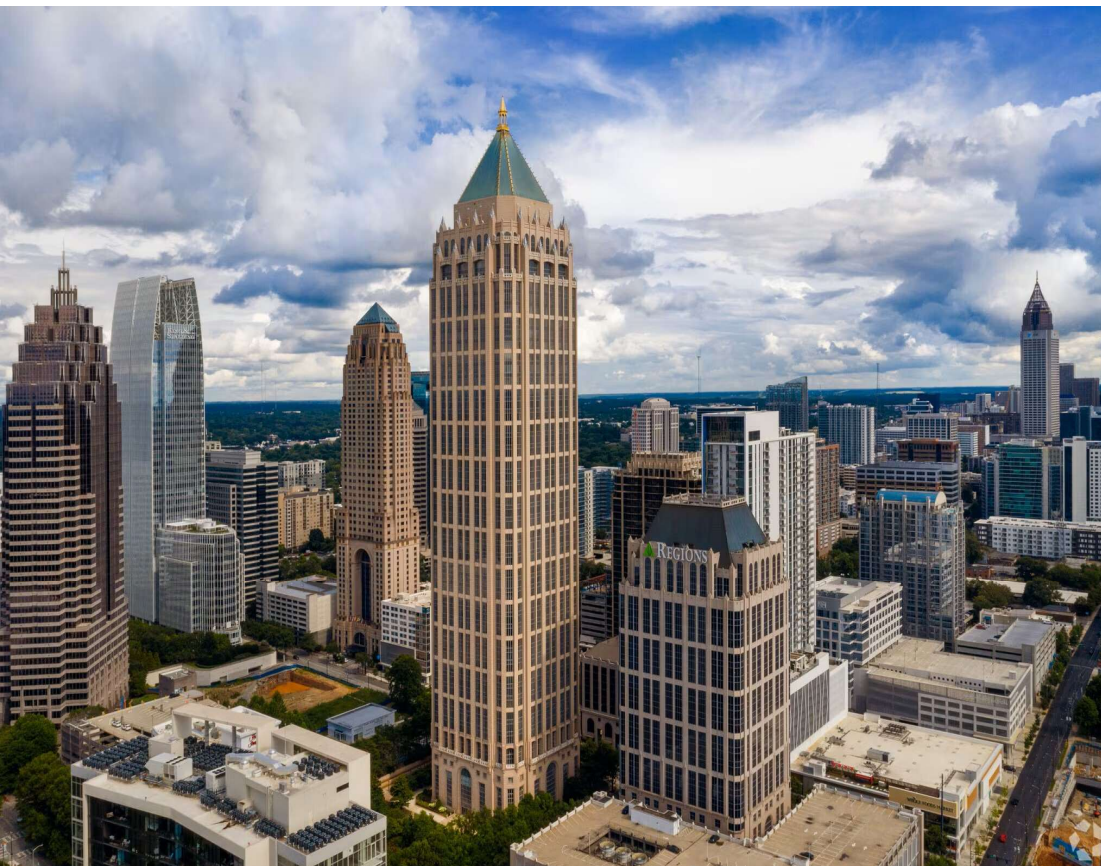




1201 W Peachtree, Atlanta, Georgia 30309

Class A 50 story office tower located in the heart of Midtown Atlanta. An iconic building within the Atlanta skyline, Located at the premier corner of 14th street & West Peachtree, this location offers exceptional access to I-85 & I-75, Buckhead and Downtown and surrounding by bountiful restaurant and retail options. On site, New café is managed by Carole Parks, as well as complementary fitness in a state-of-the-art gym and conference center. The building offers state-of-the-art access control system, convenient ingress - egress to parking garage and neighboring access to MARTA is within one block (Arts Center Station). One Atlantic offers Spectacular city views, maximizing the 9-foot floor to ceiling window design and there is a 2.5-acre park, landscaped with fountain feature on site.

ONE ATLANTIC – 1201 W. Peachtree

3,932 RSF located on the 26th floor

- Plug N Play Modern Sublease Space in Class A+ Office Tower in heart of Midtown
- Available Immediately thru 4/30/2028
- Efficient law firm layout with modern upgraded finishes
- Layout includes:
 - Six (6) Offices on window (2 partner sized)
 - Two (2) Interior Glass Offices
 - One (1) Interior Glass Conference Room
 - Private Breakroom/Lounge on Window with spectacular city views
 - One (1) Copy/File Room
- Panoramic skyline city views
- 9 ft floor to ceiling windows
- Tons of Natural Light From Abundance of Glass on interior walls
- LED Fixtures and Lighting Throughout Premises
- Furniture Available
- Strong Credit Sublessor
- Central location in the heart of Midtown Atlanta with walkability to countless restaurants, retail, hotels, and more!
- 2/1000 deck parking, on site upgraded café, shared tenant conference facility and state of the art fitness facility
- 1 Block to Arts Center Marta station and great access to I-75/I-85

For Details Contact:

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**26th Floor
Suite 2615**
3,932 RSF

