

PEACHTREE

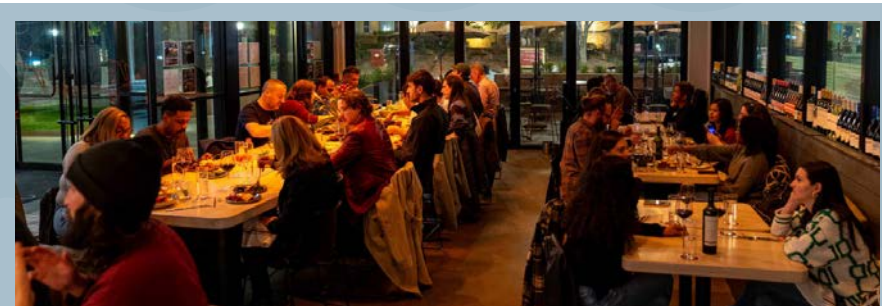
STREAM

At the Intersection of
Opportunity & Innovation

NORTHWOOD
OFFICE



At the Intersection of



INNOVATION OPPORTUNITY

715 Peachtree is perfectly situated within the Peachtree corridor in Midtown. This **Class-A, 318,000 RSF** office property was renovated in 2016, and is located at the confluence of distinctive dining, fashionable bars, upscale hotels, public transportation, and Atlanta's oldest and most elegant concert and event venue, **The Fox Theatre**.



Well-located at 3rd and Peachtree Street with easy access to all points throughout Atlanta



Collaborative outdoor space wrapping the building with a full-service restaurant



Peachtree Street facing signage potential



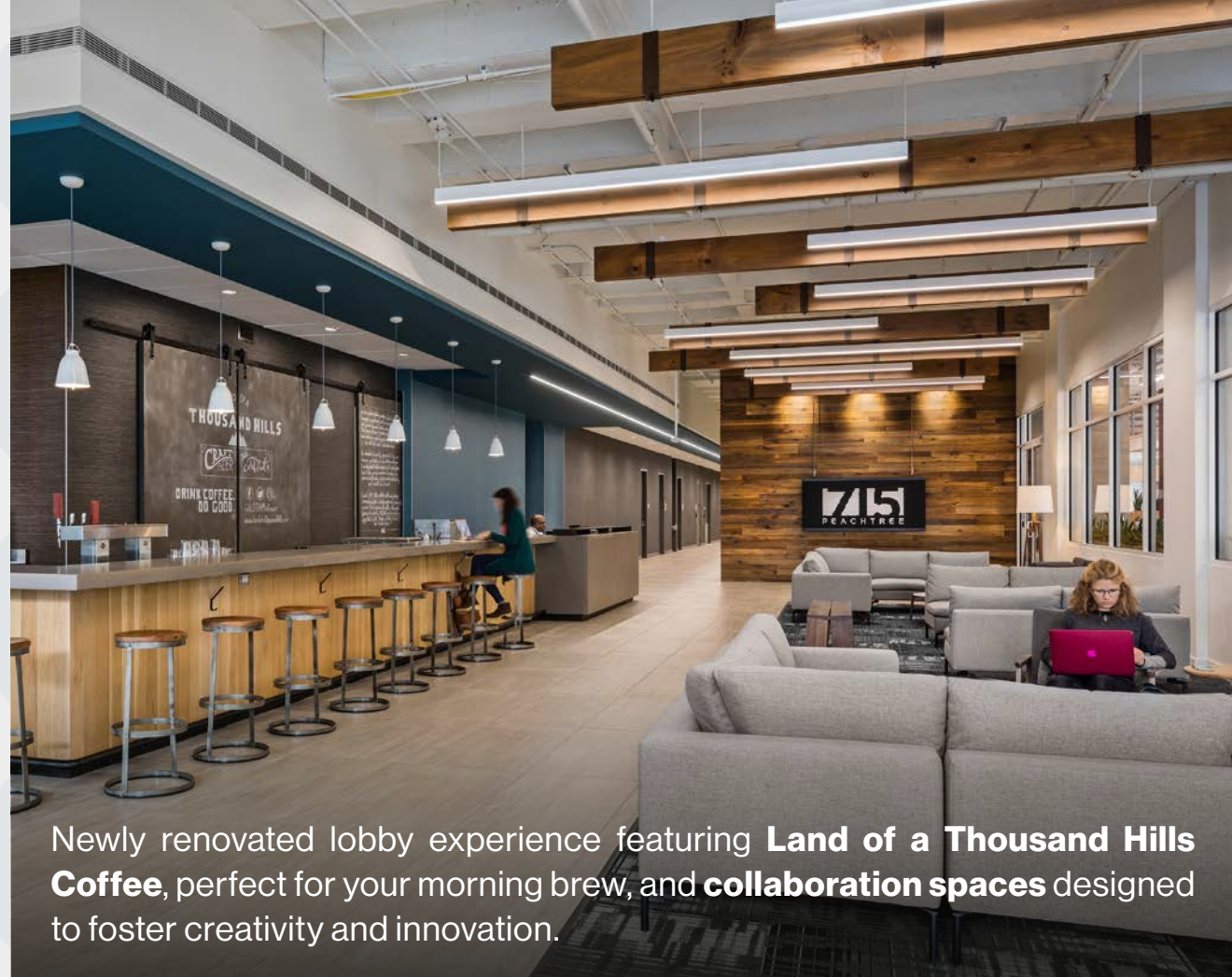
Rock climbing gym and fitness facility on-site



