

TKO SUITES



600

WEST
PEACHTREE
STREET NW

WHAT'S TO LOVE ABOUT 600 W PEACHTREE ST. NW



**28-story building with
12,000+ square feet to
grow into when you need it**



**Affordable offices,
virtual offices, & executive
conference room**



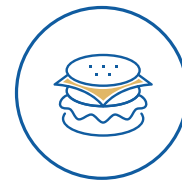
**Within walking distance
from North Ave MARTA
Station and Civic Center
MARTA Station**



**18 minutes from Jackson
Atlanta International
Airport**



**Great I-75/85
access**



**Restaurant and
convenience store
on site**



Fitness Center



**Parking garage
beneath the building**

NEIGHBORHOOD HIGHLIGHTS

Midtown Atlanta is a community at the intersection of life and business, urban and nature, and technology and culture. One of the top urban districts in the Southeast, Midtown Atlanta is at the epicenter of trendy local shopping, destination-worthy dining, world-class museums, and Atlanta's largest concentration of parks and green space.

NEARBY AMENITIES:

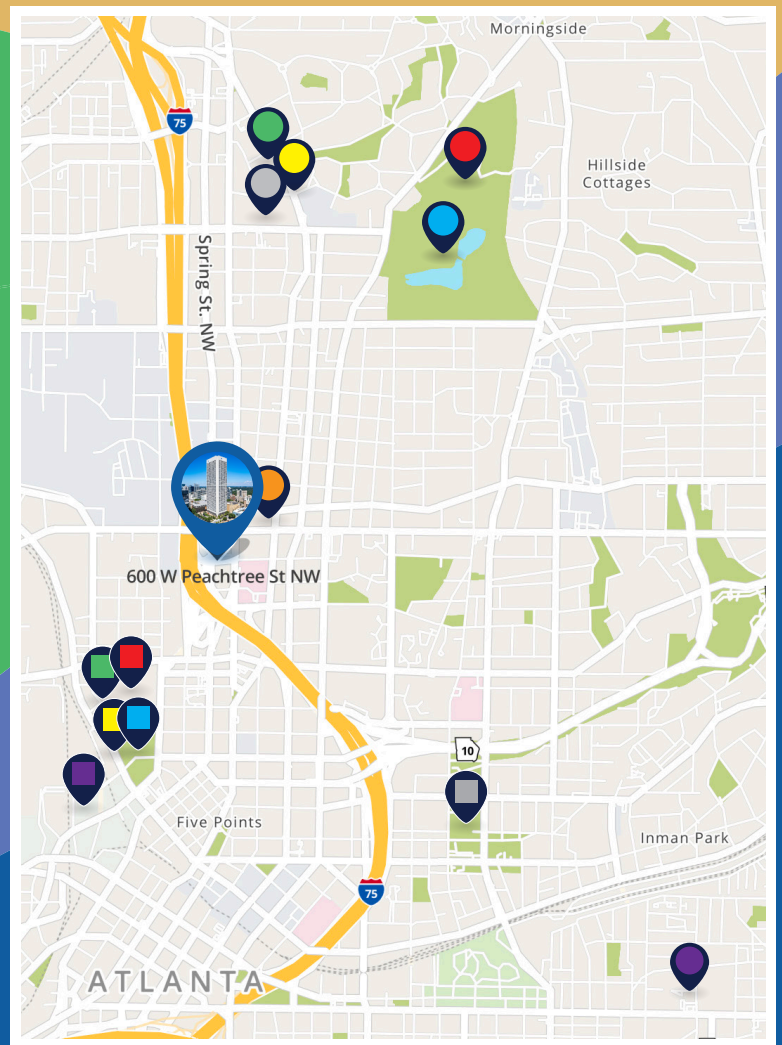
- Atlanta Botanical Garden 7 min drive
- Fox Theater 3 min drive
- High Museum of Art 6 min drive
- Piedmont Park 8 min drive
- Atlanta Symphony Orchestra 6 min drive
- Tiny Doors Atlanta 11 min drive
- Alliance Theatre 8 min drive
- World of Cocoa-Cola 4 min drive
- Fernbank Museum of Natural History 14 min drive
- Georgia Aquarium 5 min drive
- Centennial Olympic Park 3 min drive
- College Football Hall of Fame 6 min drive
- State Farm Arena 6 min drive
- Martin Luther King, Jr. National Historical Park 5 min drive
- ▶ Mercedes Benz Stadium 7 min drive
- ▶ Truist Park 15 min drive



