

# 171

SEVENTEENTH



171  
SEVENTEENTH

# THE GATEWAY TO MIDTOWN

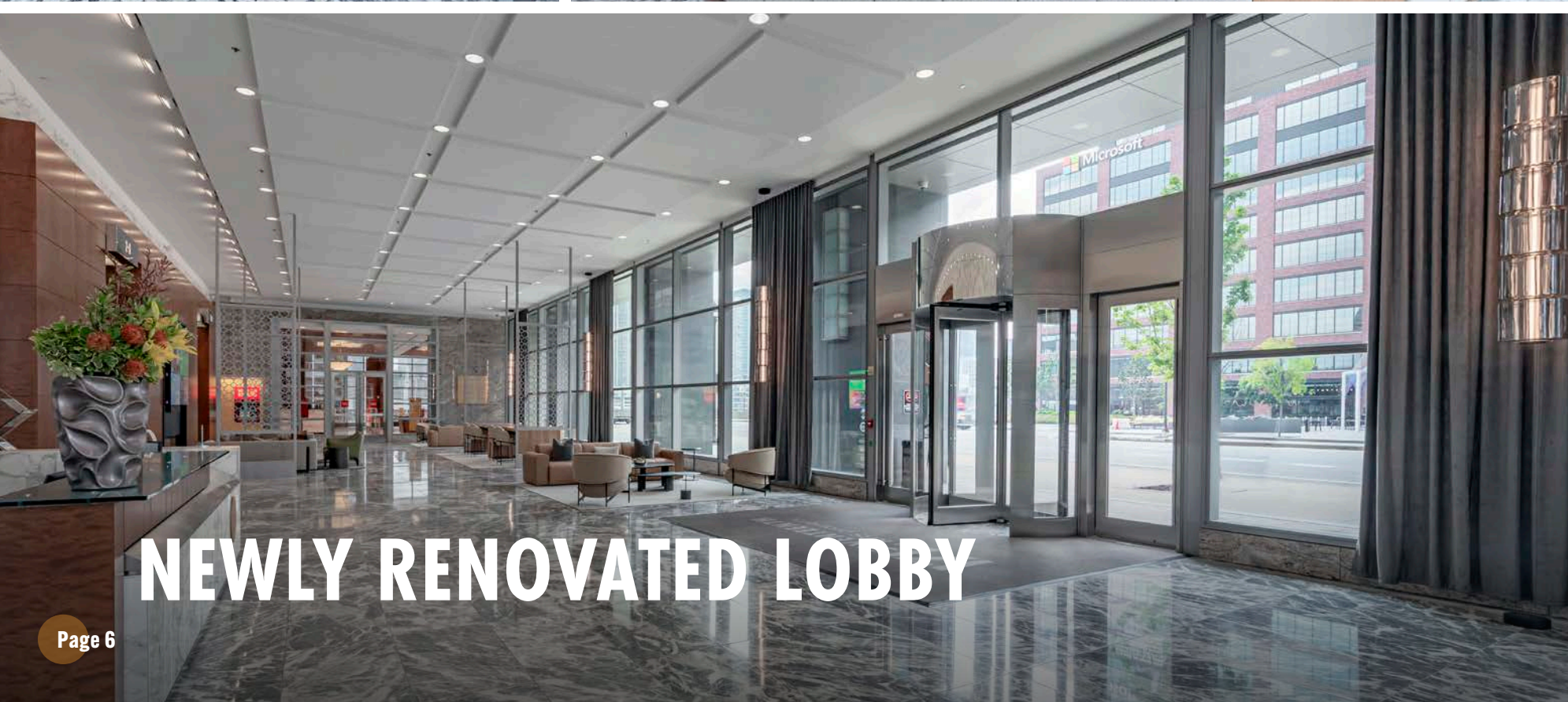
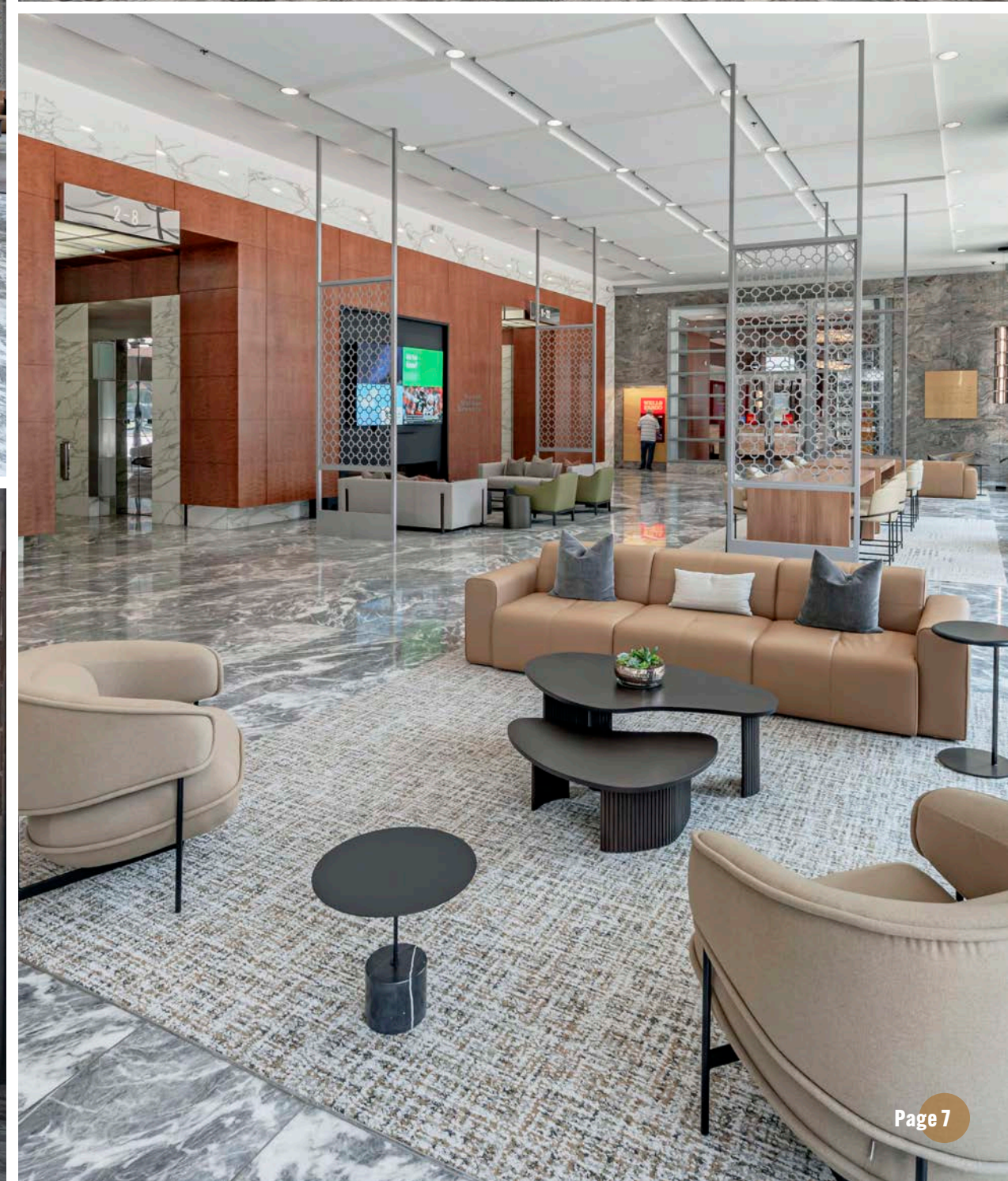
Located above the I-75/I-85 Connector, **171 17th Street** exemplifies excellence with its distinguished 22-story top tier office tower, characterized by classical architectural design. This premier Class A office destination stands prominently above the Downtown connector, offering breathtaking views to the north, east, and south. Centrally located within the vibrant Atlantic Station, 171 17th Street presents a dynamic blend of top-tier office spaces with a comprehensive array of world-class shops and restaurants, all just a leisurely walk away.



