



1 1 8 0 P E A C H T R E E





## Modern yet classic. Timeless yet current.

A stunning expression of 21st century architecture. A location in Atlanta's thriving Midtown with the most dynamic, cosmopolitan feel in the city. The chance for your organization to rise to new heights in truly prestigious company. It's all here. 1180 Peachtree.



A woman with long, straight brown hair is seen from behind, wearing a dark blazer. She is looking out over a city skyline, with a prominent skyscraper (likely the Empire State Building) in the background. The scene is brightly lit, suggesting a sunny day. The word "LOCATION" is overlaid in large, white, serif capital letters across the center of the image.

LOCATION



## A breathtaking tower. An ideal location.

1180 Peachtree puts you close to everything that empowers business. It's the heart of vibrancy that fuels Atlanta's art, creative and talent scene like nowhere else. Endless lifestyle choices and venues at your feet. Exactly where your next wave of employees are waiting. Access to everything local—as well as direct connections to the world at your whim. If location is king, this is where you tower above all previous expectations.

# Atlanta

## A CITY FOREVER ON THE RISE.

As the 9th largest metro area in the country, Atlanta is a hotbed for innovation and a hub for big business. It has been ranked #1 among top major metros in job growth in the US since 2014, more than twice the national average. And with the world's busiest airport at its disposal, you're never far from every global destination you need to reach.







5.7M  
Residents

# Access & Transit

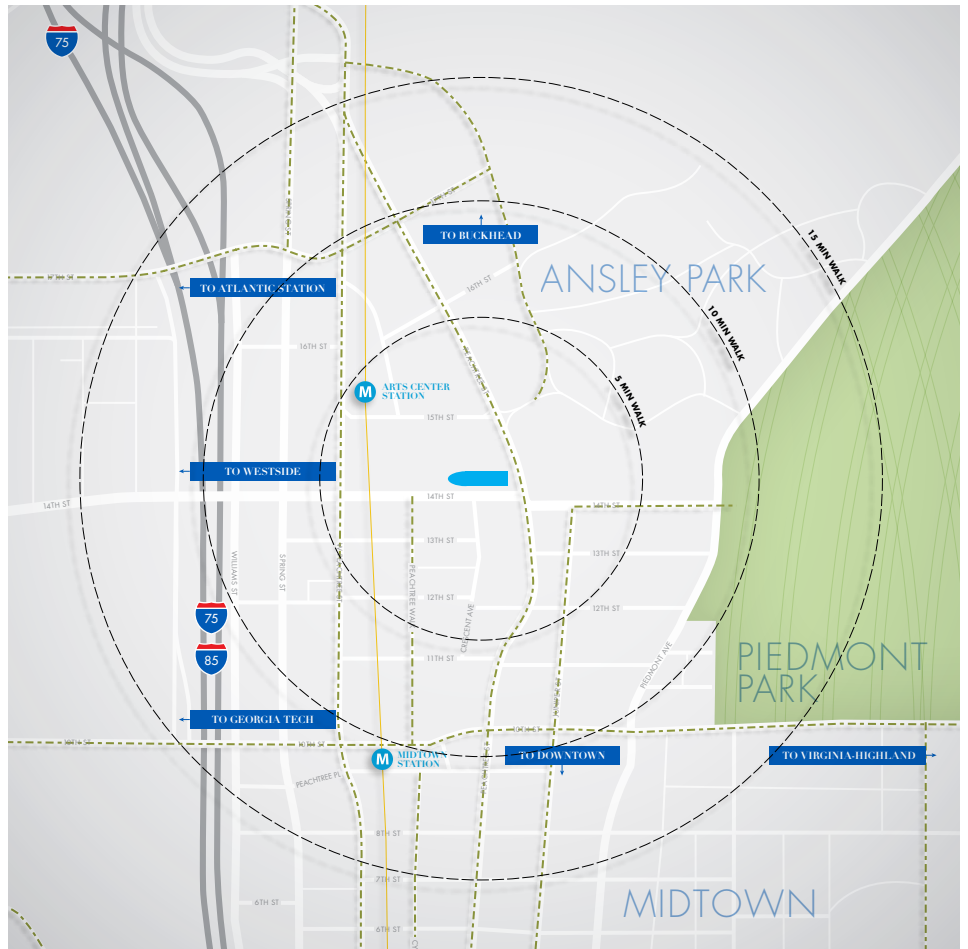
## PREPARE TO BE MOVED.

