



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





## Modern yet classic. Timeless yet current.

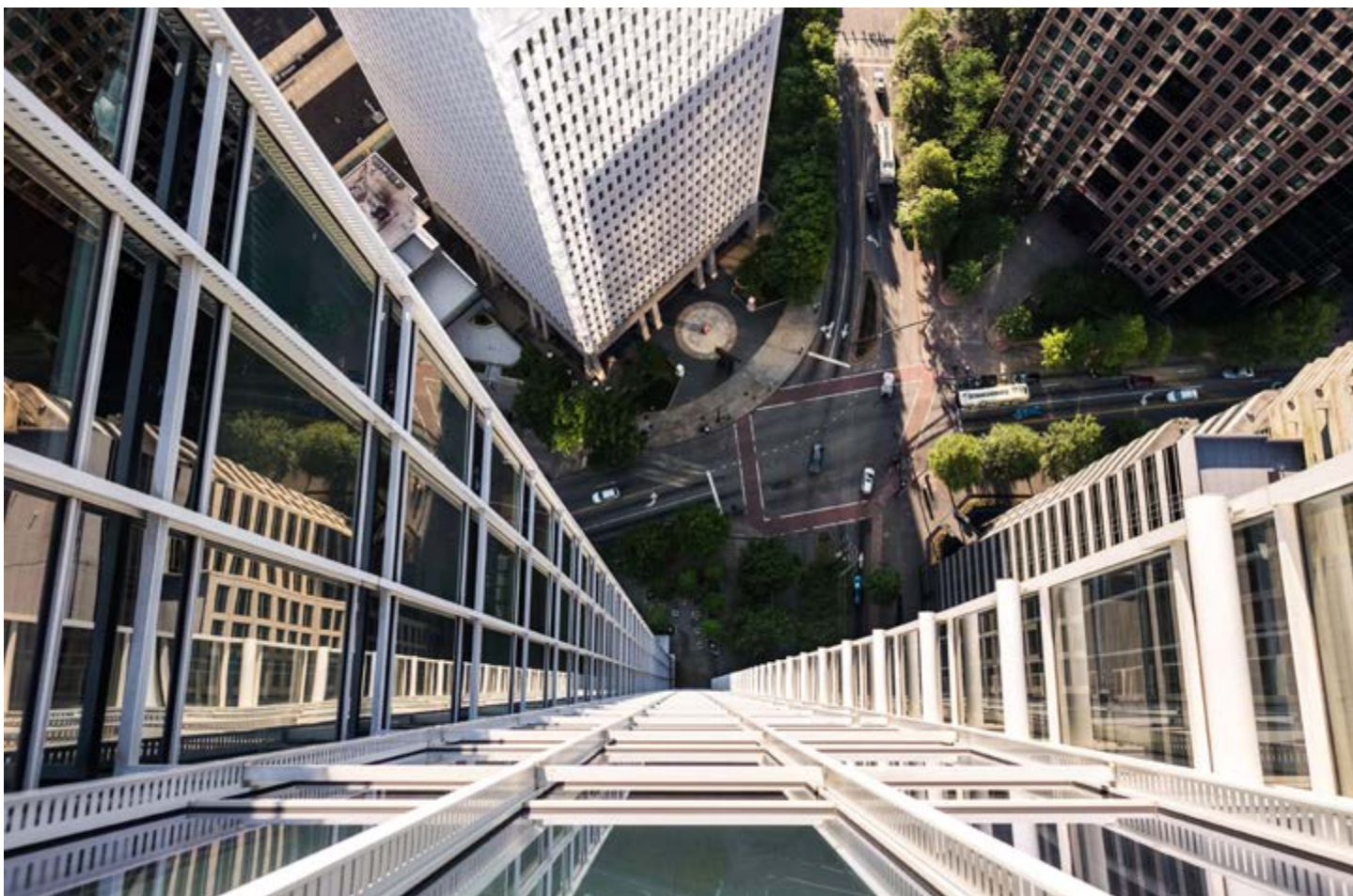
A stunning expression of 21st century architecture. A location in Atlanta's thriving Midtown with the most dynamic, cosmopolitan feel in the city. The chance for your organization to rise to new heights in truly prestigious company. It's all here. 1180 Peachtree.







