

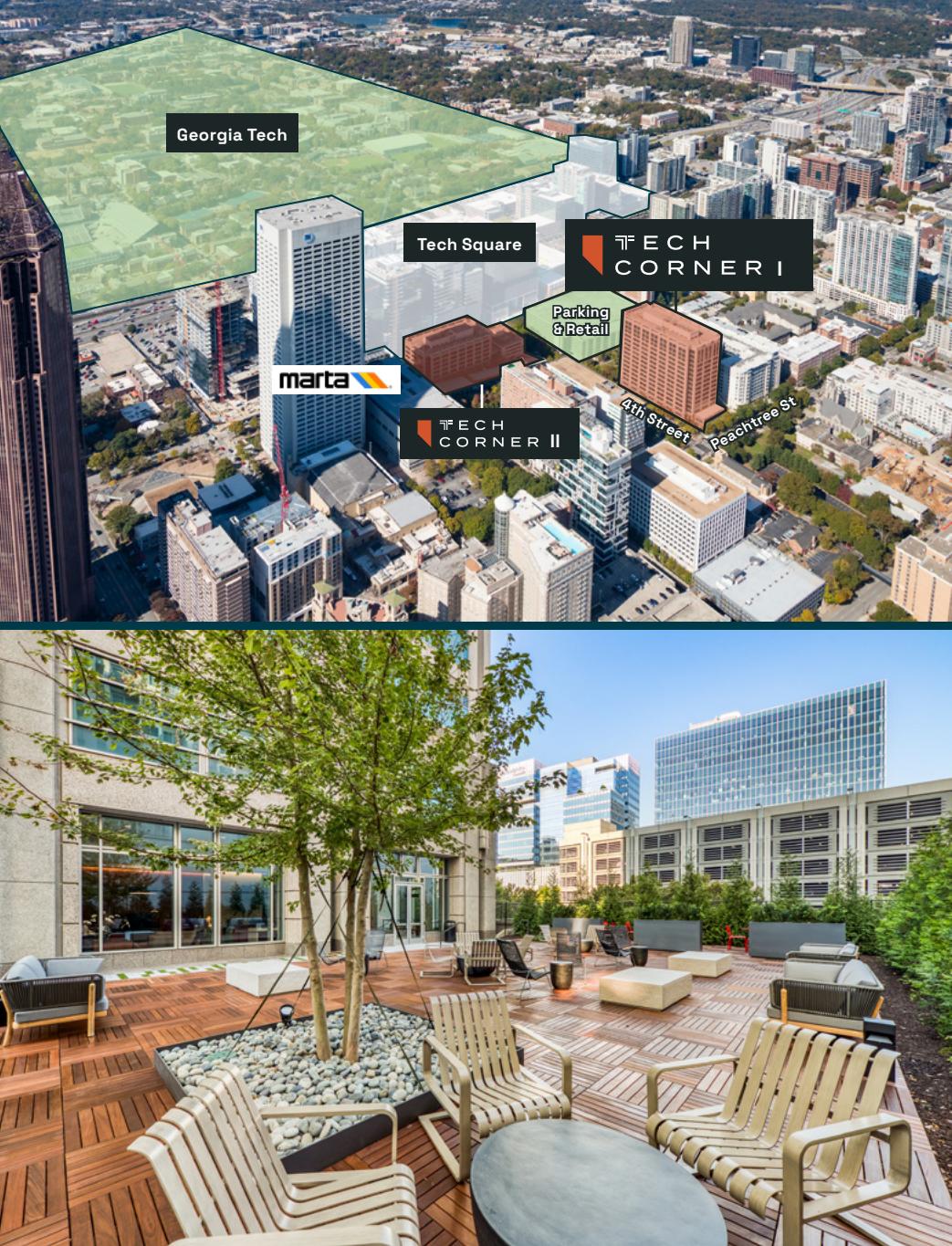


A DYNAMIC OFFICE DESTINATION AT TECH SQUARE

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.

