

191

PEACHTREE  
TOWER

Singular Sophistication.  
Effortless Elegance.

THE SOUTHEAST'S PREEMINENT TROPHY TOWER



BANYAN STREET  
CAPITAL

CBRE



# Discover Atlanta's Double-Crowned Jewel.

191 Peachtree Tower has no equal in Downtown Atlanta. A defining landmark of the city's skyline positioned at the center of Downtown's once-in-a-generation revitalization, 191 Peachtree offers irreplaceable experiences that awe clients and inspire talent.

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## OVERVIEW

- 1,219,000 RSF
- 50 stories

## FLOOR PLATES

- 26,000 RSF



## A Private District

With 4 full-service restaurants, the Ritz-Carlton, fitness and more on-site, 191 Peachtree feels like a city unto itself.

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## Downtown Rising

\$8.2 billion invested across the district, all enhancing 191 Peachtree's tenant experience.

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## Opportunity for All

From spec suites to full floors, there's space for all styles.

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## Top-of-Building Signage Potential

Make your mark on an Atlanta icon.



# Refinement Redefined

Experience timeless luxury, modern elegance and white-gloved hospitality provided by on-site property management.



## Resolution Fitness Center

Discover an elevated fitness experience designed to keep tenants at the top of their game.

Featuring group fitness classes, saunas and steam rooms, and locker rooms and showers available for tenants in the building.



## Golf Simulator

Relax in our private golf simulator and lounge, including a bar and soft seating for tenant-hosted events.





## Metro Atlanta Chamber Partnership

191 Peachtree Tower maintains a formal relationship with the Metro Atlanta Chamber, offering tenants unique access to Atlanta's business ecosystem.

Access MAC economic development programming, invitations to regional business events, and involvement in talent, growth, and innovation initiatives.

## Conference Center

Host events in our tech-forward training and meeting facility located on the 4th floor, with a 140-person maximum capacity.

## Integrated Luxury Experience

191 Peachtree provides everything the city can, all without you ever leaving the building. 4 full-service restaurants, the Ritz-Carlton, and everything needed for a complete luxury experience are on site.



### IN ADDITION:

- Reserved and EV Parking
- Mint Auto Detail
- 191 Cleaners
- Fresh Floral Arrangements at Eneni's Garden
- Indoor Bicycle Parking



# An Irreplaceable Experience

Beyond a premier suite of tenant amenities, some of Atlanta's most desirable destinations are found only at 191 Peachtree.

## The Commerce Club

Located on the 49th floor of 191 Peachtree Tower, The Commerce Club is Atlanta's premier, members-only business and social club. Membership discounts are available for tenants.

Enjoy panoramic views, private dining rooms, and connect to a brilliant social network.

Reserve boardrooms and grand ballrooms for large meetings.

The Commerce Club experience includes a full-service bar and restaurant, happy hours, networking events and programming.





