

FLATIRON

84 PEACHTREE STREET



INTRODUCING

an iconic and historical Atlanta landmark - *the Flatiron*

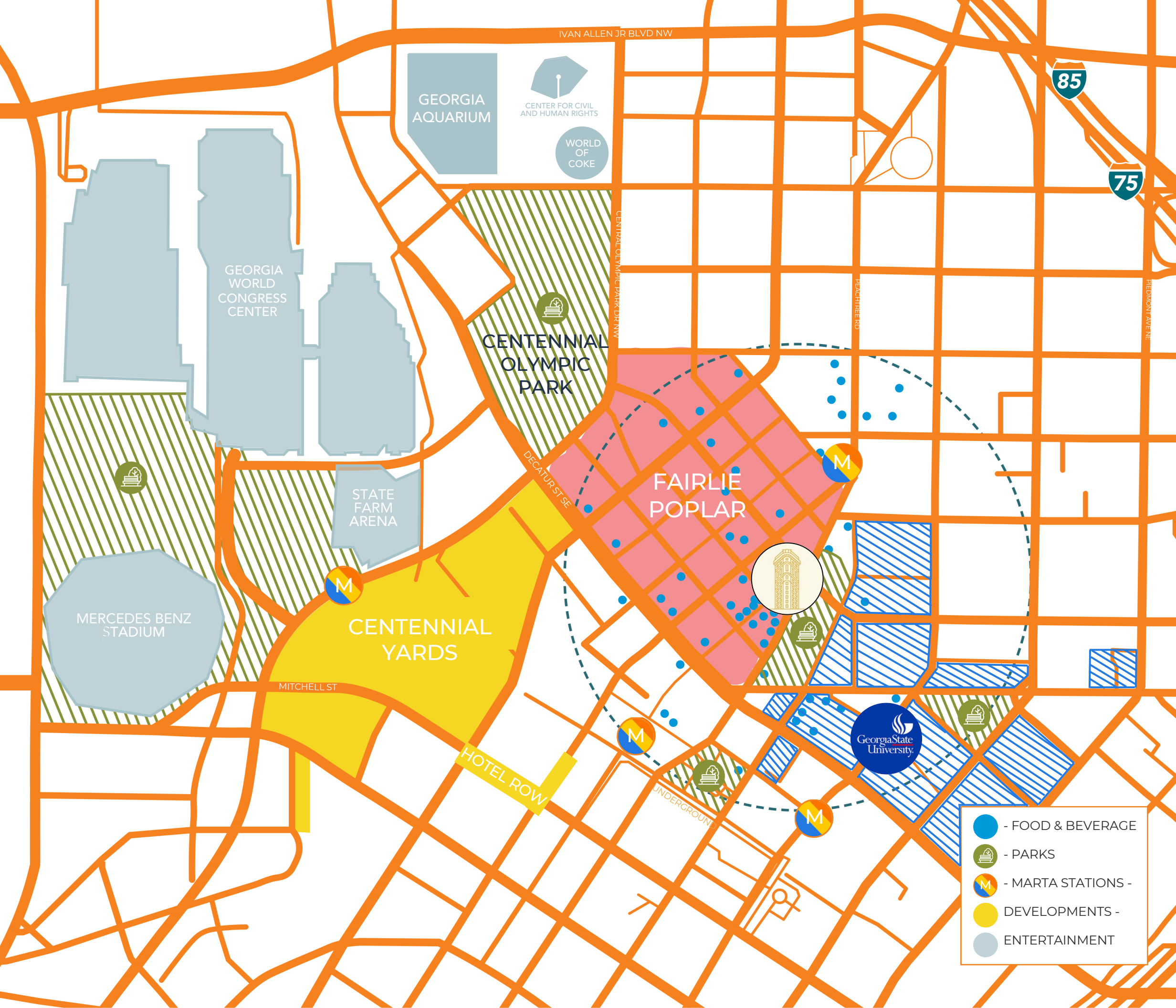
OWN A PIECE OF HISTORY Located in the heart of Atlanta's architecturally rich Fairlie-Poplar District, the Flatiron Building—the city's first skyscraper, built in 1897—has been reimagined into turn-key boutique offices with modern amenities that inspire creativity, community, and culture.

