

1776 PEACHTREE

// CREATIVE OFFICE

// BEST-IN-CLASS AMENITIES

// NEIGHBORHOOD LOCATION

FULL FLOOR OPPORTUNITIES



PARKSIDE PARTNERS

AVAILABILITY

15K - 30K SF Full-Floor Opportunities

1776 Peachtree offers prospective tenants the unique opportunity to lease 15,000 to 30,000 SF of first-generation and move-in ready space in full-floor configurations

HIGHLIGHTS

Fully built out 7th floor with optimal mix of demised and open office space, a high-end kitchen and break area, and expansive window lines offering ample natural light and views of surrounding Buckhead

First-generation 6th floor offering the potential for new custom buildouts, able to be demised as needed and combined with the 7th floor for larger requirements

Exclusive access to elevator on the 7th floor

Potential for exterior top-of-building signage

Furniture available



// Modern Collaborative Lobby



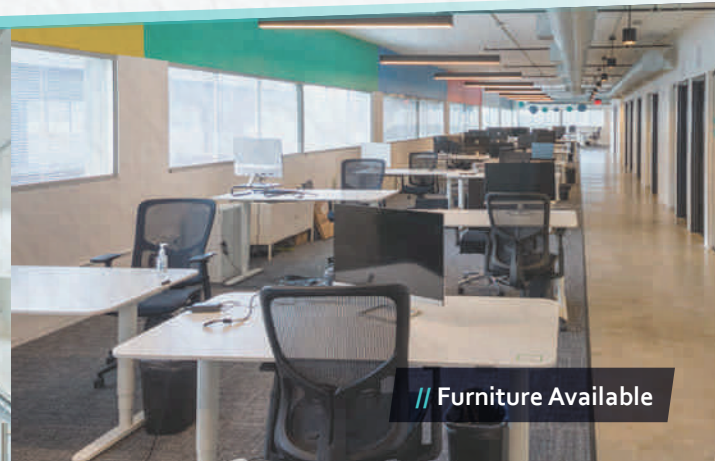
// 7th Floor North - Finished Breakroom / Kitchenette



// 7th Floor North - Social Space with Glass Atrium



// 7th Floor North - Full-Floor 360-Degree Views



PROSPECTIVE SINGLE-TENANT LAYOUT // 6TH+7TH FLOOR - 30,000 SF



UNMATCHED AMENITIES

- Expansive First Floor Lobby & Social Areas
- 3,000 SF Rooftop Patio
- On-Site Bellwood Coffee Bar with Prepared Foods
- State of the Art Fitness Center
- Walking Distance to Atlanta BeltLine
- Bike Storage
- Myriad Walkable Food & Beverage Options
- Shared Conference Rooms
- Wifi-Enabled Common Areas



// Fitness Center



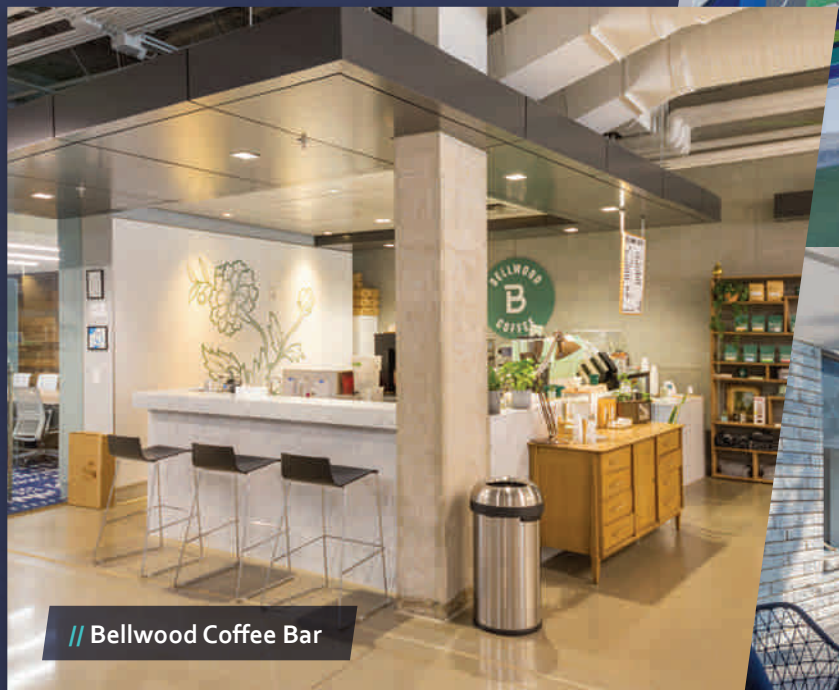
// Shared Conference Rooms



// Tenant Recreational Area



// Rooftop Patio



// Bellwood Coffee Bar



// Outdoor Seating



// Tenant Lounge

UNLIMITED CONNECTIVITY

At the convergence of Atlanta's major thoroughfares, 1776 Peachtree offers tenants enviable immediate connectivity to get anywhere quickly.

PEACHTREE STREET

ATLANTA BELTLINE



**WALKABLE
VARIOUS AMENITIES**

**WALKABLE
DEVELOPED TRAIL**

**1.5 MILES
7 MINUTE DRIVE**

**3.5 MILES
7 MINUTE DRIVE**

**3.4 MILES
5 MINUTE DRIVE**



ULTIMATE ACCESSIBILITY

Conveniently located in South Buckhead, tenants at 1776 enjoy a quick drive to Midtown, Buckhead, and West Midtown; walkability to multiple parks and the Atlanta BeltLine Northside trail; and proximity to some of Atlanta's most desirable intown residential neighborhoods.



WALKABLE FOOD & BEVERAGE

Chick-fil-A

BELL STREET
COLUMBIA

gusto!

MEADOW MUSHROOM

Philly's
Philly's

CHIPOTLE
MEXICAN

TUK TUK

YUMBI!

Starbucks

Sufi's

ChopShop

irie men

4U

and More!



WWW.1776PEACHTREE.COM

Sam Higgins

404 713 5951

sh@parksidepartners.com

Kyle Jenks

404 660 9494

kj@parksidepartners.com



PARKSIDE PARTNERS