## The Ritz-Carlton

191 Peachtree is directly connected to the five-star Ritz-Carlton Hotel, an Atlanta icon for almost fifty years.

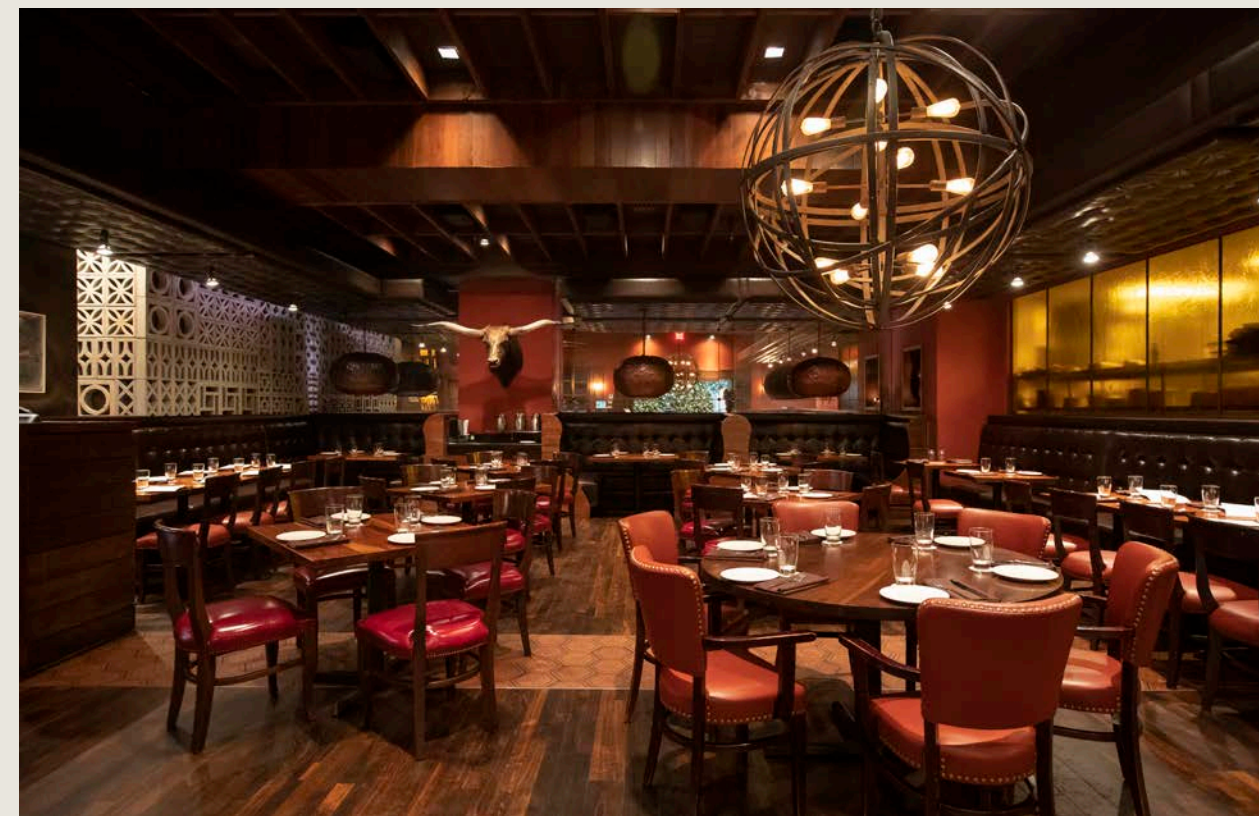
Easily host clients in Atlanta's most distinguished hotel

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Elevate your events with one of the Ritz-Carlton's hosting spaces

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Tenant discounts on rates negotiated directly with the Ritz



## Alma Cocina

Enjoy a fine dining Mexican restaurant in the West Atrium of the lobby. Noted for having one of the best happy hours in the city, Alma Cocina offers private dining, catering, cocktails and more.

## Stylish Staples

- Land of a Thousand Hills
- Jittery Joe's
- Grab & Go

# Join a Gallery of Legends

Find your place in the sky among a roster of Atlanta's elite firms. From large blocks to spec suites, there's space that suits your style.