Land of a Thousand Hills Coffee located in the lobby



2.5 blocks to Tech Square and 1.5 miles to Ponce City Market and the Eastside Beltline



Newly renovated lobby experience featuring **Land of a Thousand Hills Coffee**, perfect for your morning brew, and **collaboration spaces** designed to foster creativity and innovation.



Taste of Greece -

Full-service restaurant on-site. Modernized **15,000 SF plaza** and street-scape with trellised gathering areas, updated landscaping, and exterior lighting.



Stone Summit Rock Climbing, Bouldering Gym, & Fitness Center



Proximity to Innovation

715 Peachtree is ideally located in proximity to Tech Square and Georgia Tech.

Midtown emerging as Atlanta’s premier submarket is due largely to **Georgia Tech** and the creation of **Tech Square**. Opened in 2003, the Georgia Tech-sponsored innovation district encompasses education, research, hospitality, office, and retail, and serves as a new urban “main street” for the Midtown Community. A **magnet** for tech startups and university spinoffs, the area has attracted **industry innovation centers** such as Cisco, Panasonic Automotive, Southern Company, Delta Airlines, The Home Depot, Coca-Cola Enterprises, NCR, and ThyssenKrupp.



Companies relocating to (or within) Atlanta that are focused on recruiting top talent can take advantage of 715 Peachtree’s convenient location within the Midtown Community. Its proximity to Tech Square puts you right at the Intersection of Opportunity & Innovation.

Tech Square and **CODA** are only a short **5 minute walk** (2.5 blocks), where tenants can dine at the **Collective Food Hall** at **CODA**, featuring six unique dining options of chef-inspired meals and carefully-crafted cocktails.