Here you'll enjoy unmatched access to everything that matters. Immediate connectivity to the I-75/I-85 Connector. Two convenient MARTA stations within a 10-minute walk. And best of all, you'll be in the most walkable and bikeable environment in the city. However you get around, 1180 is covered like nowhere else.



-  Nearby Interstates
-  Pedestrian Walk Times
-  MARTA Stations
-  Nearby Neighborhoods
-  Bike Lanes

**500K**  
Monthly MARTA Riders



# Arts & Education

## A MAGNET FOR CULTURE, TALENT & TECH.

Midtown provides an astounding assemblage of the best and brightest in the Southeast. It's the city's tech hub with over 28% of the city's tech workforce in 1.2 square miles. It's also the region's Arts District with 77 arts and cultural institutions and 3,000 annual events. And with a concentration of 66 colleges and universities in the metro area alone, it's a magnet for top talent. Whether you're entertaining clients, rewarding employees, or attracting the best people, 1180 delivers.



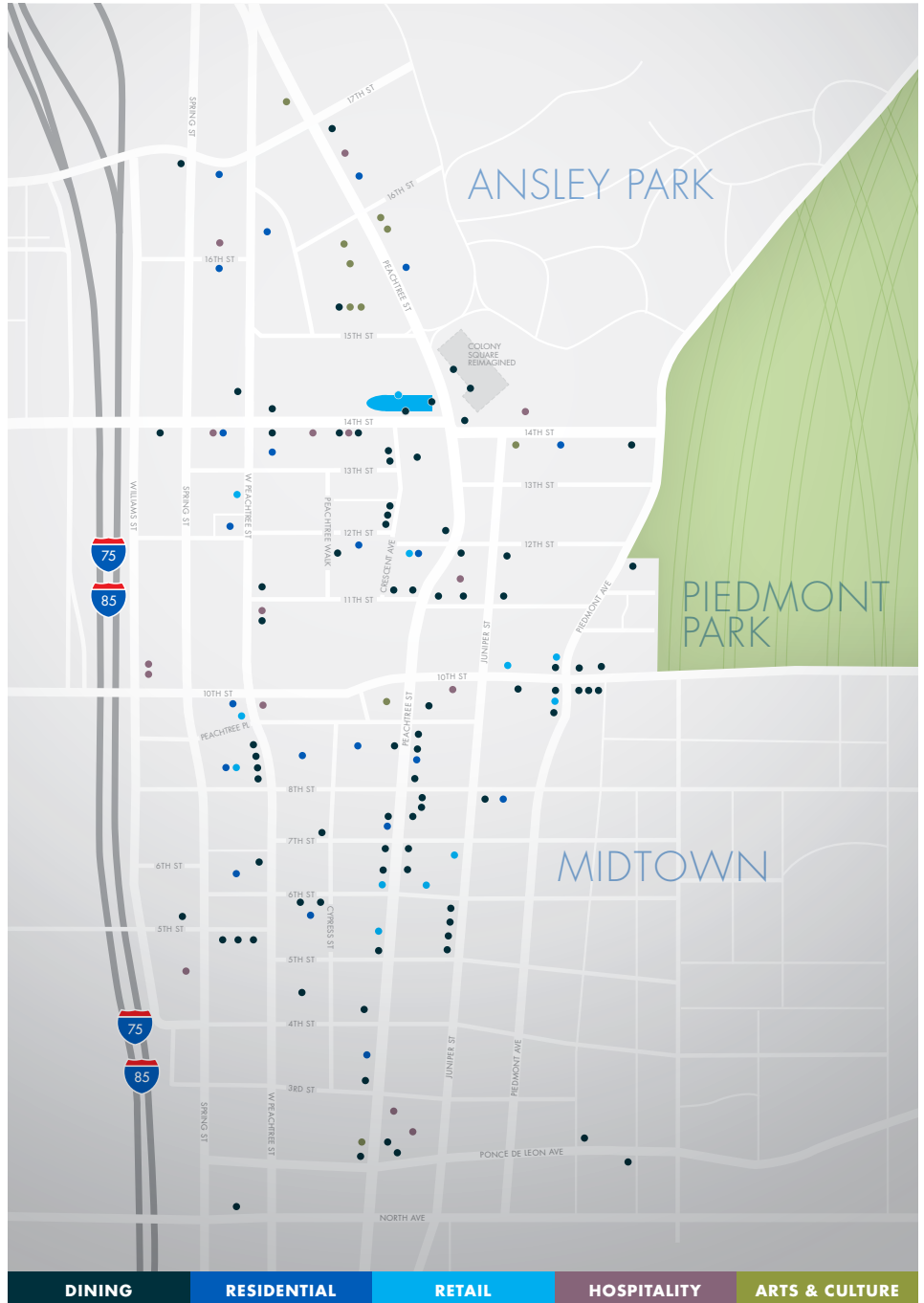
275K  
Students

# Area Amenities

**MAKE YOUR ADDRESS THE PLACE TO BE.**

14th and Peachtree is the nexus of Atlanta’s dynamic urban core. Hundreds of dining, retail and entertainment choices – right at your feet. Dozens of diverse lodging options. Walking distance to the acclaimed Piedmont Park and The Beltline. And when it comes to planting roots, nearby Ansley Park, Brookwood Hills, Sherwood Forest and Morningside offer some of the best residential neighborhoods around.

- DINING**
- 5 Church
- Bantam + Biddy
- Bar Margot
- Baraonda
- The Barrelhouse
- Bezoria
- Cafe Intermezzo
- Caribou Coffee
- Cypress Street Pint & Plate
- Dressed
- Ecco
- Eleventh Street Pub
- Empire State South
- Escorpion
- Fado Irish Pub
- Flying Biscuit
- Front Page News
- Grain
- Gordon Biersch Brewery
