTY
PARTNERS**

1230 West Peachtree

RESTAURANT & RETAIL OPPORTUNITY

Midtown Atlanta's most exciting high-rise mixed-use development featuring 5,104 SF of premiere retail space.

For more information, please contact **Todd Semrau** | tsemrau@oakrep.com

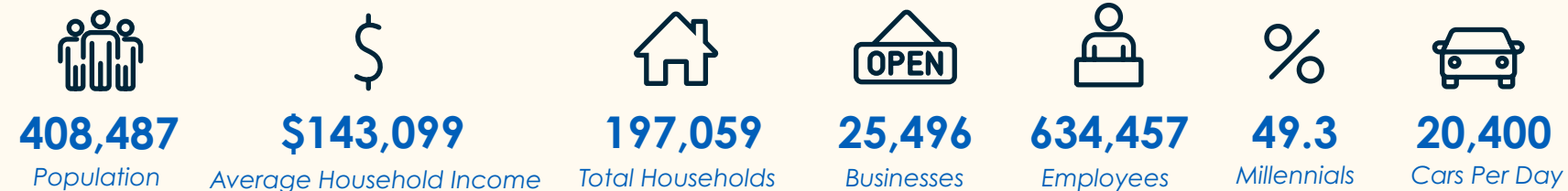
1230 West Peachtree



DEVELOPMENT HIGHLIGHTS

- » 406 Luxury Apartment Homes
- » Available Immediately
- » Thriving Business District
- » Convenient Access to the MARTA Arts Center Rail Station
- » High Museum of Art and Alliance Theater – One Block Away
- » Walk Score of 88 “Very Walkable”
- » 82,000 Daytime Workers in the Area
- » Easy Access to I-75 and I-85
- » 15th Street Extension

Within 5 Miles



Retail Space Plan

OVERVIEW

- » **5,104 SF of Ground Level Retail**
- » **Corner of 15th and West Peachtree Street**
- » **Ideal Site For:**
 - Craft Driven Restaurant
 - Local Corner Grocery
 - Retail Boutique
- » **Hood Chase Ventilation and Grease Trap Access**
- » **Parking: Valet, Public Deck & On-Street**

HANOVER MIDTOWN

Key

-  5,104 SF Available
-  *Foxtail COFFEE CO.*
-  **CityVet**
-  *Toastique*
-  Residential Amenity & Service

For more information:



Todd Semrau
tsemrau@oakrep.com
(404) 371-4100



Retail Space Plan



Only in Midtown | Major Employers

Midtown is Atlanta's commercial and cultural hub, a mecca for the creative class, and a catalyst for innovation and technology. The grid system that underpins the district allows for an urban, walkable lifestyle not matched by any other place in the Southeast. These intrinsic characteristics have made the neighborhood a hotbed for growth. Since 2015, 23,000+ new jobs have been announced, spurring new and transformative commercial developments.



600+ Employees



2,500 Employees



5,400 Employees



2,800 Employees



3,000 Employees



1,000 Employees

Only in Midtown | Major Employers



WEST MIDTOWN



T3 WEST MIDTOWN
232,141 SF Office
facebook

201 17TH STREET
355,870 SF Office
worldpay

ONE ATLANTIC CENTER
1.1M SF Office
EQUIFAX

271 17TH STREET
510,268 SF Office
BB&T

171 17TH STREET
510,268 SF Office
WELLS FARGO

GEORGIA TECH.

