



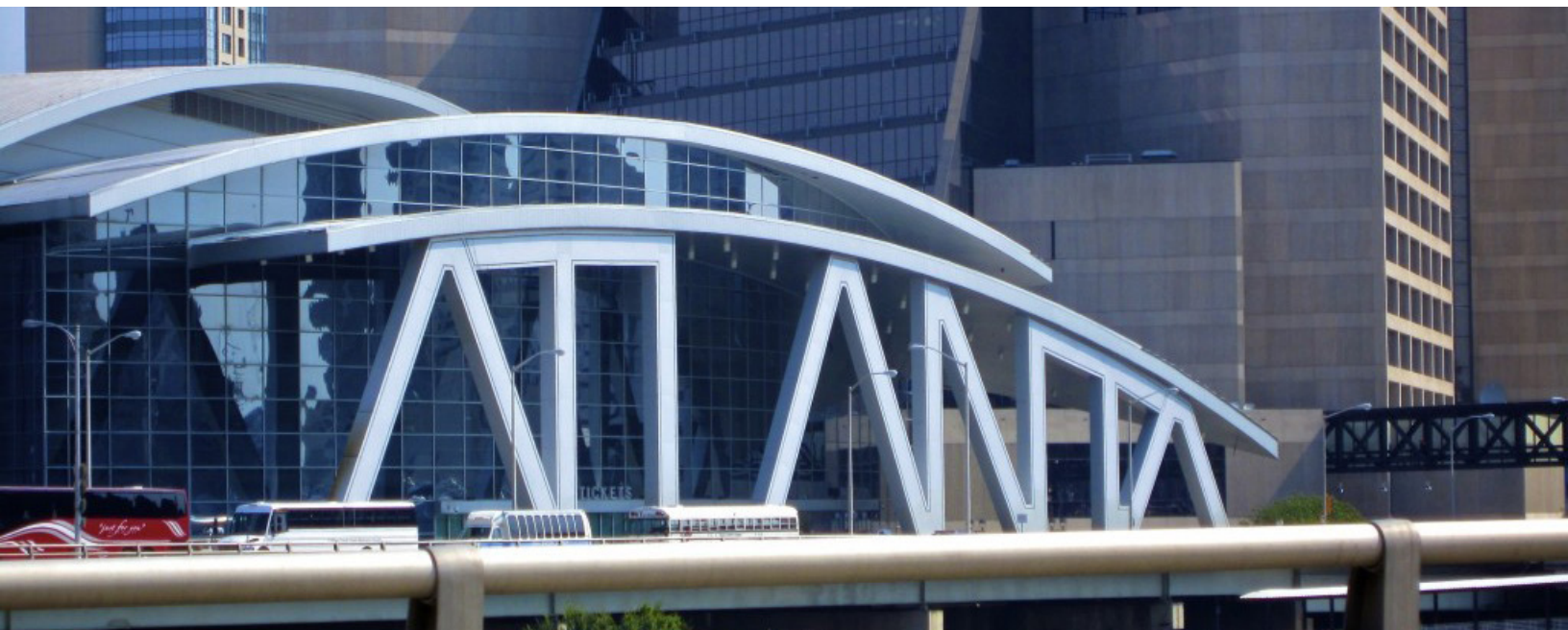
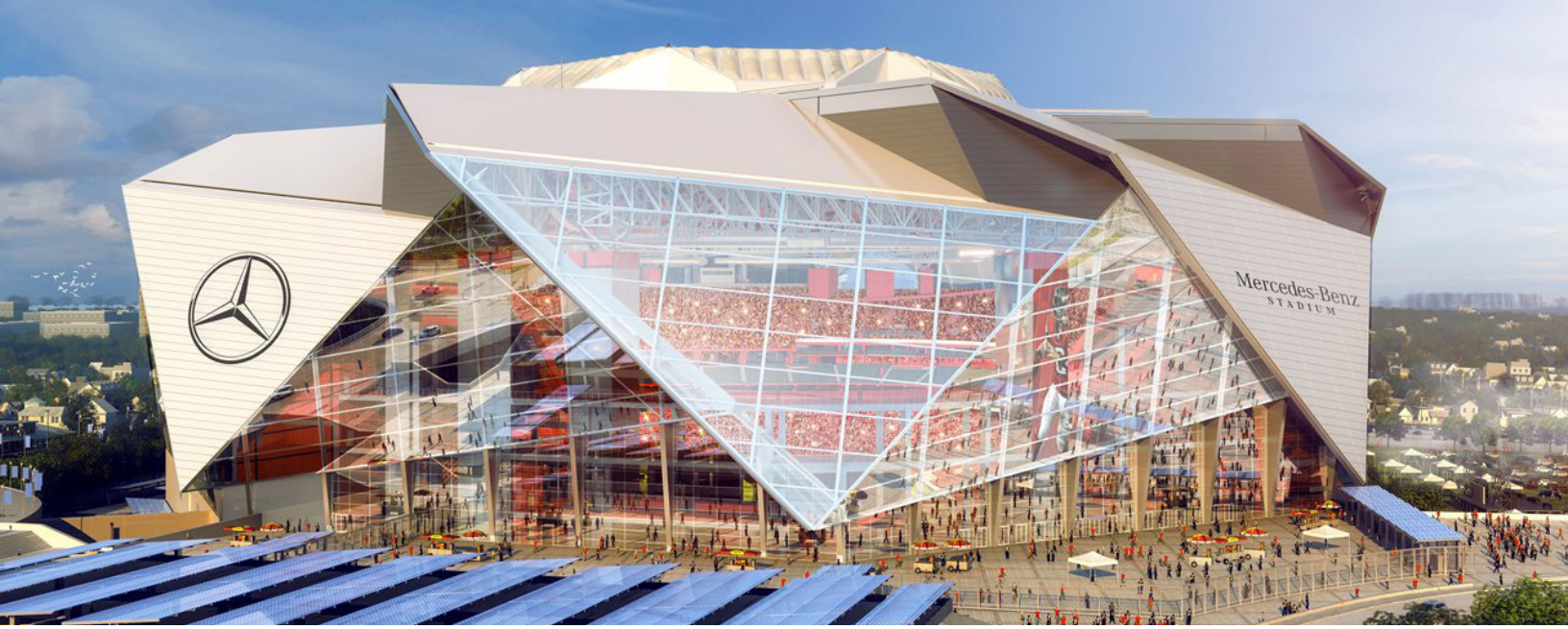
230 PEACHTREE ST NW, ATLANTA, GA 30303