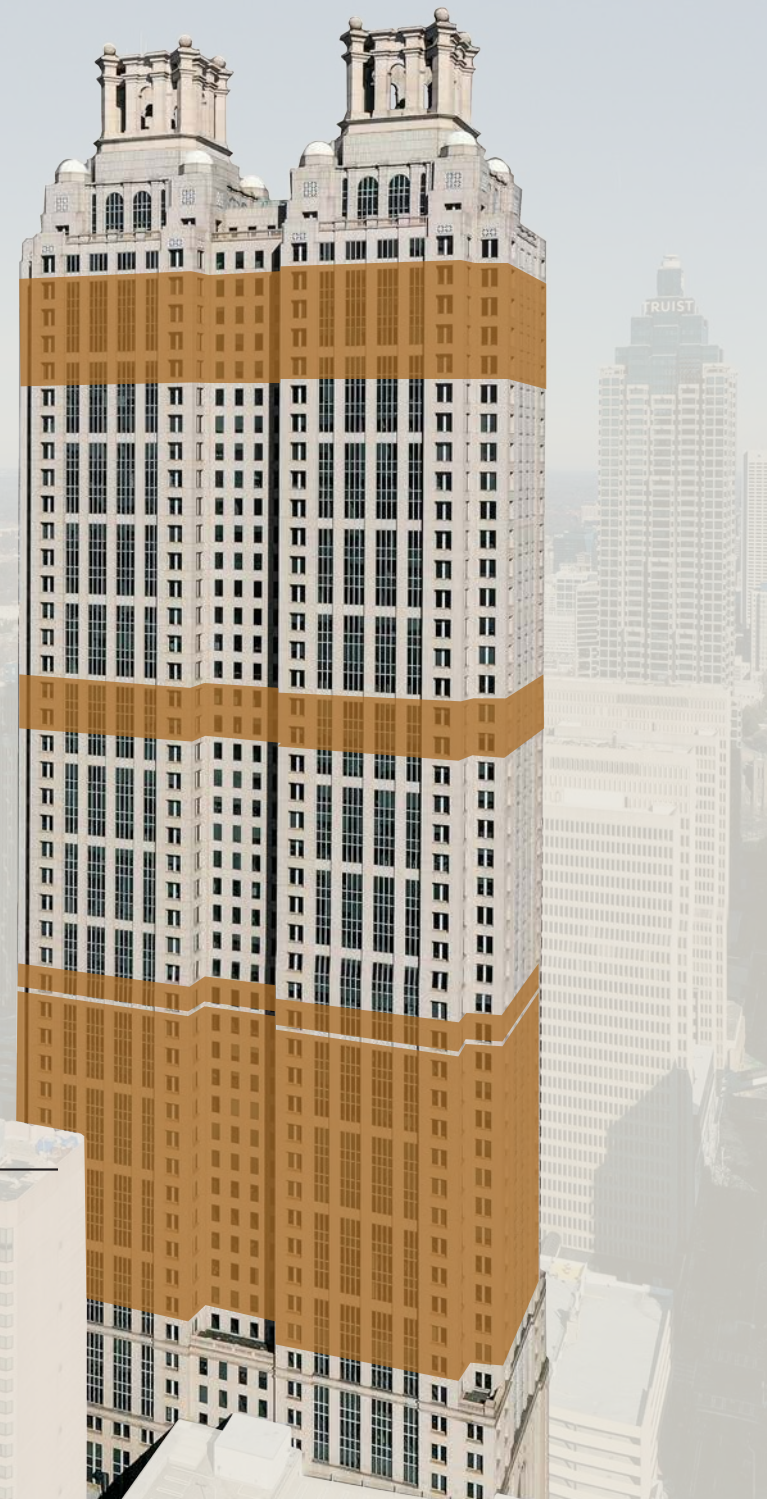
**ATLANTA'S HIGHEST  
LARGE BLOCK**  
**103,725 RSF** —  
FLOORS 45-48