NEARBY TRANSIT:

Metro Train:

- North Avenue, Gold Line - MARTA Station 4 min walk
- Civic Center, Gold Line - MARTA Station 6 min walk



RESTAURANTS:

- NEXT Bar
- The Varsity
- Krab Queenz
- Catch 12

RETAIL & SERVICES:

- Bank of America Financial Center
- RPM Fitness
- U.S. Post Office - Civic Center
- U.S. Post Office - Georgia Tech

PROPERTY FLOOR PLAN

17TH FLOOR



PRIVATE OFFICES

Highly professional private offices for individuals and teams that are flexible and scaled for growth.

MEETING ROOMS

Spacious, well-appointed meeting rooms with on-site administrative support. Available for an hour, day or longer.

VIRTUAL OFFICES

Establish a business presence with mail handling, phone answering or meeting room time.

INCLUDING EVERYTHING IT TAKES TO RUN AN OFFICE



Our private office suites come complete with tons of great amenities.



PRIME LOCATION

12K

SQ. FT.

48

SUITES



RECEPTIONIST



ELECTRIC/HEATING & COOLING



*PHONE SERVICE



CONFERENCE ROOM



OFFICE FURNITURE



*1 GIG-SPEED INTERNET / WIFI



DAILY CLEANING



KITCHEN



PRINTER/SCAN/FAX CAPABILITY



PARKING GARAGE ON SITE



MAIL HANDLING

*Additional charge.

ONLY PAY FOR WHAT YOU NEED WITH OPTIONAL ADD-ONS



LIVE
RECEPTION
ANSWERING



LOCAL PHONE
NUMBER CALL
FORWARDING



CONFERENCE
ROOM USAGE



CLERICAL
SUPPORT

WHY CHOOSE OFFICE SUITES OVER TRADITIONAL OFFICE SPACE?

TRADITIONAL OFFICE SPACES

TKO SUITES

STARTUP COSTS

- Architect and contractor fees
- Building materials like sheetrock, carpeting, paint, and lighting
- Construction labor
- Heating and air-conditioning systems
- Networking infrastructure, including telecom cabling
- Furniture
- Office personnel (secretary, IT, etc.)
- Upgrades and maintenance
- Large security deposit
- Increase in real estate taxes and operational expenses
- Time to build out new suites

Starts at:
\$50,000

One-Month
Security Deposit
+ One Small Fee

Starts at:
\$790

MONTHLY COSTS

- High rent
- Real estate taxes
- Utility bills (electricity, gas/air conditioning, phone, water)
- Internet connection and phone service
- Salaries (secretary, IT, security, etc.)
- Ongoing upgrades, cleaning, and maintenance

Starts at:
\$5,000

One all-inclusive
payment:
no surprises

Starts at:
\$790

COMMITMENT

3 to 15 years

1 day to 5 years

NO RISK WITH GREAT REWARDS!

As you grow, we grow with you: easily add more space when you need it.

WHY TKO SUITES?



Our fully serviced private office suites give your business a professional environment to **Focus and grow your business.**

We offer private office suites, virtual office plans, and hourly and daily meeting room rentals.

READY-TO-WORK

Forget the hassle of building an office from scratch, or waiting on hold to set up internet. Fully furnished and equipped, we're ready when you are. Just bring your laptop and can-do spirit.



PERSONALIZE

Don't just work in any space—work in your space. As long as you leave the office in its original condition, you can personalize the look and feel of your workspace, exactly as YOU like it. If you want, we can do it for you!



DEDICATED

Unlike other shared workspaces, you won't be disrupted by any paper-thin or glass walls here. Our suites give you the privacy, peace, and quiet you deserve.



MINIMAL RISK

With a variety of flexible agreement terms and options, from an hour to years, lower your overhead by solely paying for what you use. Flat fees mean there are no surprise charges, ever.





WE'RE HERE FOR YOU

Choosing a workspace, even in the short term, is an important decision that affects the success of your business.

We're here to answer any questions you may have to make sure you get the most out of your space, or finalize your agreement at your convenience, when you're ready.

Thank you for considering TKO!

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