



A DYNAMIC OFFICE DESTINATION AT TECH SQUARE

754 Peachtree Street - Atlanta, GA

CBRE





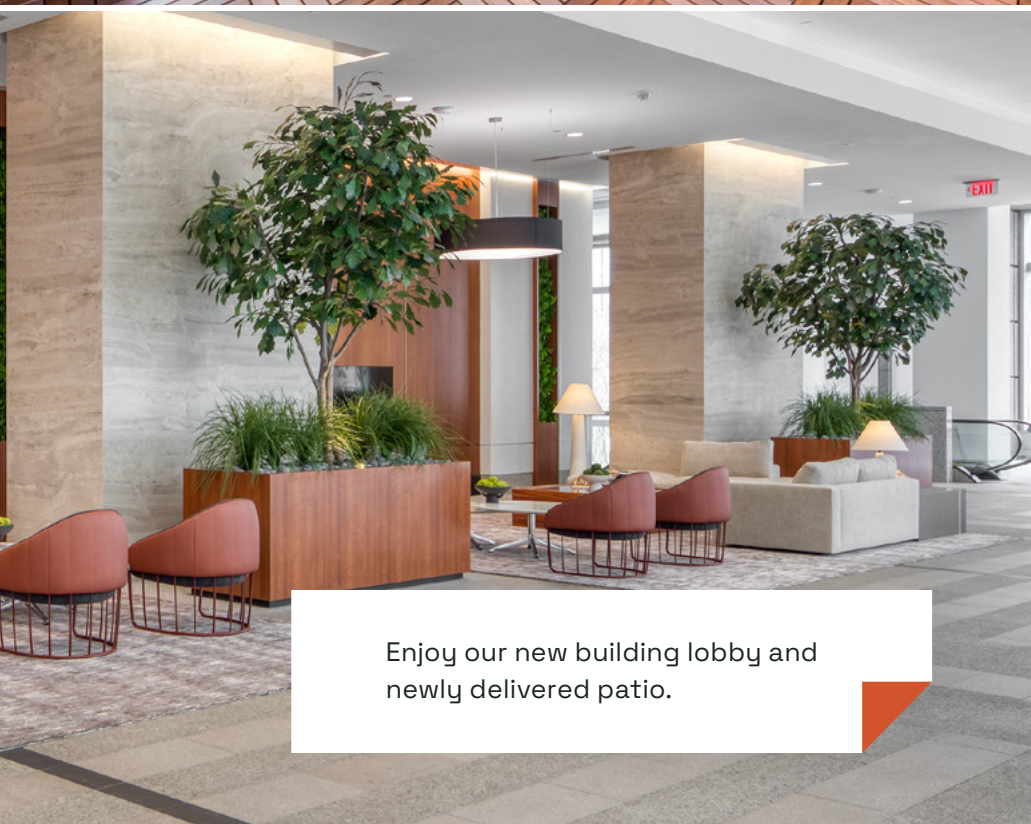
The Gateway to Tech Square

Tech Corner offers you a unique opportunity at the heart of Atlanta's booming Midtown district. Claim your position at the center of Atlanta's innovation ecosystem, with immediate proximity to top collegiate talent and the highest density of startups and innovators in the Southeast.

It's the premier location to draw talent from a pool as diverse as it is deep, and engage them with a richly-amenitized campus and easily walkable urban destination.

— Now is the right time. This is the right place.





Enjoy our new building lobby and newly delivered patio.

Activate, accelerate, achieve.

Tech Corner is built for your success. Work efficiently and comfortably in a setting supercharged by the recently renovated building lobby and new outside patio with upcoming renovations to the fitness center and cafe. And, if you need a space scaled to your ambitions, Tech Corner offers a contiguous block of 224,000 RSF.

- » **Activate** brand identity using bold signage opportunities on Peachtree.
- » **Accelerate** growth with scalable and subdividable suites.
- » **Achieve** sustained collaboration using large, efficient and flexible floor plates.
- » **Expand** your horizons with superb upper floor views of Midtown.