37,500
Undergraduate and graduate students

No. 3
Best Undergrad Engineering Program

No. 5
Most Innovative University in US



42,000 SF of Contiguous Availability

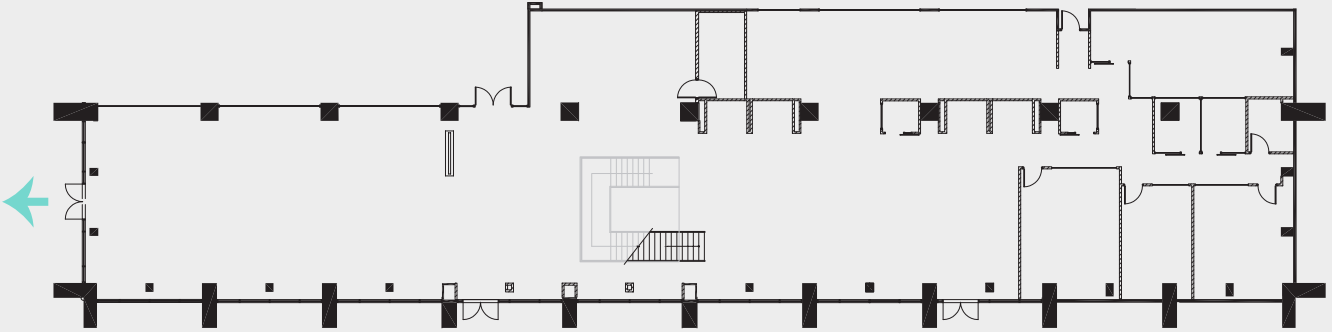
Our **featured availability** offers an internal private staircase, promoting easy accessibility and connectivity between **first** and **second** level. Additionally, its plaza level presence with a **dedicated entrance** offers a distinct advantage and provides a welcoming and prestigious entry point for clients and visitors.