— Building details

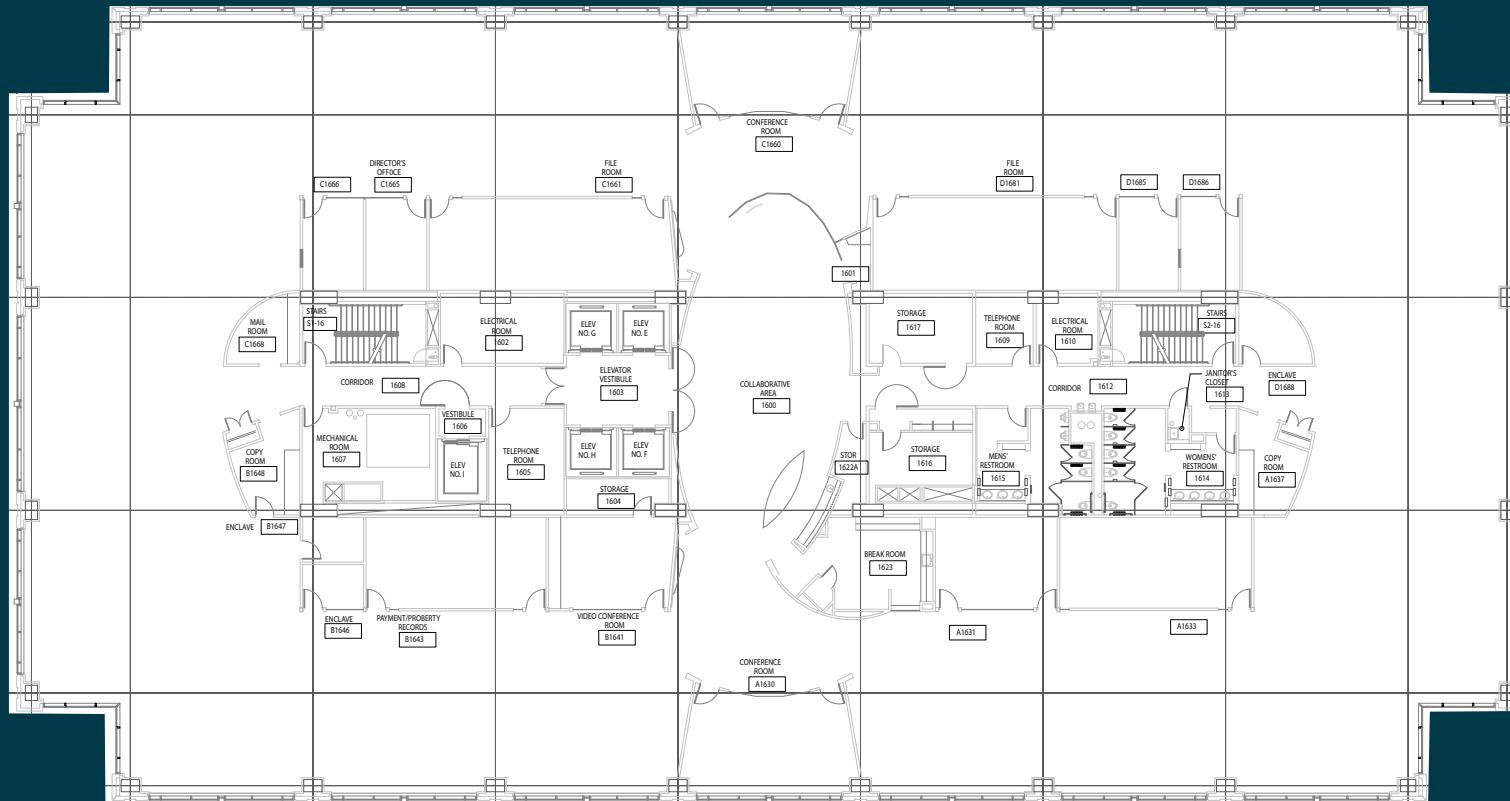
Address:	754 Peachtree Street, Atlanta, Georgia
Floors:	16
Availability:	224,000 RSF Contiguous (Floors 10-16)
Floor Size:	32,000 SF
Parking Ratio:	3.2/1,000 — BEST IN MIDTOWN