**TURNKEY  
OPPORTUNITY**  
**37,853 RSF** —  
FLOORS 32-33

**SPEC SUITES**  
**3,200-7,200 RSF** —  
FLOOR 22

**MID-RISE  
LARGE BLOCK**  
**224,128 RSF** —  
FLOORS 11-21

**& Top-of-Building  
Signage Potential**





### INTERNET

- Wireless connectivity & fiber optic

### HVAC

- Digitally controlled, with constant volume
- 32 zones per floor

### SECURITY

- Security 24/7
- Key card access control

# Newly Delivered Spec Suites

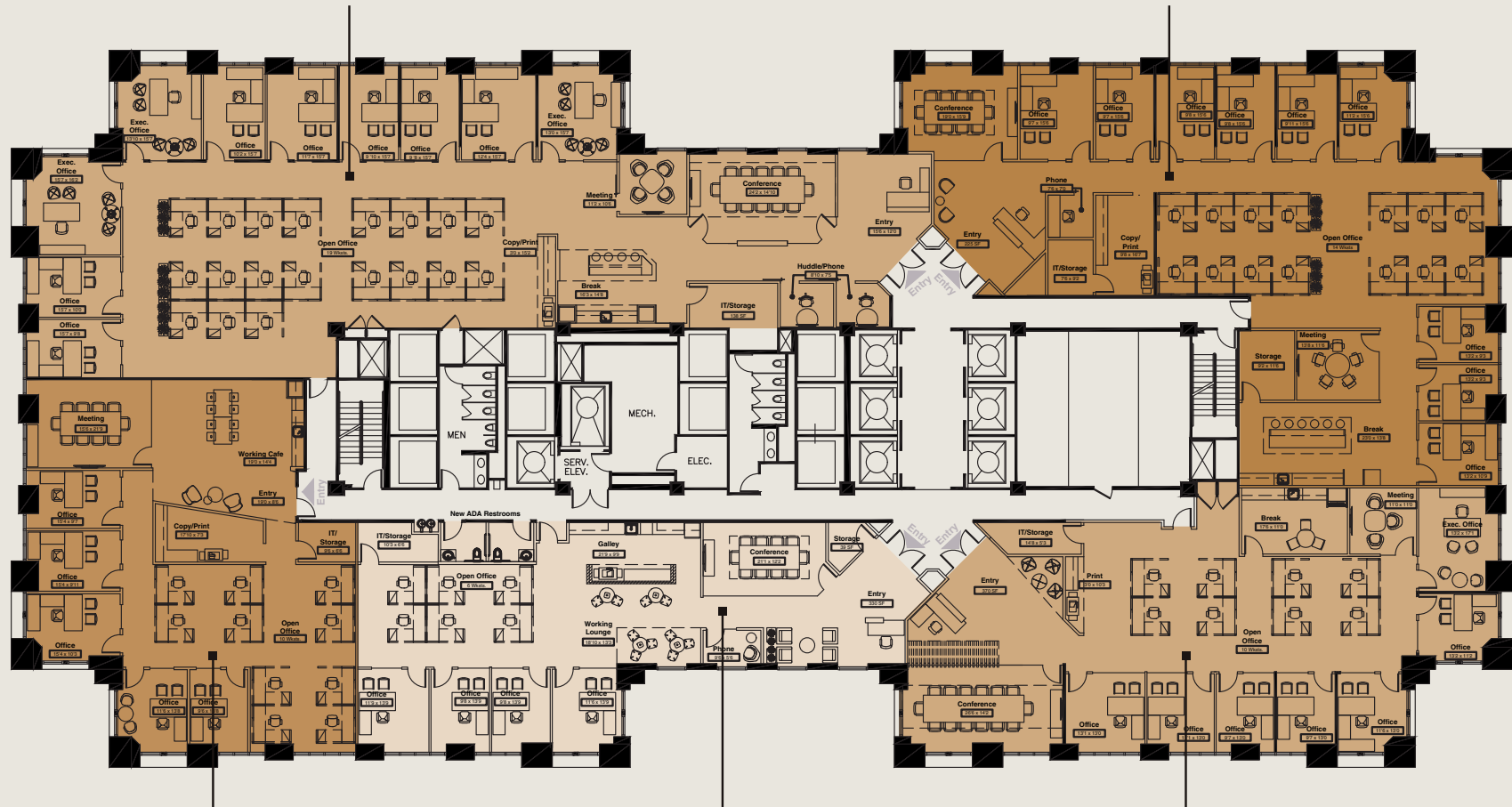
EXPLORE  
THE  
SPACES



Move into sophisticated day-one-ready spaces.