- Hi-Five Diner
- Highland Bakery\*
- Hudson Grille Midtown
- J. Christopher’s
- Joe’s on Jupiter
- The Lawrence
- Livingston
- Lure
- Marlow’s Tavern
- Mary Mac’s
- The Melting Pot
- Nan
- Noodle
- The Oceanaire
- Prince of Wales
- Proof & Provision
- Publik Draft House
- Ray’s Pizza
- Saltwood
- Sivas
- South City Kitchen
- Starbucks
- STK Atlanta
- Sweet Hut Bakery & Café
- Table 1280
- Taco Mac
- Takorea
- TAP\*
- Ten Atlanta
- Tin Lizzy’s
- Torched Hop
- Vortex
- World of Beer
- Zocalo
  
- RESIDENTIAL**
- 12th & Midtown
- 77 12th
- 905 Juniper
- 1010 Peachtree
- 1280 Peachtree
- Alta Midtown
- Aqua
- Atlantic House
- The Biltmore
- The Metropolitan Center
- One Museum Place
- Plaza Midtown
- Skyhouse Midtown
- Twelve Midtown
  
- RETAIL**
- 12th & Midtown
- The Art of Touch
- Big Peach Running Co.
- Blue MedSpa
- CVS
- H. Stockton\*
- Lui-B
- Mac’s Beer & Wine
- The Pet Set
- Shep’s Midtown ACE
- Twelve Flowers
  
- HOSPITALITY**
- The Four Seasons
- GA Tech Hotel
- Georgian Terrace
- Grenada Hotel
- Hilton Garden Inn
- Hotel Indigo
- Hyatt Atlanta Midtown
- Loews Atlanta Hotel
- Marriott
- Plaza Midtown
- Regency Suites Hotel
- Twelve Midtown
- W Hotel
  
- ARTS & CULTURE**
- Alliance Theater
- ATL Symphony Orchestra
- Center Stage
- High Museum of Art
- Margaret Mitchell House
- MODA
- SCADshow
- Whole World Theater
- Woodruff Arts Center



92/100  
Walk Score





ARCHITECTURE



## Rising 41 brilliant stories skyward.

One glimpse at the exterior and you're hooked by its sheer physical presence. Renowned architects Pickard Chilton have crafted a truly unique masterpiece that has become a shining beacon on the Atlanta skyline. Inside, it's no less exquisite and impressive, managing to be simultaneously classic and effortlessly cool. It just might be the most powerful recruitment tool in your arsenal.



