



# Tour - Short plus Tax & Ops

Prepared By  
Ashley Parker  
404-816-1600




1		1201 W Peachtree St NW	<b>Available SF</b>	200,700 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	Negotiable
		Ofc Class A	<b>Operating Exp/SF</b>	\$10.00
		1,100,312 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	
		<b>Listing Notes</b>		


**One Atlantic Center**

2		100 Colony Sq NE	<b>Available SF</b>	22,557 SF
		Atlanta, GA 30361	<b>Lease Rate</b>	\$23.00 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$8.88
		313,096 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	
		<b>Listing Notes</b>		


**Colony Square - 100**

3		1100 Peachtree St NE	<b>Available SF</b>	179,596 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$19.25
		Ofc Class A	<b>Operating Exp/SF</b>	\$9.00
		581,833 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	
		<b>Listing Notes</b>		

**1100 Peachtree Street**

4		999 Peachtree St NE	<b>Available SF</b>	165,988 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$27.50 - \$29.00 FSG
		Ofc Class A	<b>Operating Exp/SF</b>	\$9.50
		621,535 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	
		<b>Listing Notes</b>		

**999 Peachtree**

5		1360 Peachtree St NE	<b>Available SF</b>	5,115 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$23.75 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$9.82
		231,744 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	
		<b>Listing Notes</b>		


**One Midtown Plaza**

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6		1355 Peachtree St NE	<b>Available SF</b>	28,447 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$.00 - \$25.00 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$8.56
		344,974 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	
			<b>Sale Type</b>	
			<b>Price</b>	\$419,000
			<b>Price/SF</b>	\$347/SF


**The Peachtree**

**Listing Notes**

7		1230 Peachtree St NE	<b>Available SF</b>	16,276 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	Negotiable
		Ofc Class A	<b>Operating Exp/SF</b>	\$9.55
		774,344 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	


**Promenade II**

**Listing Notes**

8		1349 W Peachtree St NW	<b>Available SF</b>	54,043 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$23.75 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$9.82
		272,278 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	


**Two Midtown Plaza**

**Listing Notes**

9		1545 Peachtree St NE	<b>Available SF</b>	29,874 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$26.95 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$9.50
		158,248 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	

**One Peachtree Pointe**

**Listing Notes**

10		1555 Peachtree St	<b>Available SF</b>	278,795 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$31.50 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$9.50
		294,139 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	

**Two Peachtree Pointe**


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11		1180 W Peachtree St NW	<b>Available SF</b>	30,423 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$26.00 - \$28.00 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$8.50
		501,184 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	

**Listing Notes**

**Atlantic Center Plaza**

12		1170 Peachtree St NE	<b>Available SF</b>	2,342 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$30.00 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$0.00
		527,999 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	

**Listing Notes**

**The Proscenium**

13		171 17th St NW	<b>Available SF</b>	19,091 SF
		Atlanta, GA 30363	<b>Lease Rate</b>	\$21.50 Net
		Ofc Class A	<b>Operating Exp/SF</b>	
		514,314 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	


**Listing Notes**

**Atlantic Station - 171 17th**

14		10 10th St NE	<b>Available SF</b>	90,977 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	\$26.00 - \$28.00 Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$8.82
		421,100 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	

**Listing Notes**

**10 10th Street**

15		1180 Peachtree St NE	<b>Available SF</b>	67,729 SF
		Atlanta, GA 30309	<b>Lease Rate</b>	Negotiable Gross
		Ofc Class A	<b>Operating Exp/SF</b>	\$10.00
		669,710 SF Building	<b>Taxes/SF</b>	
			<b>Tax Year</b>	

**Listing Notes**

**1180 Peachtree Street**

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