**SUITE 2200**  
**7,208 RSF**

**SUITE 2225**  
**5,721 RSF**



**SUITE 2275**  
**3,516 RSF**

**SUITE 2250**  
**3,283 RSF**

**SUITE 2240**  
**4,609 RSF**



SUITE 2250



SUITE 2200



SUITE 2225



SUITE 2275



SUITE 2240



# Downtown Resurgence

Lead by massive investment in mixed-use mega-projects and civic support, Downtown Atlanta is in the midst of a once-in-a-generation redevelopment cycle, all of which directly benefit the tenant experience and talent retention at 191 Peachtree Tower.

## Civic Investment

Major upgrades to street paving, MARTA, bridges, and other infrastructure enhance daily life.

## Revitalized Attractions

The South Downtown project and the new Underground Atlanta reimagine the city's center.

## Building Momentum

44% increase in residential population since 2010, 5000+ residential units forthcoming, and 500K SF of retail leased in 2025.

## New Destinations

New immersive digital experiences, live music venues, and nightlife options are energizing Downtown.

**LOOKING FOR  
MORE ON WHAT'S  
HAPPENING  
DOWNTOWN?**

View CAP and ADID's 2025  
Downtown Impact Report





# Upward and Onward

**FOREVER ICONIC. ALWAYS ATLANTA.**

Downtown's keystone mega-projects are reinforced by sweeping changes and investment across the district.



## Centennial Yards

**14 MIN WALK**

- \$5B Investment in 50 acres of new office, retail, and residential
  - Retail, Hotels & Residential Complete 2026
  - Full Completion 2030
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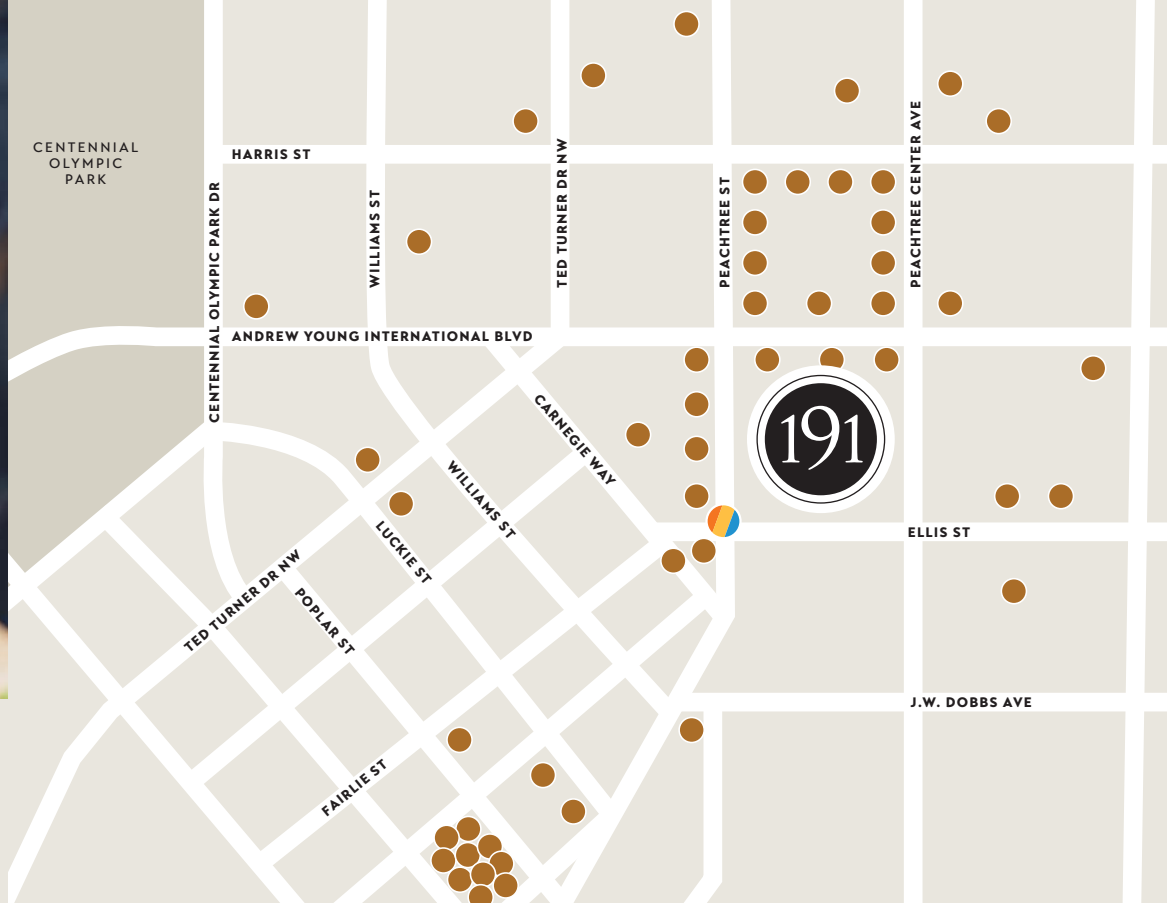
## The Center