ONE BLOCK AWAY

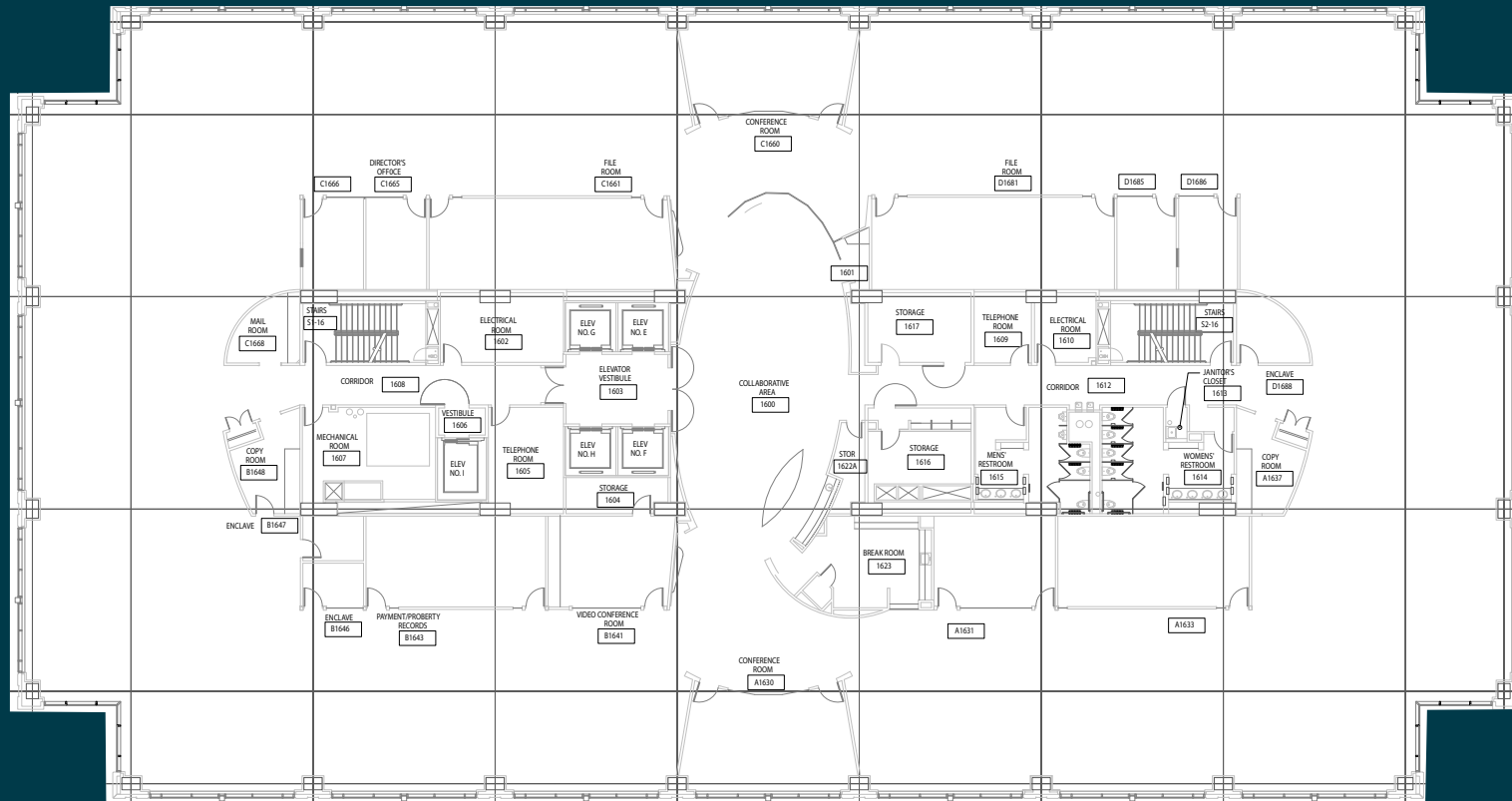
— Building details

| | |
|----------------|--|
| Address: | 754 Peachtree Street, Atlanta, Georgia |
| Floors: | 16 |
| Availability: | 224,000 RSF Contiguous (Floors 10-16) |
| Floor Size: | 32,000 SF |
| Parking Ratio: | 3.2/1,000 — BEST IN MIDTOWN |