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.

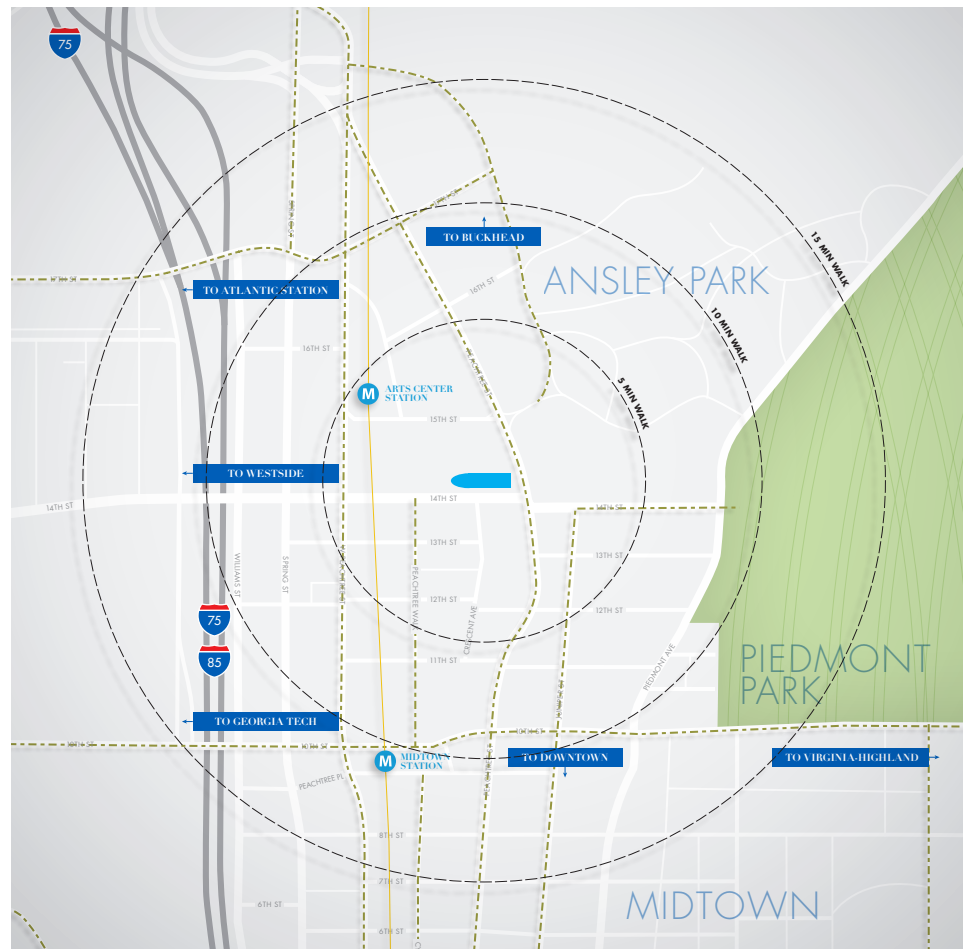
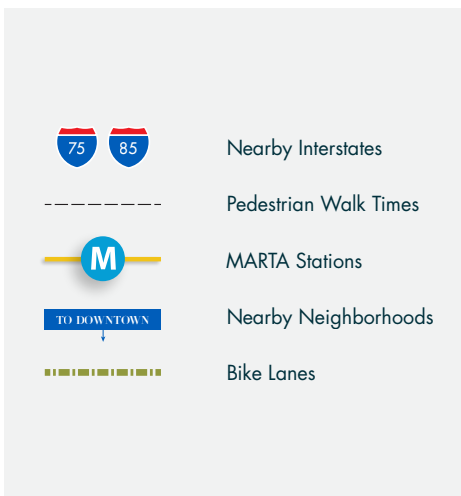