**13 MIN WALK**

- 1.2M SF of retail, studio & media creation space
  - Strong support for dynamic cultural and activations at CTR Culture
  - Atlanta's largest bar & flagship restaurant hall opening 2026
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## The Stitch

- 17 acres of new parks and greenspace
- Expected to draw in 3,000+ new housing units and up to \$9B of new activity in Downtown
- Full Completion 2036



# The Best of Downtown Dining and Entertainment

Walk to Atlanta's most in-demand attractions and entertainment destinations, with abundant dining near every option.

**6 DINING &  
COFFEE OPTIONS**  
on-site or at the Ritz-Carlton

**50 RESTAURANTS**  
within a 10-minute walk

**207 PEACHTREE**  
Dining and Entertainment  
Destination (1 Min Walk)

**MERCEDES-BENZ STADIUM**  
(8 Min Drive, 19 Min Walk,  
16 Min MARTA)

**CENTENNIAL YARDS**  
Entertainment District  
(6 Min Drive, 14 Min Walk)

**STATE FARM ARENA**  
(5 Min Drive, 13 Min Walk,  
13 Min MARTA)

# Access from Anywhere. Connected to Everything.

Immersed in bustling Downtown with easy access for Midtown's talent, 191 Peachtree Tower is at the beating heart of it all.

## **ON-SITE PARKING**

- 1,300+ spaces available in a 14-level garage adjacent to parking deck
- 1:1000 parking ratio
- Additional parking 1 block away at 221 Peachtree Garage
- Steps away from the Peachtree Center MARTA station



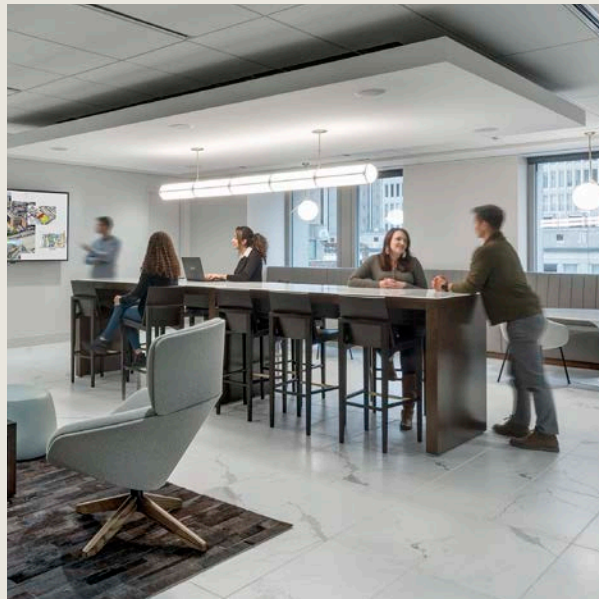


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BANYAN STREET  
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▶ DESTINATIONS THAT IGNITE INNOVATION

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