— Availability



ONE BLOCK AWAY

Column-Free Efficient Floor Plates



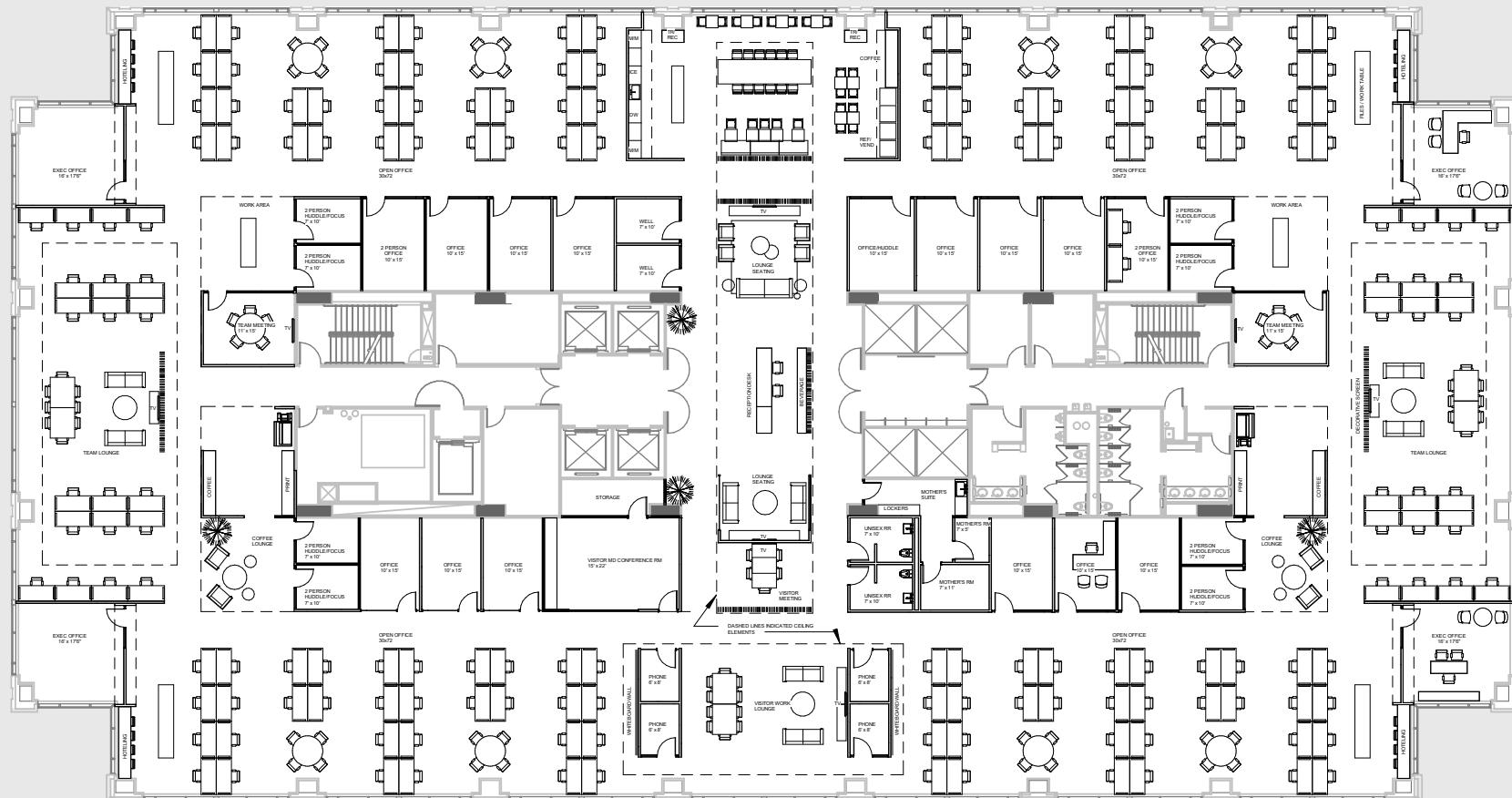
Full Floor Test Fit

168 Workstations

19 Offices

8 Huddle Rooms

4 Conference Rooms



Full Floor Test Fit

16 Workstations

64 Offices

6 Huddle Rooms

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.

**Delivering
Q4 2025**

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.



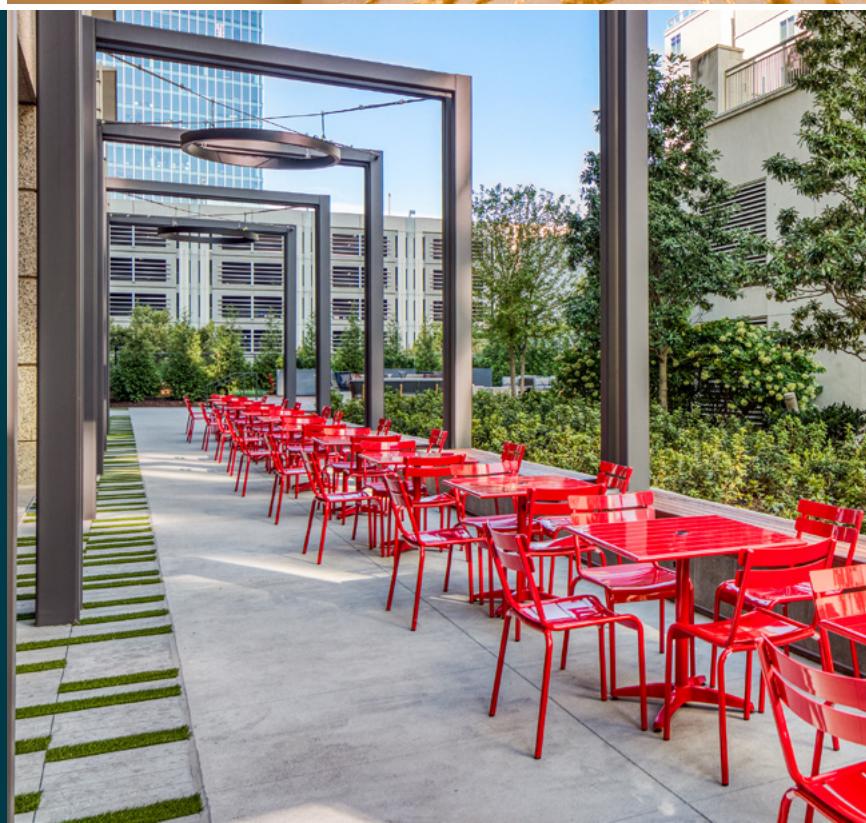
Wellness

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

— Renovations Continue

Completed
Q3 2025

New Building Lobby
New Patio

Delivering
Q4 2025

11th Floor Spec Suites



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CBRE

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