1180 Peachtree was the first high-rise office building in the world to achieve LEED-CS Pre-Certification Silver Level. Today, we have Platinum LEED Certification and our tenants love the results. They enjoy enhanced HVAC equipment, clean power, reserved parking for alternative fuel vehicles, three EV charging stations and secure bicycle storage.

1180 Peachtree received top ranking for wired certification based on the building's existing connectivity speed and infrastructure as well as its readiness and capacity for future connectivity needs.



# AMENITIES

POWERED BY ICG®

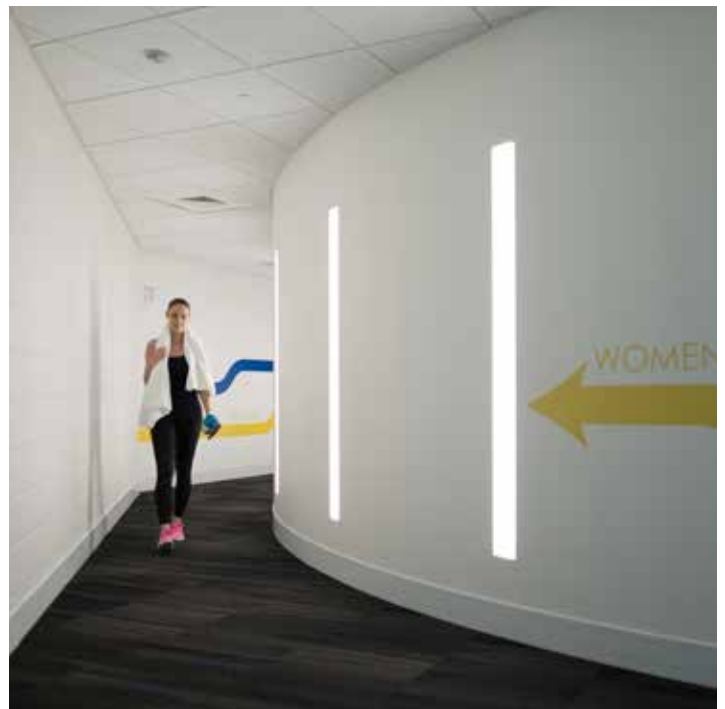
# Conference Center

This is where you can conduct world-class business like nowhere else. A fully-equipped conference center with a private boardroom, 50-seat training classroom and catering kitchen – all set to the backdrop of beautiful north-facing views.



# Club 1180 Fitness

Our exclusive 10,500 sf tenant health club includes state-of-the-art cardio and weight equipment, a premium Fitness on Demand studio, with anything from aerobic to spin classes, private showers and locker facilities. If work is your life, this is your balance.



# H. Stockton

Our on-site men's business attire and sportswear shop, H. Stockton is staffed by knowledgeable, career professionals, stocking a broad assortment of quality goods at honest prices – with truly masterful tailoring.