A TRUE DOWNTOWN OFFICE ENVIRONMENT

Recently renovated, 230 Peachtree is a luxury mixed-use office environment located in the heart of Downtown. Home to the modern Hotel Indigo and JP Atlanta, a fine-dining restaurant and bar 230 Peachtree is a convenient option for any tenant which hosts out of town executives. Located at the intersection of Peachtree Street and John Portman Boulevard, 230 Peachtree places tenants steps away from all amenities. Commuting is made simple with quick access to Interstate 75/85, front door valet drop off, close proximity to the Peachtree Center MARTA station, and the Atlanta Streetcar two blocks away. 230 Peachtree has spaces suited to tenants of all sizes available from 700 square feet to 16,800 square foot full floors.







TOP TIER AMENITIES LOCATED ON-SITE

- Front door valet drop off
- Recently renovated lobby
- Adjacent to the Peachtree Center MARTA Station and two blocks to Atlanta Streetcar
- On-site banking with BB&T
- Newly renovated fitness center
- Quick access to Interstate 75/85
- On-site management and engineering
- 24/7 Security
- Connected to the Hotel Indigo
- On-site dining with JP Atlanta Restaurant
- Conference center
- Move in ready suites available
- Located in the Opportunity Zone



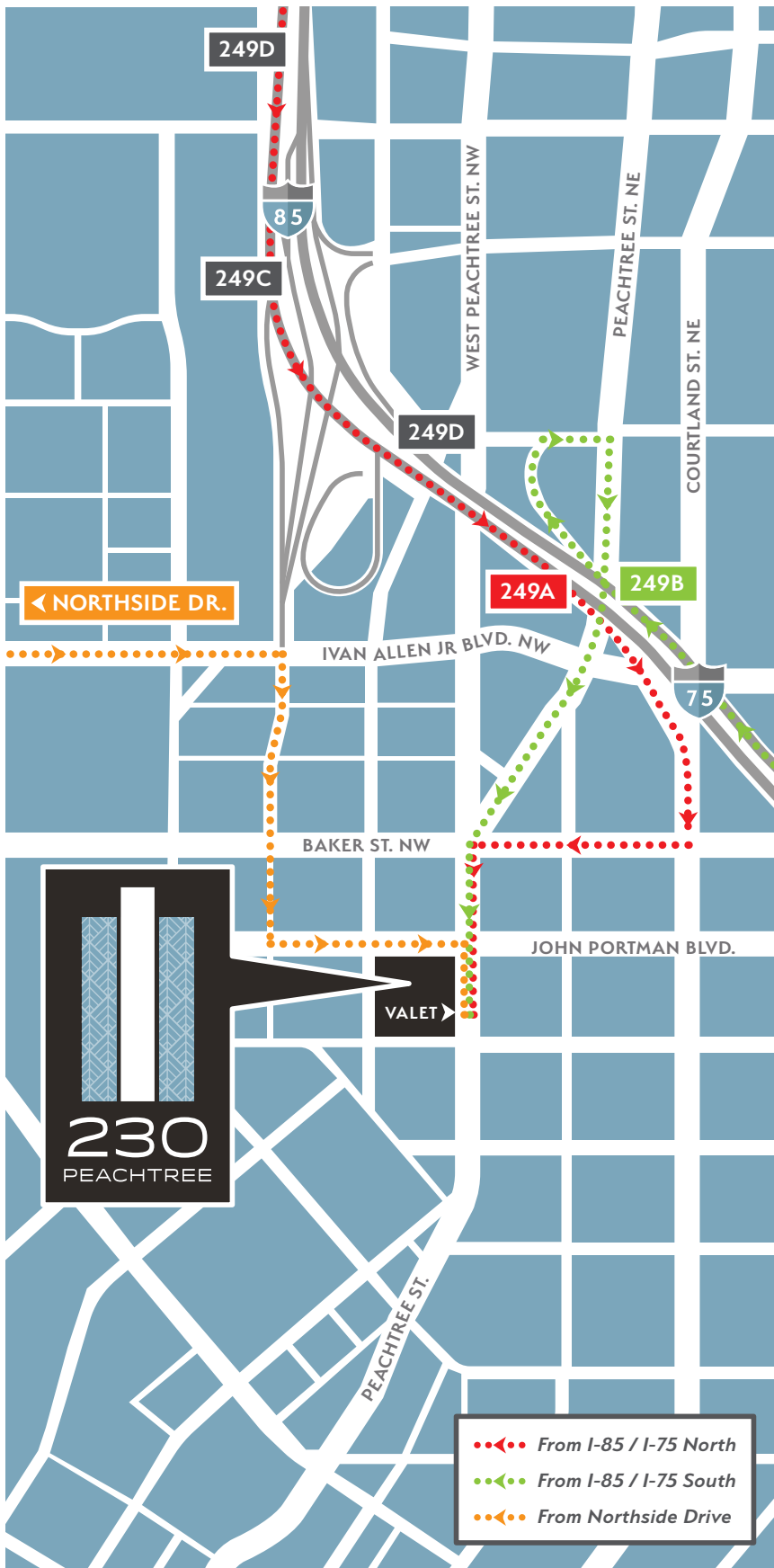


FACT SHEET

Landlord	Portman Holdings	
Leasing Company	Stream Realty Partners	
