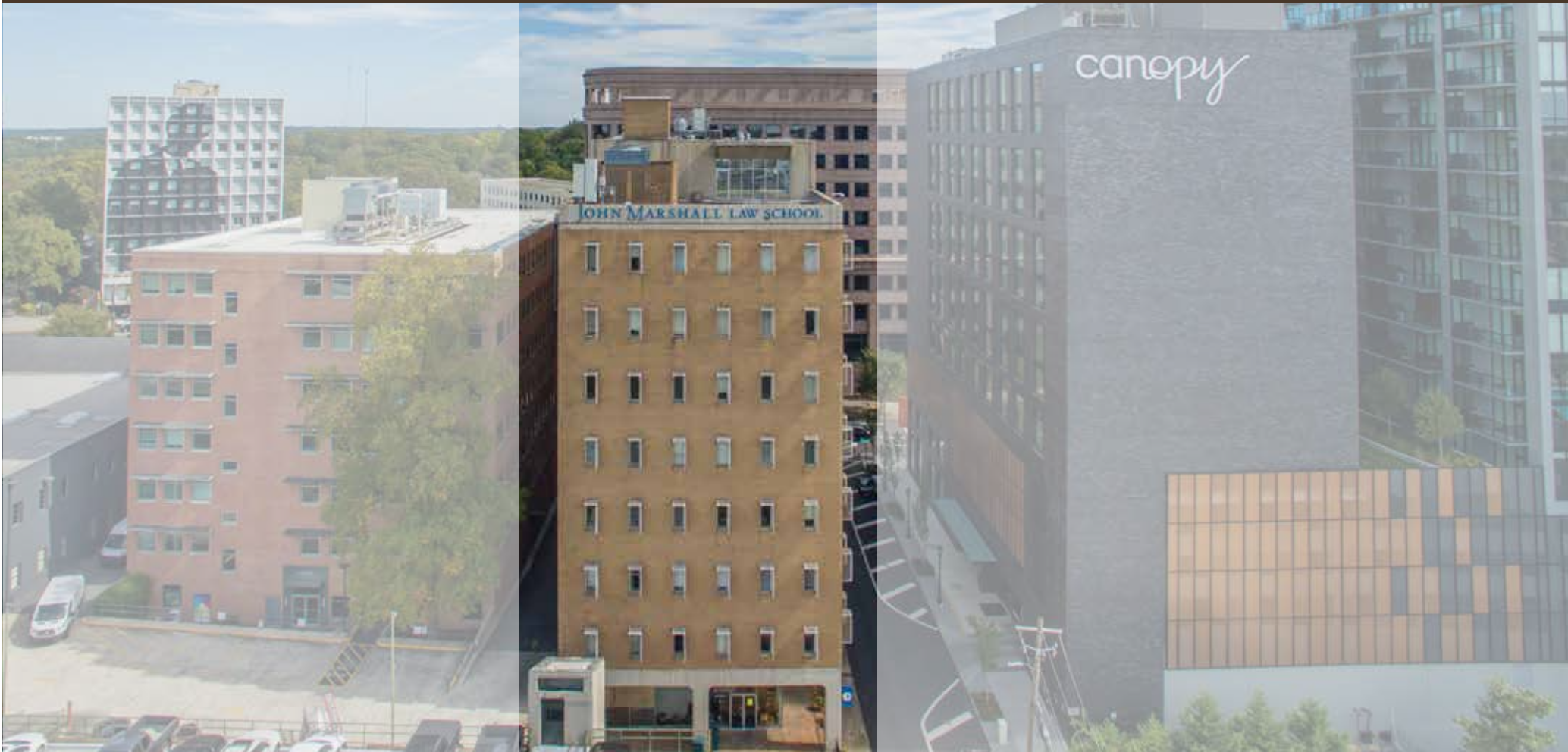


1422 WEST PEACHTREE STREET NW

Atlanta, GA 30309



EXCLUSIVELY PRESENTED BY:

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Atlanta, GA 30309



EXECUTIVE SUMMARY

1422 West Peachtree represents a truly unique opportunity to acquire ownership of a stand-alone Class 'B' office building in the heart of Midtown Atlanta, one of the most highly sought-after urban submarkets in the Southeastern United States.

The property consists of a 82,316 SF nine level office building with loading dock and a 254 space parking deck located on 1.006 Acres (43,835 SF) of land in The City of Atlanta, built in 1965.