This is a rare opportunity to own and invest in one of Atlanta's most iconic historic landmarks, where timeless character meets contemporary functionality..

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Location Highlights

97

WALK SCORE

80

BIKE SCORE

81

TRANSIT SCORE

5

MARTA STATIONS

52+

RESTAURANTS WITHIN .5 MILE

15+

HOTELS WITHIN .5 MILE

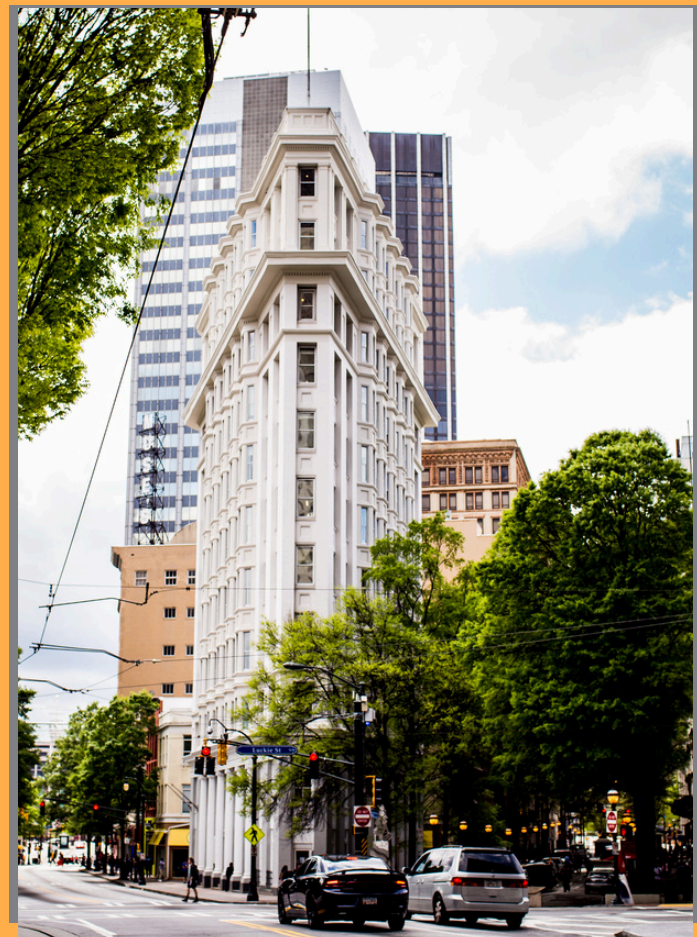
Flatiron

Re-imagined

The Flatiron is a storied landmark with roots tracing back to the city's post-Civil War rebirth. Built in 1897, it became the first of many iconic structures in what is now the Fairlie-Poplar District—one of Atlanta's most architecturally significant neighborhoods.

Today, both the district and surrounding area are experiencing a dynamic resurgence. The Flatiron has been fully restored and reimagined, blending historic charm with modern innovation. Step through its 128-year-old wooden doors and discover state-of-the-art spaces designed for creators, entrepreneurs, and visionaries.

The Flatiron offers a unique environment that inspires ideas and fuels growth for companies of all shapes and sizes.



Crossroads of Culture, Commerce & Campus Life

The historic Flatiron sits at the epicenter of Atlanta's most dynamic convergence—where the architectural charm of the Fairlie-Poplar Historic District meets the energy of Georgia State University, the vibrancy of the Centennial Yards entertainment district, and the green reprieve of both Centennial Olympic Park and Woodruff Park. Surrounded by students, professionals, and visitors alike, this location offers unmatched connectivity, character, and foot traffic in one of Atlanta's most walkable, activated neighborhoods.