5.7M  
Residents

# 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.

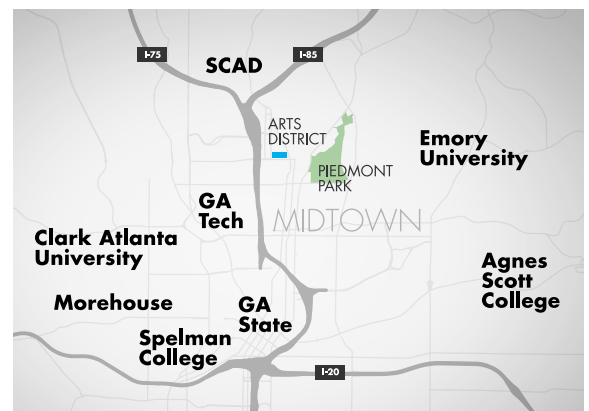




# Arts & Education

## 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  
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  
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





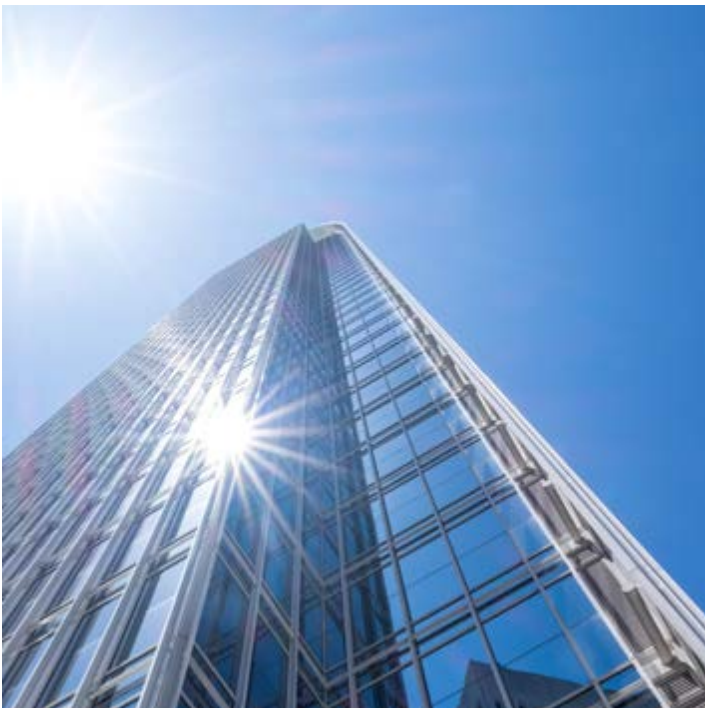


ARCHITECTURE



## 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.





# AMENITIES

# 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.



# 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.





# An Iconic Duo

There are few better combinations than burgers and brews and 1180 has brought together two of the finest purveyors in the city. With Mix'd Up Burgers providing mouth-watering bites and Pour Taproom supplying 88 taps as well as a cocktail bar, deciding where to go for client lunches and afterwork meet ups is an easy decision; deciding what to choose from the menu is not!



# 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, Clean To The Max Car Wash and more. It's how we make each workday as efficient and polished as possible.