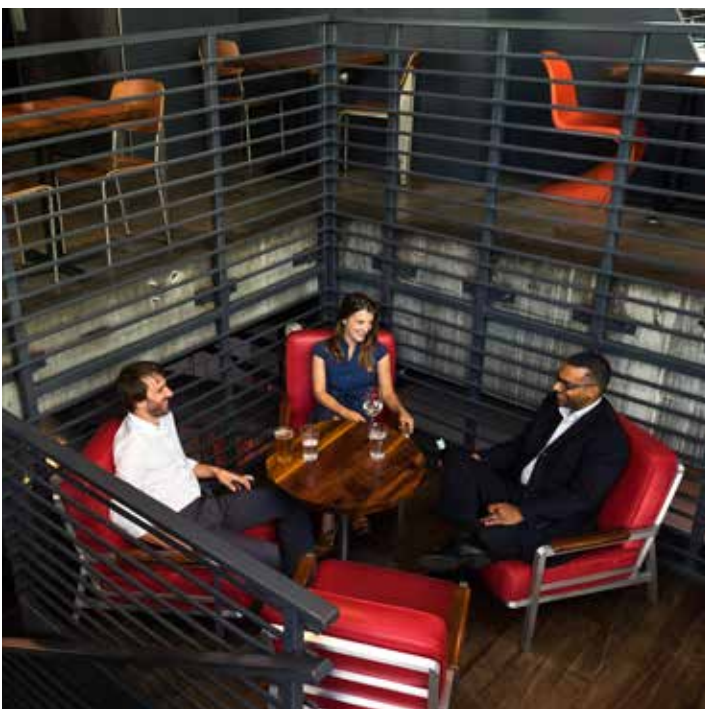
# Highland Bakery

Experience a full menu that stretches comfortably from crabcake benedict to ricotta pancakes, to cornbread panzanella salad. And you can still get your double, tall, skinny, half-caff, latte. Your taste buds are the boss. We're just here to serve.



# TAP Gastropub

TAP American Gastropub is a ground-level, on-site joy. Named for the restaurant's extensive draft beer and barrel wine selections, it's a genuinely convivial place to have a pint or glass of wine, but also a wonderful place to enjoy seasonally driven innovative comfort food. Cool has never been this convenient.





# On-Site Services

As with any world-class business environment, 1180 offers the full breadth of on-site services including Ameris Bank, The Glass Shoe Shine Shop, 1180 Car Care and more. It's how we make each workday as efficient and polished as possible.