PROPERTY FEATURES

- Premier location on West Peachtree Street, steps from all that Midtown has to offer
- 7 million SF of Class A office space with 1 mile radius of the location
- A 5 minute walk to the MARTA Arts Center Station
- Surrounded by new density and high-end residential and hotel development
- Excellent connections to I-75/I-85
- Ideal redevelopment opportunity for investor or owner-user

Price: Contact for details



FOR SALE

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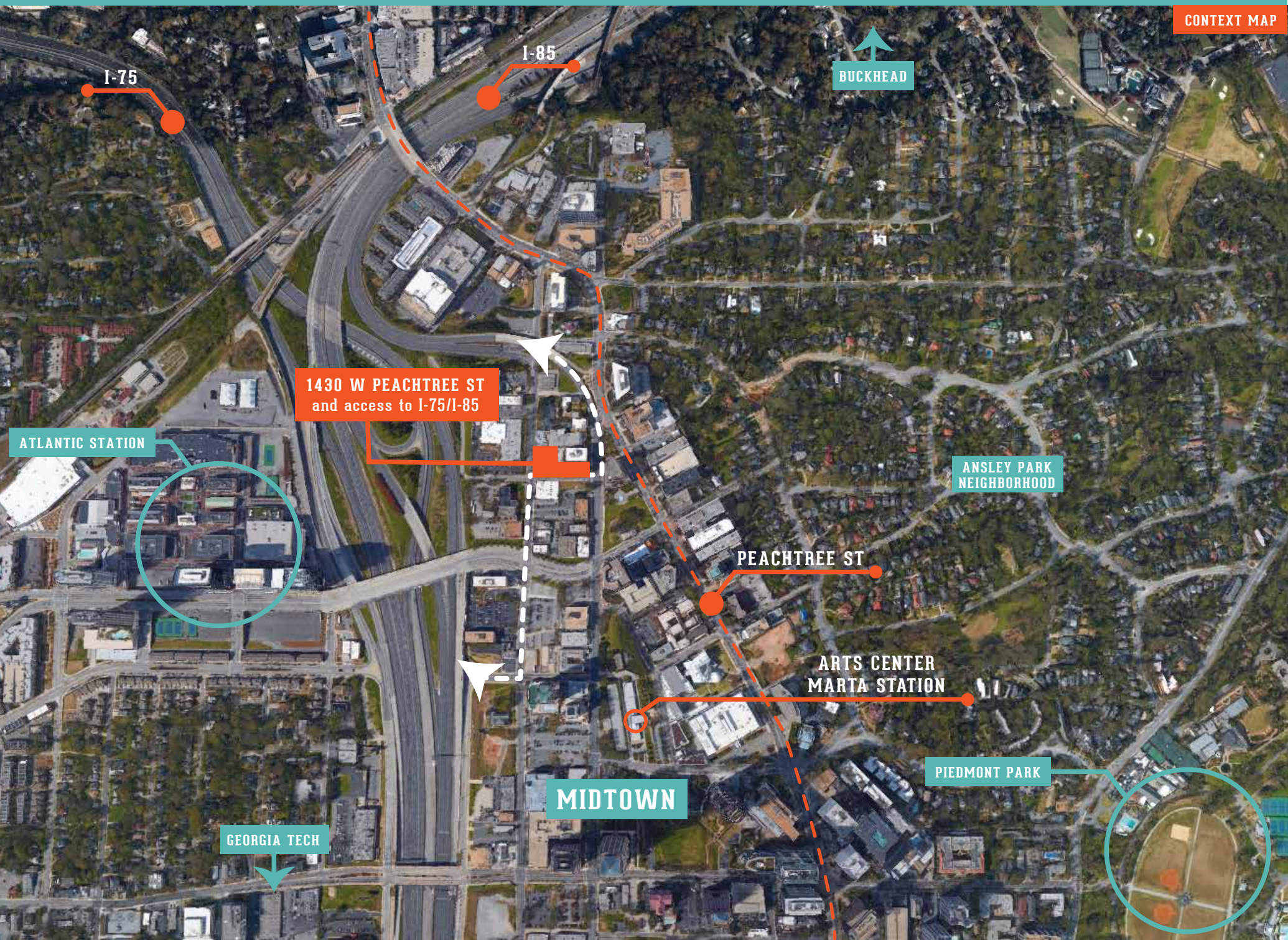
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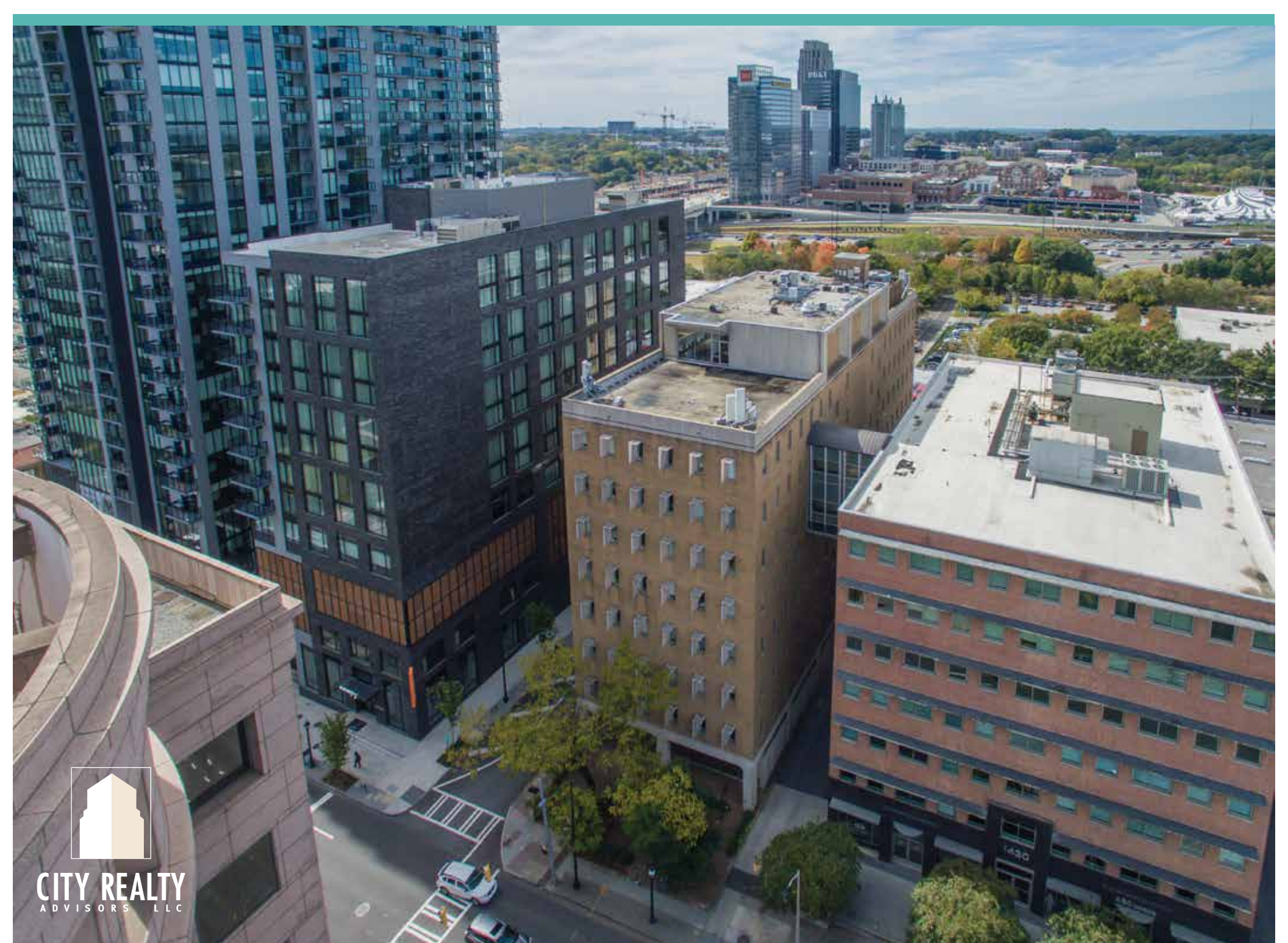
PROPERTY DESCRIPTION

- **Property Address:** 1422 West Peachtree Street NW and 1421 Spring St NW
Atlanta, GA 30309
- **County:** Fulton County
- **Building Access:** West Peachtree Street NW
- **Parking Access:** 18th Street NW (Access from both West Peachtree Street NW and Spring St NW)
- **Offered for Sale:** 82,316 SF stand-alone office building (67,493 leasable SF)
- **Parking:** 134 Parking Spaces together with ownership and management rights to a parking deck with a total of 254 parking spaces.
- **Occupancy:** Entire building currently leased to The John Marshall Law School until October 31st, 2021.
- **Current Annual Rent:** \$18.50 per SF/NNN
- **Floor Plates (Gross)**
 - Level 1: 5,974 SF
 - Level 2-8: 8,505 SF
 - Level 9 (Penthouse): 3,629 SF



1430 W PEACHTREE ST





CITY REALTY
ADVISORS LLC