Leasing Contacts	Steve DeVinney 404.962.8646 steve.devinney@streamrealty.com	Malik Leaphart 404.962.8654 malik.leaphart@streamrealty.com
Property Management	Portman Holdings	
Property Management Contact	Tammy Ruppel 404.614.5345 truppel@portmanholdings.com	
Architect / Developer	John Portman & Associates / Portman Holdings	
Year Built / Renovated	1965 / 1997, 2015	
Primary Building Site	0.686 acres	
Parking Ratio	Valet parking available	
Stories / Floorplate	27 floors (2-9 hotel, 10-27 office) / 16,800 SF	
On-site Amenities	Fitness Center, Hotel Indigo, JP Atlanta Restaurant, Valet Parking, Adjacent to Marta Station, 24/7 Security	
Green Initiatives	Single Stream Recycling Program	
Construction	Precast concrete panels and vertical reflective glass windows	
HVAC	780 tons of mechanical cooling, two 300 hp boilers providing heat and two 500 ton BAC cooling towers.	
Fiber	Provided by AT&T	
Lobby Finishes	White marble and stainless steel	
Elevators	8 elevators (2 low rise, 4 high rise, 2 service) Freight Depth 60", Door Width 42", Height 94", Max Weight 4000 lbs	
Electrical	3.5 watts psf for low voltage and 1.5 watts psf for lighting. Total building capacity is 6000 amps supplied through two buss ducts	
Emergency Generator	Kohler 208 – 600V Diesel Generator which serves the life safety systems of the building	
Fire Life Safety Systems	Simplex 4100ES System; fully sprinklered	
Loading Dock	Loading dock with 6 bays	
Public Transportation	Direct access to MARTA Station	