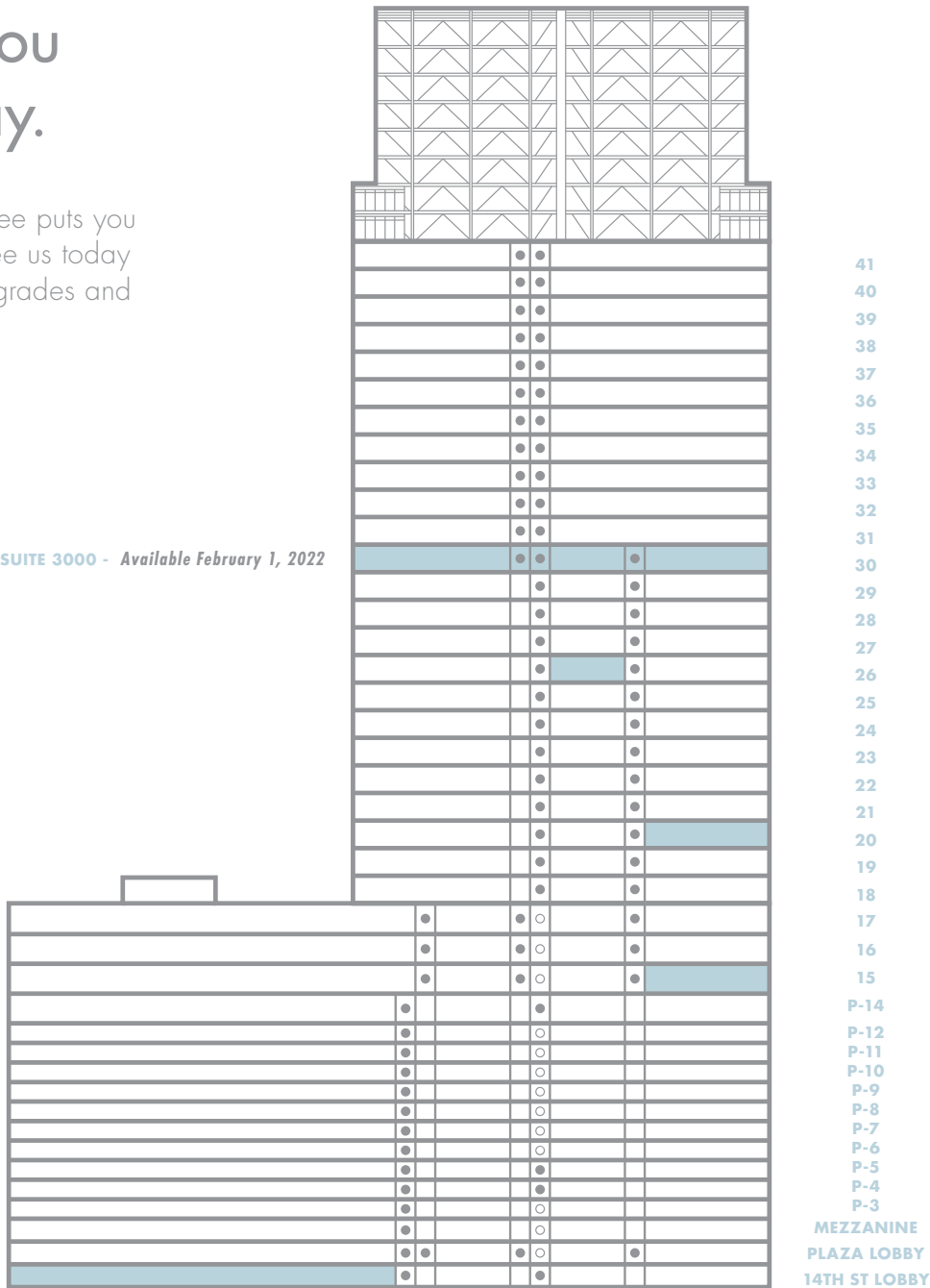
An aerial photograph of a city landscape. In the foreground, a tall, modern glass skyscraper with a distinctive white lattice structure at its top rises above a dense green forest. To the right, a building with multiple spires is visible. The background shows a vast expanse of green trees and distant city buildings under a bright blue sky filled with scattered white clouds. The word "AVAILABILITY" is superimposed in a large, white, serif font across the middle of the image.