— Availability



Column-Free Efficient Floor Plates



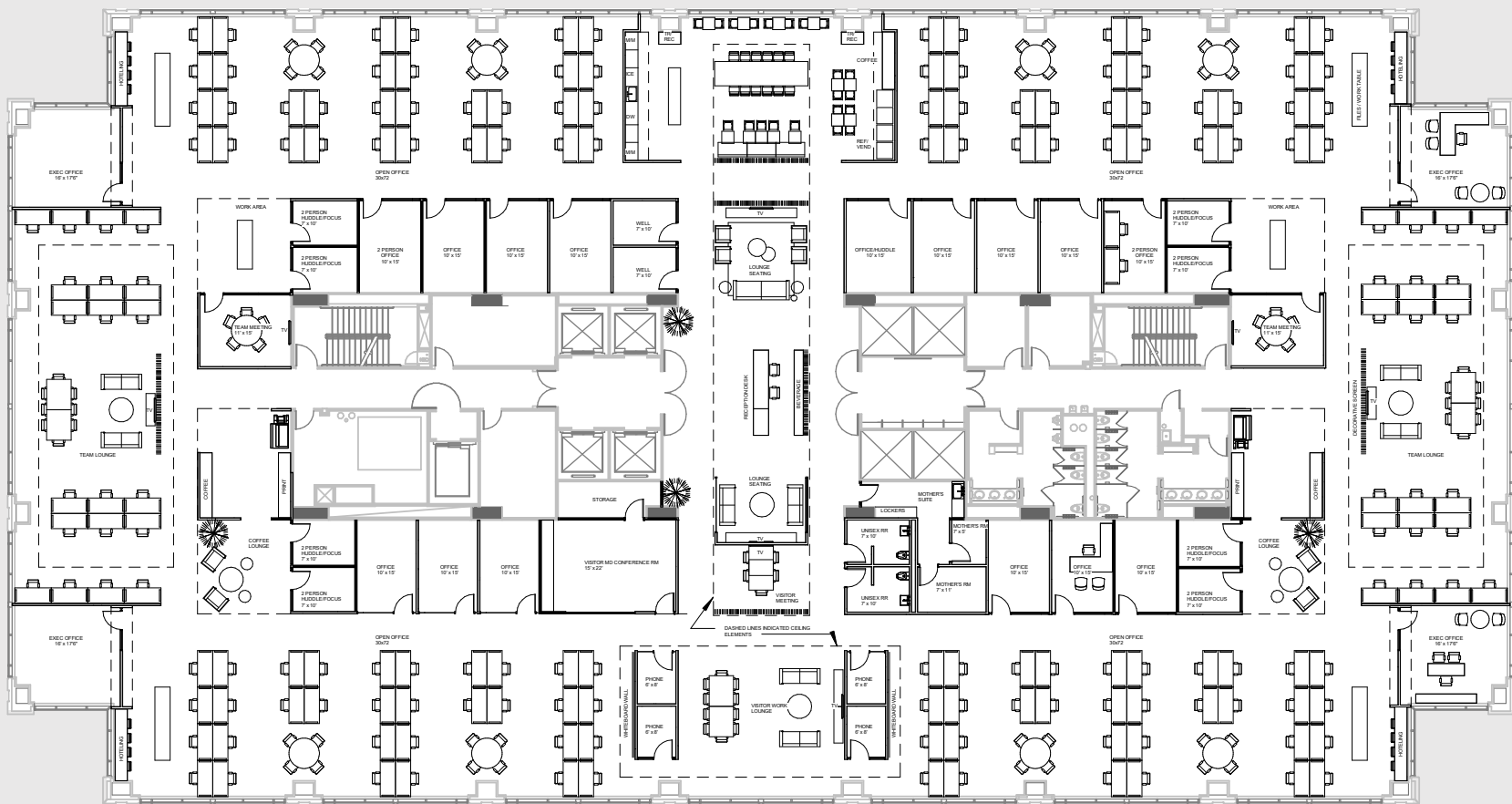
Full Floor Test Fit

168 Workstations

8 Huddle Rooms

19 Offices

4 Conference Rooms



Full Floor Test Fit

16 Workstations

6 Huddle Rooms

64 Offices

2 Conference Rooms



11th Floor Spec Suites

Featuring views of Midtown Atlanta, our newly renovated 11th floor spec suites offer space options for tenants of all sizes. These ready-to-move-in suites have a modern design aesthetic that a tenant can easily personalize.



Suite

Availability

Suite 1100

8,622 SF

Suite 1125

10,531 SF

Suite 1150

4,930 SF

Suite 1175

6,764 SF



Ready to Move In Spec Suites

Suite 1100
8,622 SF

Suite 1125
10,531 SF



Suite 1175
6,764 SF

Suite 1150
4,930 SF



Make your Mark in Midtown

Top of Building
Signage Opportunity

Stacked benefits. Stylish brilliance.

Working at Tech Corner has its perks. Across the shared offering with 725 W Peachtree, you'll find a suite of common areas designed to keep a modern workforce refreshed and ready to go, all in an environment rich with cross-pollination potential.



Access

Extend your workday beyond the office and into the dynamic and innovative Midtown area.



Dining

Enjoy numerous walkable amenities, including the Melting Pot restaurant, as well as the building cafe.



Wellness

Prioritize wellness in our renovated fitness center.



Greenspace

Take advantage of inviting open-air environments perfect for brainstorming sessions and team gatherings.



Take advantage of everything this location has to offer.

Within close proximity you will find:

- » 90 Dining Destinations
- » 32 Hotels
- » 15 Banks
- » 8 Gym/Fitness Centers



1 Block Walk

to the North Avenue MARTA station



3-Minute Drive

to the I-75 / I-85 Connector



Hotels within .5 miles:

- | | | |
|-----------------------------------|-------------------------|---------------------|
| » Renaissance Hotels | » Home2 Suites | » Hotel Indigo |
| » Staybridge Suites | » Courtyard by Marriott | » Hyatt Centric |
| » Crowne Plaza Hotels and Resorts | » Element by Westin | » Element by Westin |



TECH CORNER

Chris Port

Executive Vice President
+1 404 317 2060
chris.port@cbre.com

Nicole Goldsmith

Senior Vice President
+1 678 978 3933
nicole.goldsmith@cbre.com

Jeff Keppen

Executive Vice President
+1 770 855 6075
jeff.keppen@cbre.com

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