DRIVE MAP



WALKABLE AMENITIES



COFFEE

- 1 Caribou Coffee
- 2 Starbucks
- 3 Starbucks
- 4 Jittery Joe's Coffee

BANKS

- 1 BB&T
- 2 Fifth Third Bank
- 3 Bank of America
- 4 Suntrust Bank
- 5 Fidelity Bank

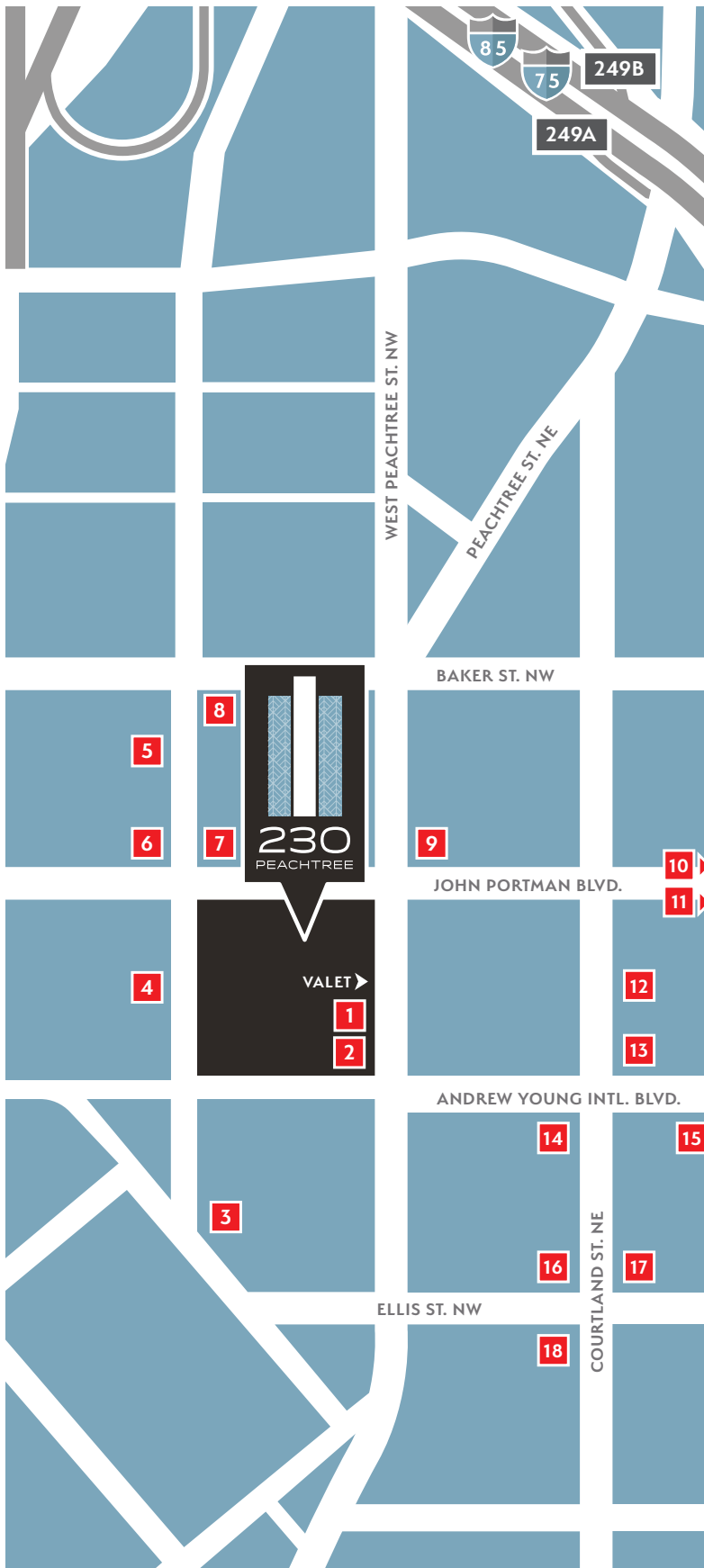
HOTELS

- 1 Hotel Indigo
- 2 The Westin
- 3 Barclay Hotel
- 4 The Ellis Hotel
- 5 The Ritz-Carlton
- 6 W Atlanta
- 7 Hyatt Place
- 8 Hyatt Regency

RESTAURANTS

- A White Oak Kitchen
- B Corner Bakery Cafe
- C Capital City Club
- D JP Atlanta
- E Willy's Mexicana Grill
- F Chick-Fil-A
- G Firehouse Subs
- H Hard Rock Cafe
- I Moe's Southwest Grill
- J Cuts Steakhouse
- K Sun Dial
- L Meehan's Public House
- M Amalfi Pizza
- N Alma Cocina
- O AG Steakhouse
- P Commerce Club
- Q Ray's in the City
- R Planet Smoothie
- S Gibney's Pub
- T Gus's Chicken
- U Subway
- V Morton's Steakhouse
- W Max Lager's Brewery
- X Room At Twelve
- Y Mellow Mushroom
- Z Jimmy John's

NEARBY PARKING



PARKING

- 1** 230 Peachtree Office Parking
\$210 / month valet
- 2** 218 Peachtree Street NW
\$105 / month
- 3** 171 Carnegie Way
\$105 / month
- 4** America's Mart, Bldg 2 - 230 Spring Street NE
\$130 / month
- 5** America's Mart, Bldg 3 - 250 Spring Street NE
\$130 / month
- 6** 241 Spring Street NW
\$30 / 24 hours
- 7** Capital City Club - 38 John Portman Blvd.
Monthly Available
- 8** 270 Peachtree Street NW
\$120 / month
- 9** Hyatt Regency - 265 Peachtree Street NW
\$32 / 6 hours
- 10** 226 Courtland Street NE
\$12 / 2 hours
- 11** Courtland Garage @ Peachtree Center
\$100 / month
