

**FOR LEASE**

# 171 17th Street

171 17th Street NW, Atlanta, GA 30363



Two Full Floors - Coming Soon!

## Available Space

- Suite 615 - 3,966 RSF (Available with 30 days notice)
- 5th Floor - 24,825 RSF (Available 6/1/2020)
- 22nd Floor - 25,245 RSF (Available 6/1/2020)

## Building Highlights

- Classically designed, Class A office tower, featuring 510,268 RSF
- 22 Stories, soaring over the Downtown Connector
- Accessible/convenient parking below the building
  - Ratio of 2/1,000 SF
  - Unreserved @ \$121 per month
  - Reserved @ \$179 per month
- Unrivaled views to the north, east and south
- State-of-the art, energy-efficient, climate control systems
- Award-winning, on-site property management team



For more information, contact:

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**Managing Director**

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[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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## Amenities / Features

- Cornerstone office building of Atlantic Station, the Southeast's premier sustainable community
- Certified LEED Silver, Core & Shell and LEED Platinum for Existing Buildings
- Building amenities include on-site café, car wash and auto detailing, dry cleaning, banking and conference center
- Atlantic Station offers over 1 million square feet of retail and amenities, including 20 restaurants, Bright Horizon's childcare, banking, Publix grocery store, LA Fitness and a boutique hotel with conference facilities
- Immediate Access to I-75, I-85 via the 17th Street Bridge
- Shuttle connection to Arts Center MARTA station
- Bicycle share
- Zip Car access
- Electric vehicle charging stations
- Valet available



## Leased & Managed by



## Owned by



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