AVAILABILITY

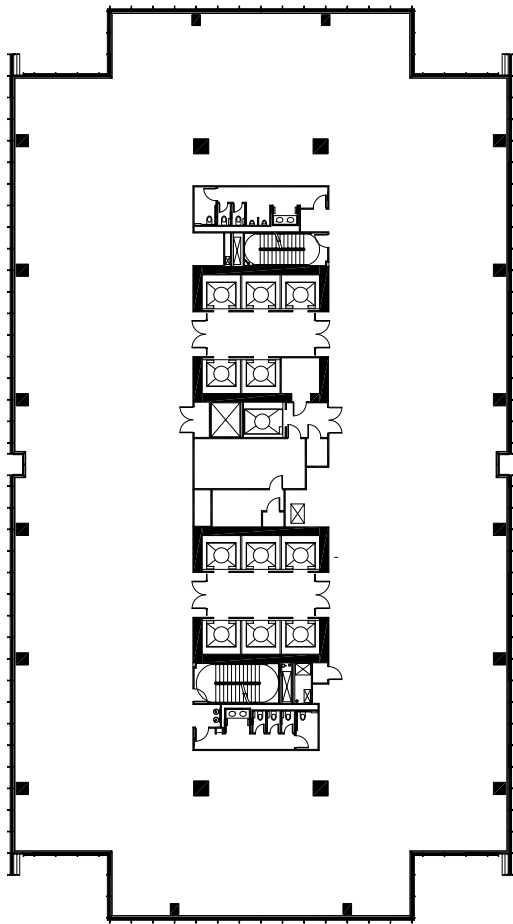
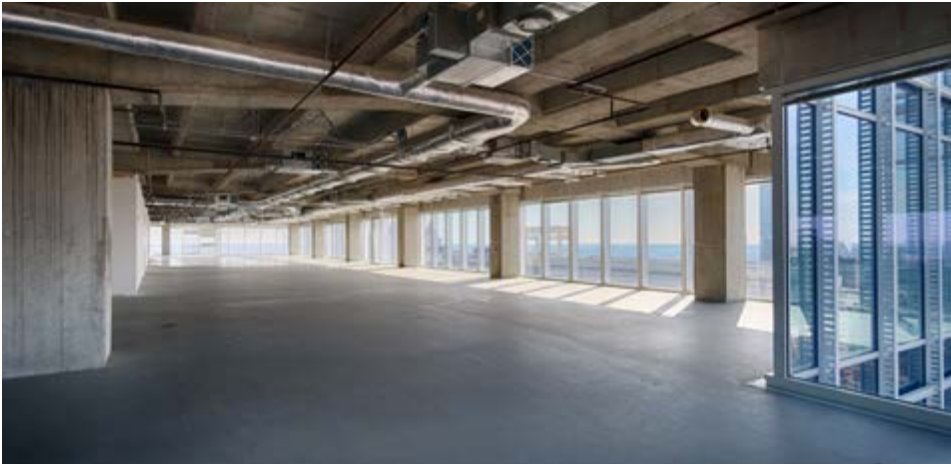


# We invite you to visit today.

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





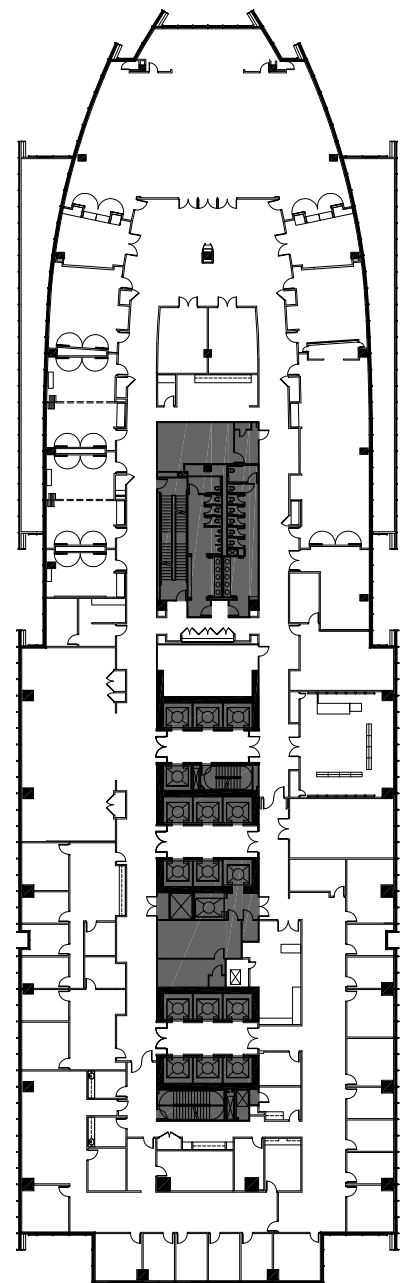


*Single Tenant Tower Floor Plan*

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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#### OFFICE LEASING

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# Hines