ATLANTIC YARDS
Under Construction
500,00 SF Office
Mixed-Use

17TH STREET

MIDTOWN UNION
Under Construction
609,110 SF Office
Mixed-Use
Invesco



1105 WEST PEACHTREE
Under Construction
664,184 SF Office
Mixed-use
Google



1230 WEST
PEACHTREE

W PEACHTREE STREET



WOODRUFF ARTS CENTER
Alliance Theatre
Atlanta Symphony Orchestra
High Museum of Art



PROMENADE II
774,610 SF Office

Only in Midtown | By The Numbers



4M

Total SF of office delivered in 2021 (or currently under construction)

5,000+

Residential units delivered in 2021 (or currently under construction)

10

Development projects reviewed by the DRC

3,300+

New jobs announced for Midtown in 2022

5x

Population growth compared to the rest of Atlanta

\$19B

Annual economic impact

Only in Midtown | Connected



A tight, **120-block street grid** offering abundant travel choices and unparalleled walkability



One-seat ride to **Hartsfield-Jackson International Airport**, the busiest airport in the world



Consistently ranked among the region's best neighborhoods for walking, with more than **40 linear miles of sidewalks**



5 miles of existing bike lanes + 10 more miles planned, plus **12 bikeshare stations**



4 MARTA rail stations with access to more than 76 miles of public transit and 26 local/regional bus routes



300+ acres of parks and green space and a network of well-lit, tree-lined sidewalks



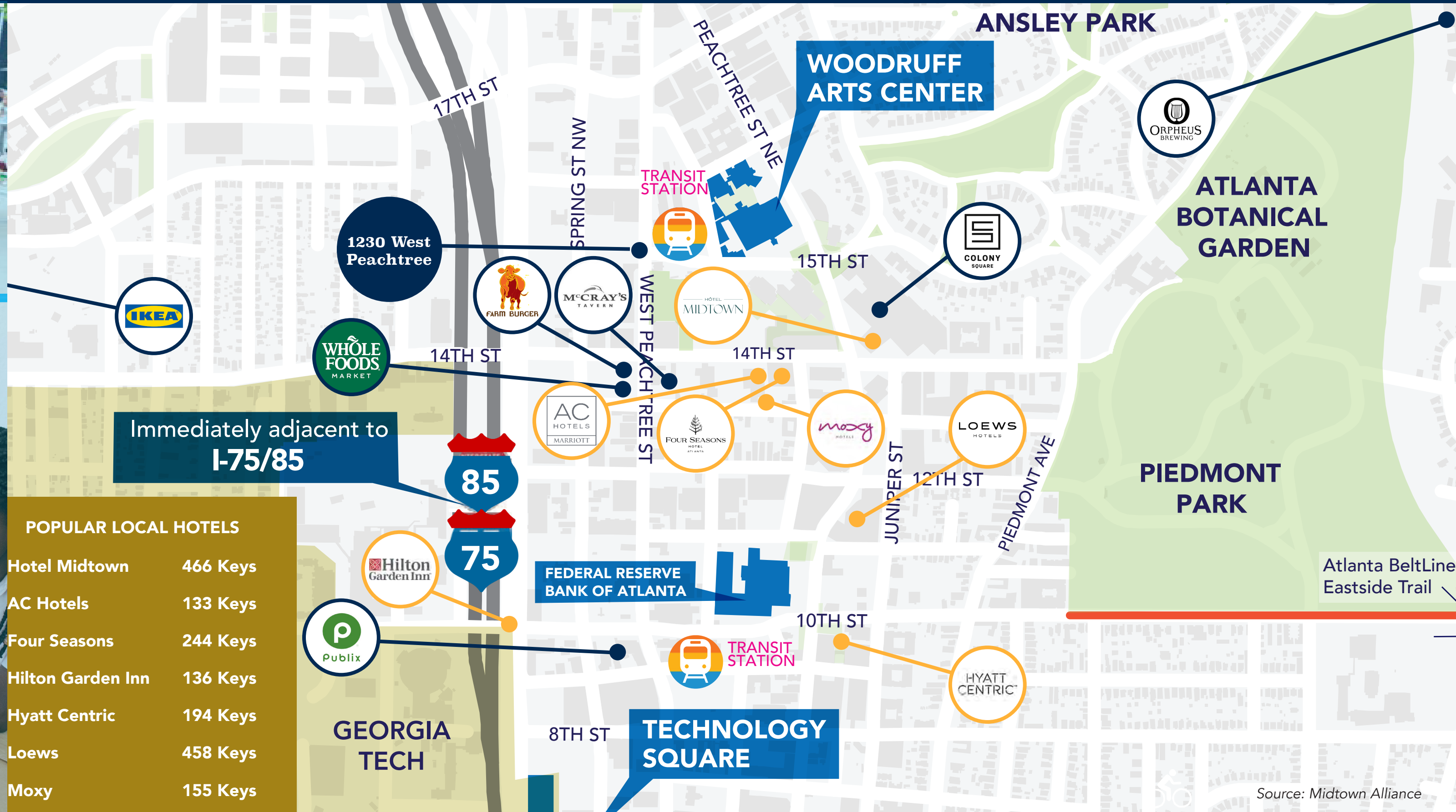
Central location with **exceptional interstate access**