Peachtree Street signage opportunity with exterior entrance

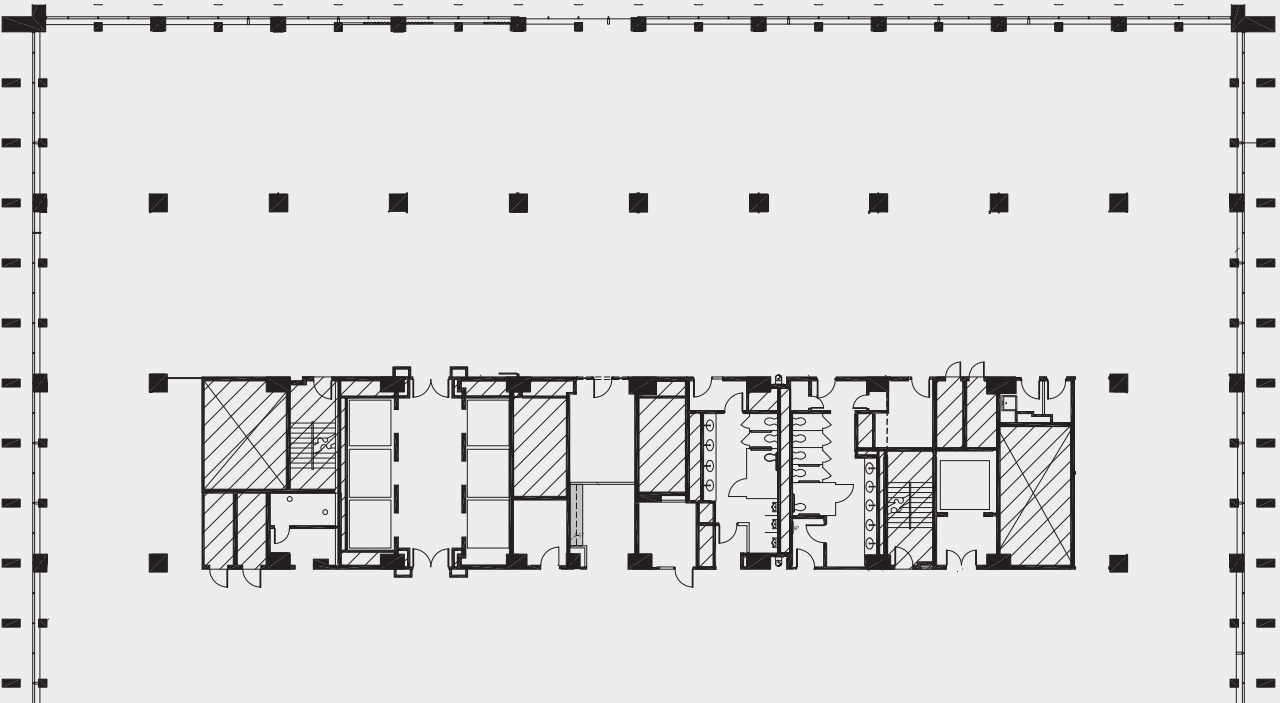


Peachtree Street



10,327 SF

1st Floor | Direct access to **Peachtree Street**



31,232 SF

2nd Floor





Within a 5-min Walk

F & B

1. Taste of Greece
2. Land of a Thousand Hills Coffee
3. Lyla Lila
4. Buffalo Bayou Coffee
5. Livingston Restaurant + Bar
6. Publik Draft House
7. El Viñedo Local
8. The Melting Pot
9. Chick-fil-A
10. El Valle
11. Einstein Bros. Bagels
12. Steak Market
13. Babs Midtown
14. 26 Thai Kitchen & Bar
15. Kale Me Crazy
16. Rreal Tacos
17. Anh's Kitchen
18. Cypress Street Pint & Plate
19. Atwoods
20. The Ponce Room Bar & Kitchen
21. Negril ATL
22. Papi's Cuban & Caribbean Grill
23. The Collective Food Hall at Coda

HOTELS

1. Hotel Indigo Atlanta Midtown
2. The Georgian Terrace
3. Courtyard by Marriott
4. Element Atlanta Midtown

ENTERTAINMENT

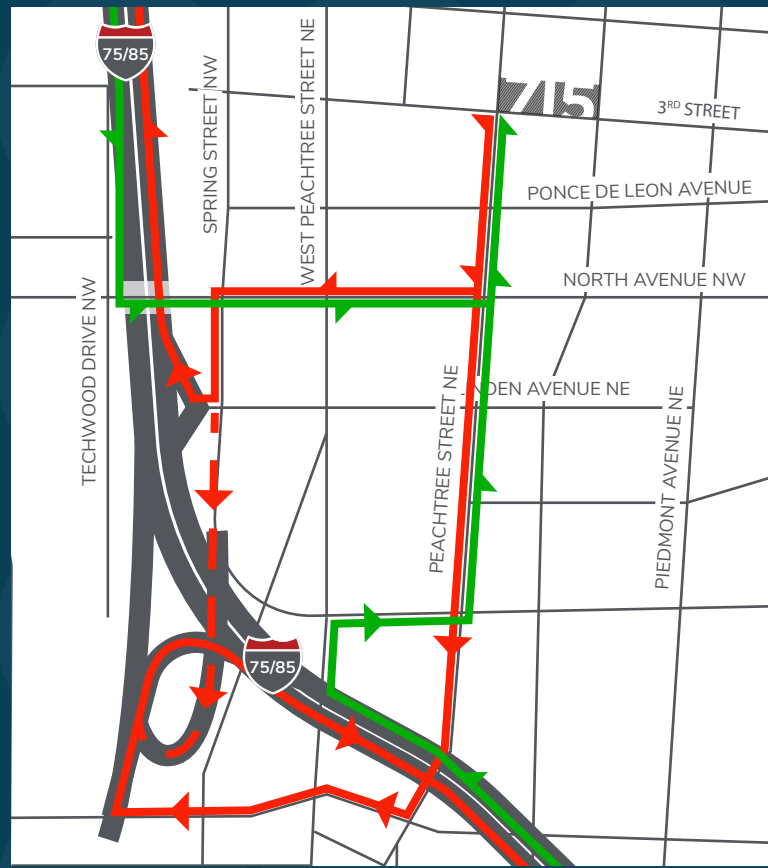
1. Stone Summit
2. Fox Theatre
3. Five Iron Golf
4. Southern Culinary Tours



marta Bus Stops



marta North Ave Transit Station
5-min walk (0.2 miles)





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