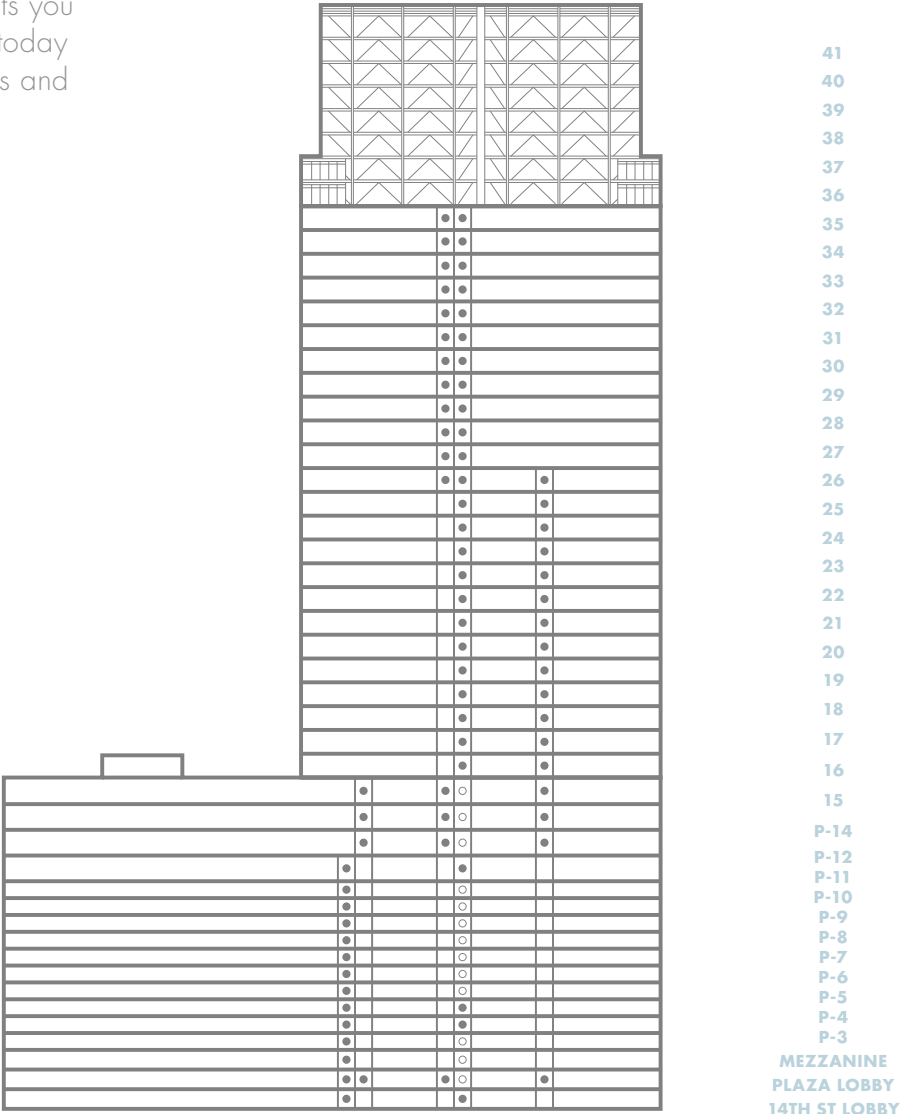
# AVAILABILITY

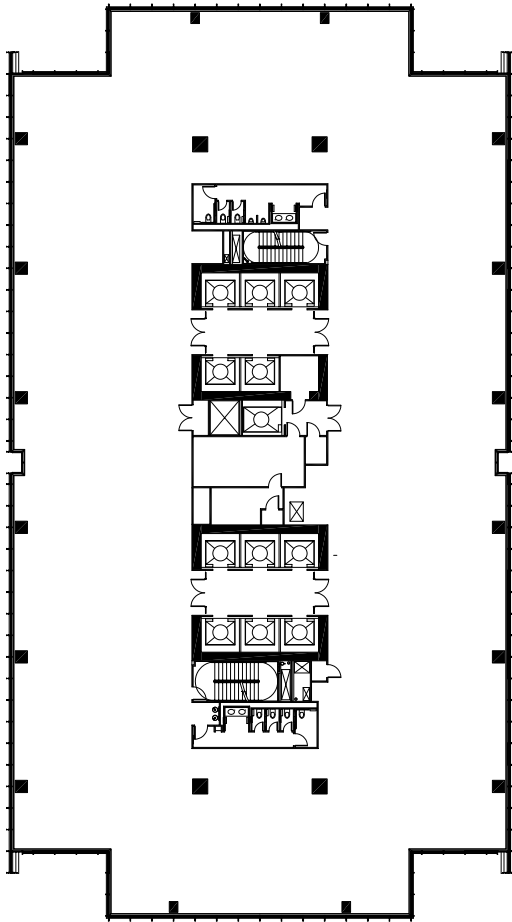




# We invite you to visit today.

Officing at 1180 Peachtree puts you in truly elite company. See us today and learn about new upgrades and current availabilities.



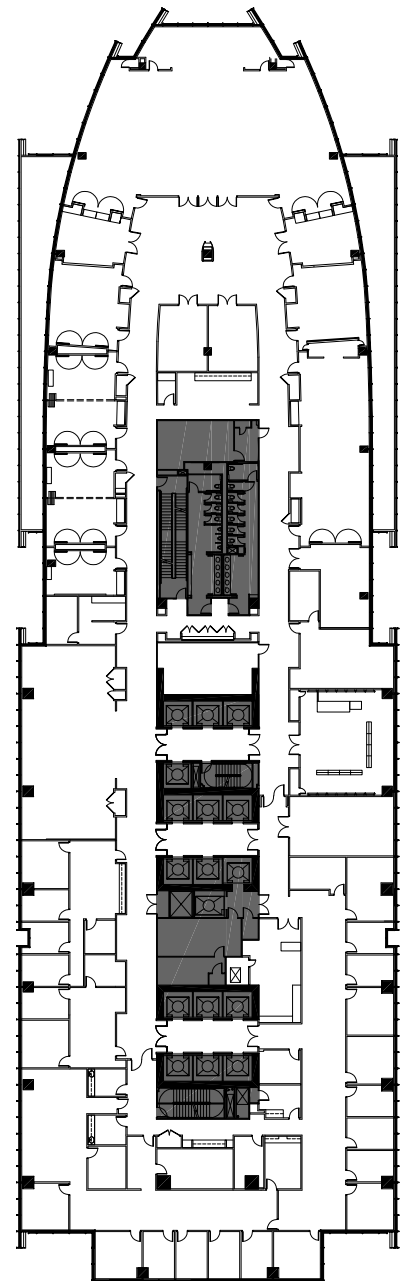


*Single Tenant Tower Floor Plan*

Approximately 22,115 rentable square feet and eight corner offices on every floor

Floor plates up to 12 percent more efficient than typical office towers allowing for more people per square foot

Ten-foot floor-to-ceiling height with 9'6" glass wall. Extensive use of glass provides more natural light in the office environment - shown to improve productivity and morale



*Multi Tenant Podium Floor Plan*



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# Hines