# PROPERTY HIGHLIGHTS

- Address:** 171 17th Street NW, Atlanta, GA 30363
- Size:** 22 stories; 510,268 Rent-able Square Feet
- Walk Score:** 82 (very walkable)
- Parking:** 2/1,000 overall parking ratio (2 hours free for visitor parking)
- Sustainability:** Energy Star Certified, LEED Gold, UL Verified Healthy Building





**NEWLY RENOVATED LOBBY**



# CONVENIENCE AT YOUR DOORSTEP

171 17th Street has an abundance of amenities onsite and adjacent to the property.



Shared Tenant  
Conference Center



Outdoor  
Terrace



Complimentary  
Coffee Bar



Boutique and National  
Soft Goods Retailers



Full Service  
Concierge



Over 20  
Restaurants



Building Cafe



Marta Shuttle



Two Hotels



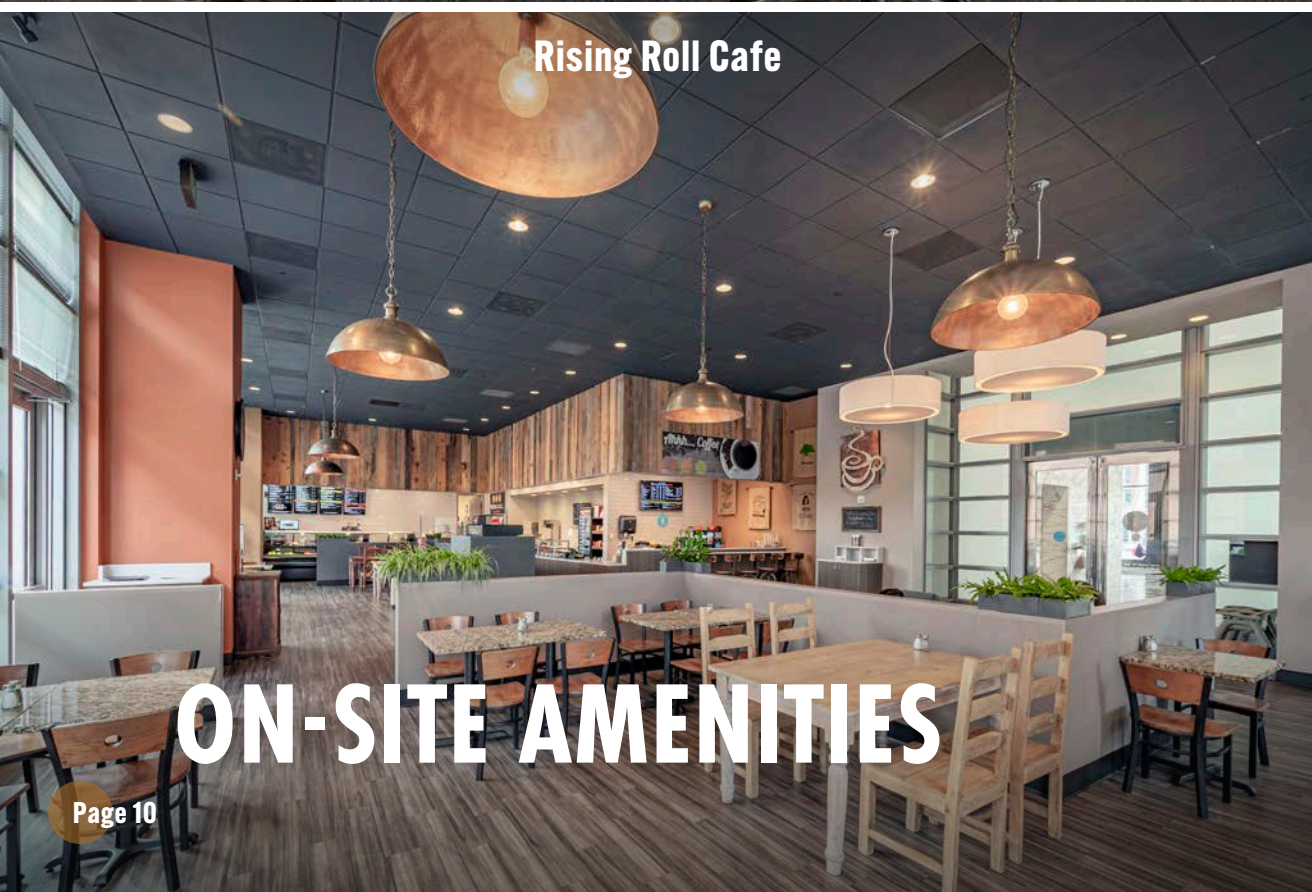
**Board Room**



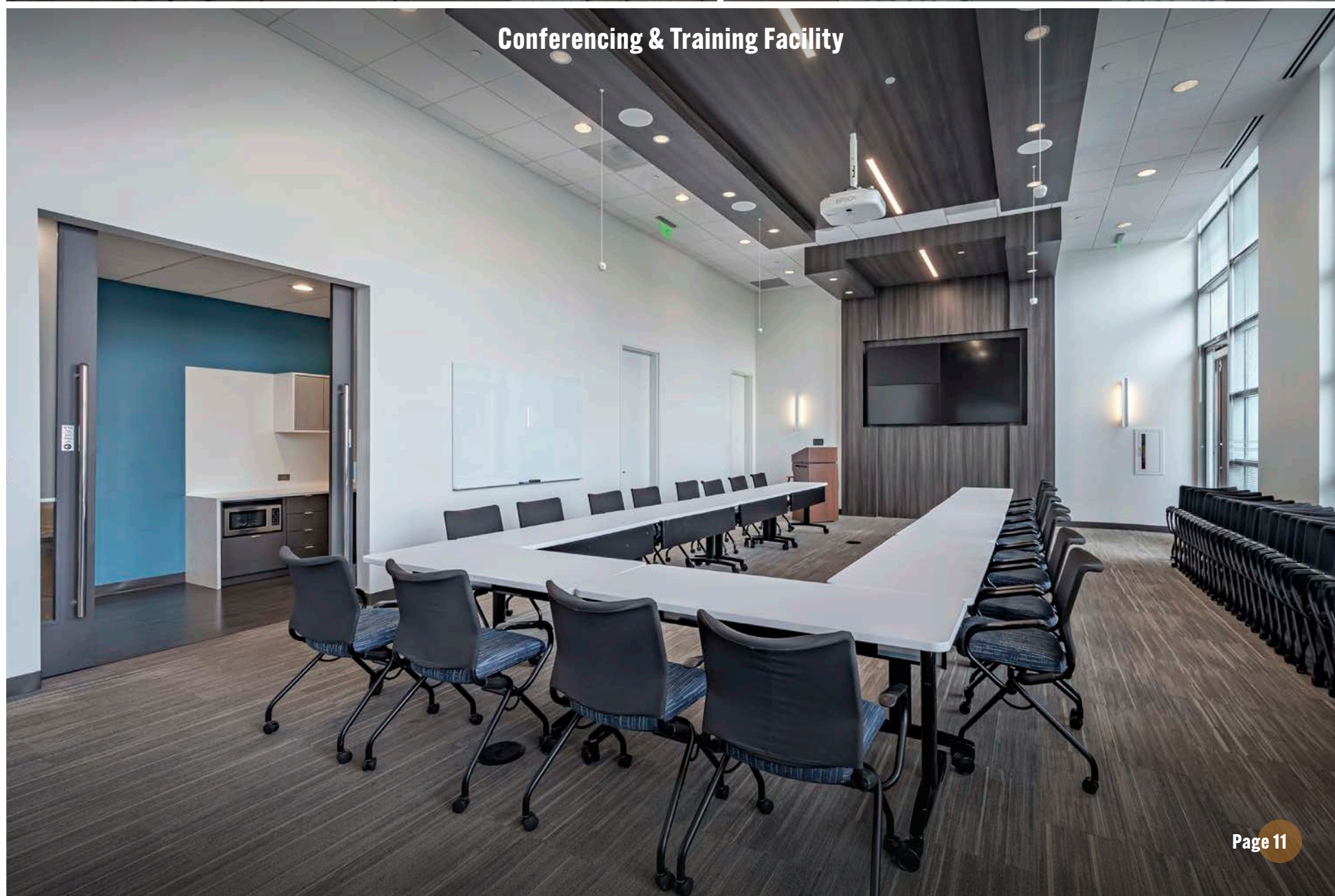
**Outdoor Terrace**



**Shared Conference Center**



**Rising Roll Cafe**



**Conferencing & Training Facility**

# ON-SITE AMENITIES

# SUPERIOR ACCESS

The Gateway to Midtown



↖ 🚗 To North-bound I-75

↘ 🚗 From Buckhead through Peachtree Street

↗ 🚗 To Buckhead and North-bound I-85

↘ 🚗 From North-bound I-75

**171**  
SEVENTEENTH

← 🚗 To West Midtown

→ 🚗 From West Midtown

← 🚗 From Midtown

16TH STREET

17TH STREET

SPRING STREET

INTERSTATE  
75/85

↓ 🚗 To South-bound I-75/85

↑ 🚗 From South I-75/85

↓ 🚗 To South-bound I-75/85

# ATLANTIC STATION



**LEGEND**

<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Retail, mixed-use	<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid purple; border-radius: 50%;"></span> Restaurants
<span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> Office towers	<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid red; border-radius: 50%;"></span> Shuttle Stops
<span style="display: inline-block; width: 15px; height: 15px; background-color: teal; border: 1px solid black;"></span> Hotels and attractions	<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid blue; border-radius: 50%;"></span> MARTA bus stop



**171**  
SEVENTEENTH



For Leasing information, please contact:

**PRESTON MENNING**

404.962.8609  
preston.menning@streamrealty.com

**GLENN KOLKER**

404.962.8630  
glenn.kolker@streamrealty.com

**PARKER WELTON**

404.962.8625  
parker.welton@streamrealty.com

17117thstreet.com

Owned by  
 **PRIME**  
US REIT

Asset Management by  
**KBS**

Leased by  
 **STREAM**

Property management by  
**Lincoln**