- 12** 221 Peachtree Center Garage
\$100 / month
- 13** 207 Peachtree Center Avenue
\$85 / month
- 14** International Garage @ Peachtree Center
\$135 / month
- 15** 161 Garage @ Peachtree Center
\$90-\$115 / month
- 16** 191 Peachtree Garage
\$128 / month
- 17** 161 Peachtree Center Avenue - Surface Lot
\$7 / 24 hours
- 18** 21 Ellis Street NE
\$14 / 24 hours

DOWNTOWN CONNECTIVITY MAP



STREETCAR STOPS

- 1** **Peachtree Center MARTA Station**
230 Peachtree
- 2** **Carnegie at Spring**
Westin Peachtree Plaza
DoubleTree by Hilton Atlanta Downtown
Sun Dial Restaurant and Bar
- 3** **Centennial Olympic Park**
Imagine It! Children's Museum
The Georgia Aquarium
SkyView
CNN Center
Philips Arena
World of Coca-Cola
- 4** **Luckie at Cone**
The Food Shoppe
Downtown Deli
- 5** **Park Place**
Woodruff Park
- 6** **Hurt Park**
Georgia State University
- 7** **Sweet Auburn Market**
Sweet Auburn Market
Children's Healthcare of Atlanta at Hughes Spalding
Grady Hospital
- 8** **Edgewood at Hilliard**
Harold's Chicken and Ice Bar
Pizzeria Vesuvius
The Original Jamaican
Edgewood Avenue Nightlife
- 9** **King Historic District**
Martin Luther King Jr. Historic Site
- 10** **Dobbs Plaza**
John Wesley Dobbs Plaza
Camden Vantage
- 11** **Auburn at Piedmont**
CityWalk Apartments
GSU Commons
Apex Museum
- 12** **Woodruff Park**
Peachtree Street
Landmark Diner

For more information on the Atlanta Street Car, visit:
streetcar.atlantaga.gov

**FOR MORE INFORMATION,
CONTACT STREAM:**



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