Direct connections to **Piedmont Park** and the **Atlanta BeltLine's Eastside Trail**



Local Attractions



Immediately adjacent to
I-75/85

POPULAR LOCAL HOTELS

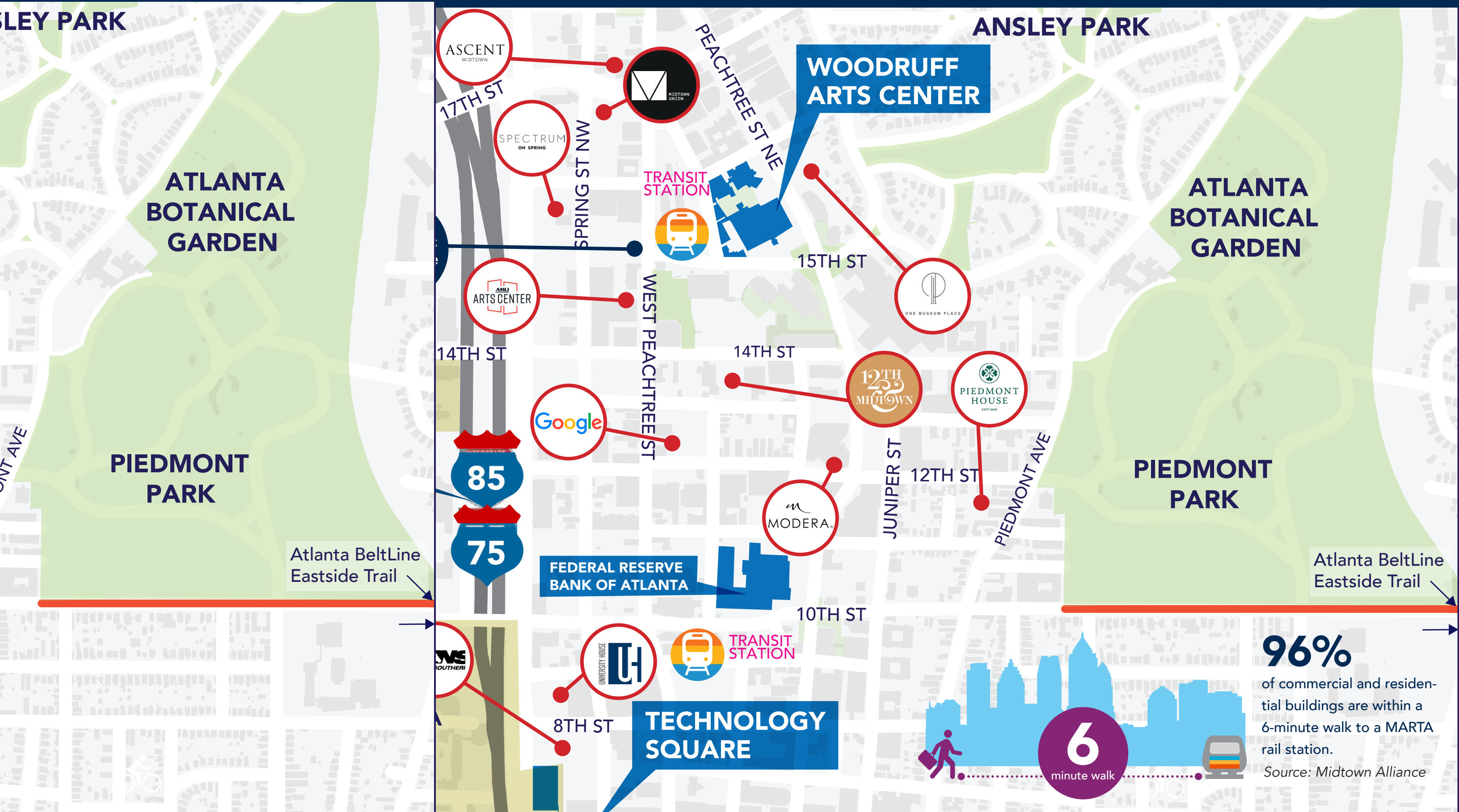
Hotel Midtown	466 Keys
AC Hotels	133 Keys
Four Seasons	244 Keys
Hilton Garden Inn	136 Keys
Hyatt Centric	194 Keys
Loews	458 Keys
Moxy	155 Keys