Highlights

ADDRESS: 84 Peachtree Street

SIZE: 44,669 SF

FLOORPLATE: 3,822 RSF

ZONING: SPI-1 | SA-7

YEAR BUILT: 1897

RENOVATION: 2016

CEILING HEIGHT: 11'

STORIES: 11

ACERAGE: ±0.1

Fairlie-Poplar District

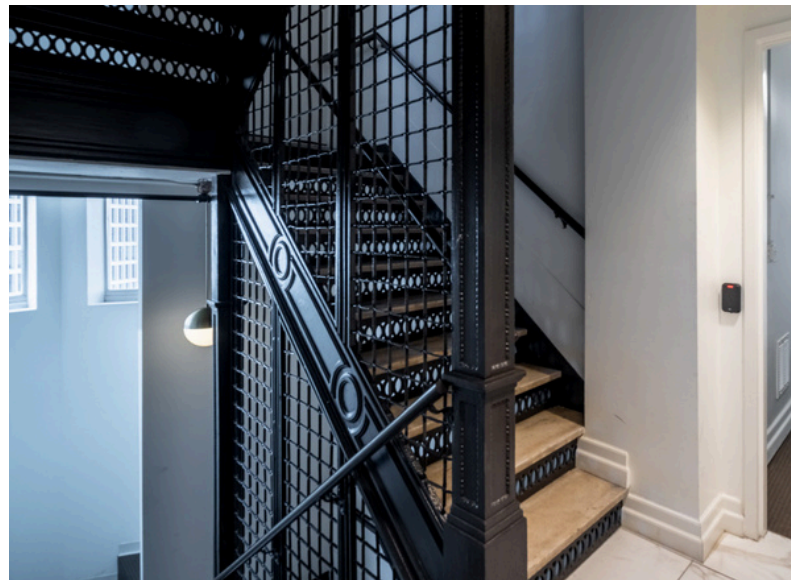
A historic neighborhood driving regional change and opportunity.



LATE 1800s

Following the widespread destruction of the Civil War, the Fairlie-Poplar District emerged as part of Atlanta's rebuilding efforts. Constructed with durable materials like brick, stone, cast iron, wood, and pressed metal, the area was promoted as Atlanta's New Modern Fireproof Business District.

Many of these original structures still stand today, showcasing the district's rich architectural character and enduring historical significance.



BROAD STREET BOARDWALK



REVITALIZATION

In recent years, many of the Fairlie-Poplar District's historic buildings have been thoughtfully restored and repurposed into offices, restaurants, and creative commercial spaces. Today, the district is a vibrant destination, known for its lively street atmosphere, rich cultural attractions, and walkable charm.

Just behind the Flatiron, Broad Street has become a popular gathering place, showcasing the authenticity of the neighborhood's ongoing revival—with galleries, theaters, and music venues helping to define its creative spirit.

DEFINITION

The district is named after two streets that intersect within its boundaries: Fairlie Street and Poplar Street.

The Future

Atlanta Today and Whats to Come

Atlanta has come a long way—and its future is brighter than ever. With rapid revitalization underway, the Fairlie Poplar District is flourishing with new amenities, cultural attractions, and renewed energy. As a historic epicenter of commerce and creativity, the area continues to grow as a dynamic destination for business, tourism, and community.

28,000+

residents

65,000+

students

200,000+

daytime office workers

15M

annual attendance
(conventions, concerts, sporting events)

53M

annual visitors

\$9 BILLION

in real estate investment U.C. or planned



SOUTH DOWNTOWN

In 2025, Atlanta Tech Village acquired a portfolio of over 48 historic buildings and 4 acres of parking lots in South Downtown. Hotel Row and 222 Mitchell are well underway, set to deliver an abundance of new residences, a cutting-edge tech campus, and retail. ATV's vision is to transform the area into a vibrant live-work-play destination, while establishing one of the most dynamic tech hubs in the country—fostering innovation and community in the heart of Atlanta.



FAIRLIE POPLAR DISTRICT

Fairlie Poplar combines the green oasis of parks, historic charm of landmark buildings, the energy of 30,000 Georgia State University students, and walkable streets to create a vibrant district. Atlanta's most iconic attractions are walking distance, including the Mercedes-Benz Stadium, State Farm Arena, Civil Rights Museum, College Football Hall of Fame, Georgia Aquarium, and the World of Coca-Cola.



CENTENNIAL YARDS

Covering 50 acres of former rail yards and parking lots near two major arenas, Centennial Yards will include 4 million sq. ft. of residences alongside 4 million sq. ft. of retail, office, restaurants, a Live Nation venue, and hotels. The development aims to create a vibrant, mixed-use district, with much of the project expected to be completed in time for Atlanta's 2026 World Cup.





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