Source: Midtown Alliance

- 1. Antico
- 2. Azota
- 3. Aziza
- 4. Bar Margot
- 5. Cooks & Soldiers
- 6. Ecco
- 7. Empire State South
- 8. Forza Storico
- 9. Low Country Steak
- 10. Lure
- 11. Marcel
- 12. Miller Union
- 13. Nagomiya
- 14. Nan
- 15. Nick's Westside
- 16. Reverence
- 17. Redbird
- 18. Toscano Ristoranti Italiano
- 19. STK Steakhouse

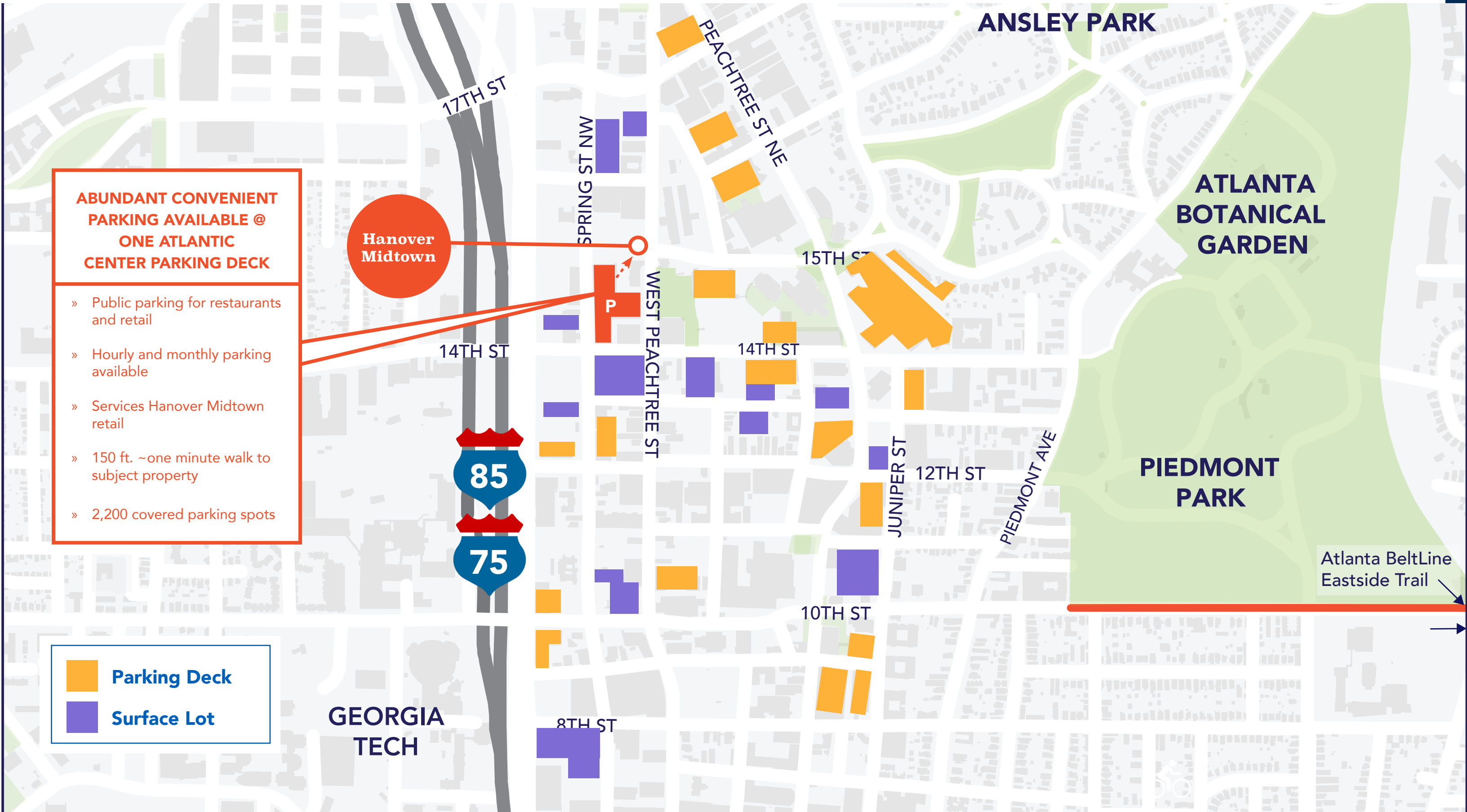
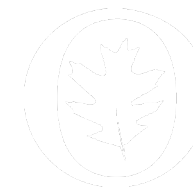


Major Developments



96%
of commercial and residen-
tial buildings are within a
6-minute walk to a MARTA
rail station.
Source: Midtown Alliance





**ABUNDANT CONVENIENT
PARKING AVAILABLE @
ONE ATLANTIC
CENTER PARKING DECK**

- » Public parking for restaurants and retail
- » Hourly and monthly parking available
- » Services Hanover Midtown retail
- » 150 ft. ~one minute walk to subject property
- » 2,200 covered parking spots

**Hanover
Midtown**

 **Parking Deck**
 **Surface Lot**

**GEORGIA
TECH**

ANSLEY PARK

**ATLANTA
BOTANICAL
GARDEN**

**PIEDMONT
PARK**

Atlanta BeltLine
Eastside Trail



17TH ST

14TH ST

15TH ST

14TH ST

12TH ST

10TH ST

8TH ST

PEACHTREE ST NE

SPRING ST NW

WEST PEACHTREE ST

JUNIPER ST

PIEDMONT AVE

15th Street Extension

The 15th Street extension would be a multi-modal connection that extends 15th Street from its current end point at West Peachtree Street two blocks west to Williams Street. The entire extension would be implemented on GDOT right-of-way, eliminating the need for costly and time-consuming land acquisition.

The proposed roadway design between West Peachtree Street and Spring Street would include a three-lane section consisting of one through lane in each direction and dedicated left-turn lanes approaching Spring Street and West Peachtree Street.

The proposed lane section west of Spring Street would consist of a single through lane in each direction. Travel lanes are proposed to be 11-feet wide. Additionally, the new cross-section would consist of 5-foot tree planting/furniture zones, 5-foot sidewalk-level bicycle lanes, and 10-foot sidewalks on both sides of the street. The bicycle lanes would provide a direct connection to the Arts Center MARTA Station and existing and proposed developments as well as other bicycle routes.

Source: Midtown Alliance





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