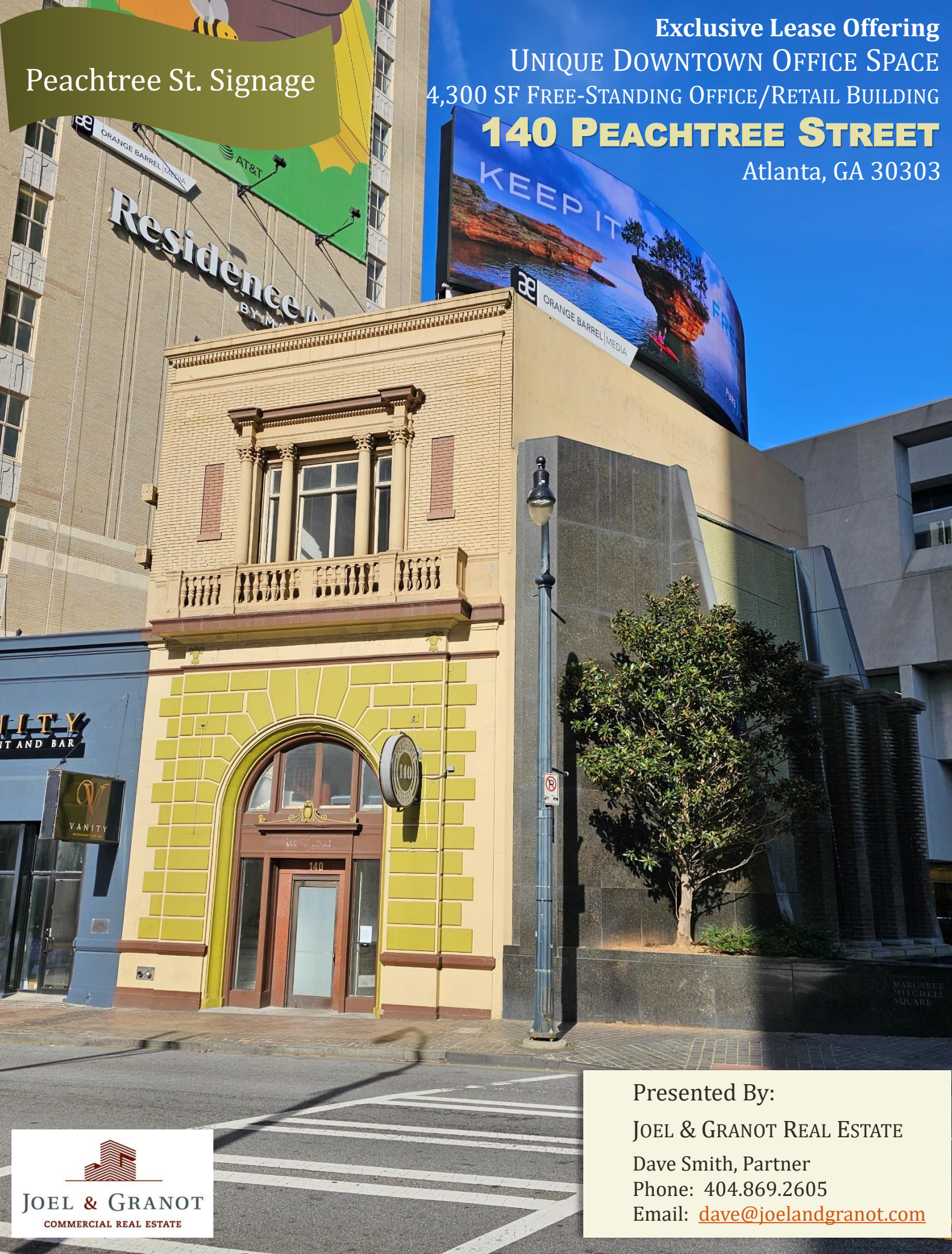


Peachtree St. Signage

Exclusive Lease Offering
UNIQUE DOWNTOWN OFFICE SPACE
4,300 SF FREE-STANDING OFFICE/RETAIL BUILDING
140 PEACHTREE STREET
Atlanta, GA 30303



Presented By:

JOEL & GRANOT REAL ESTATE

Dave Smith, Partner

Phone: 404.869.2605

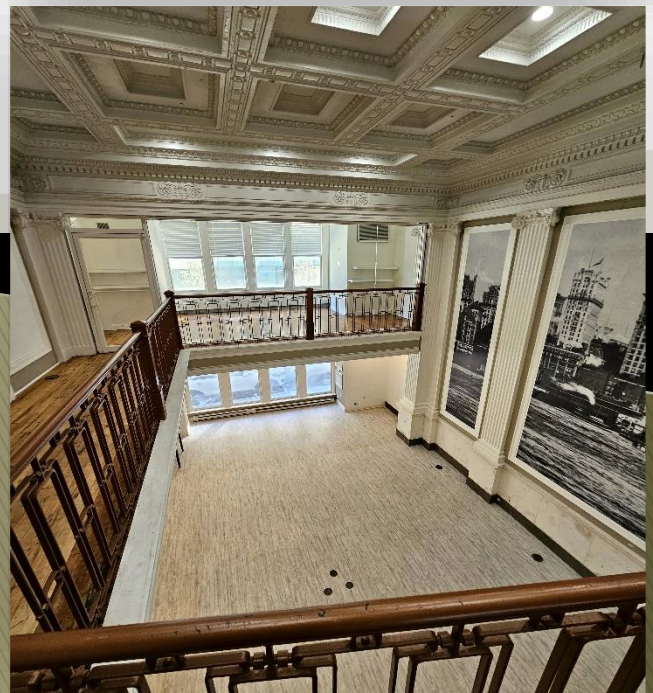
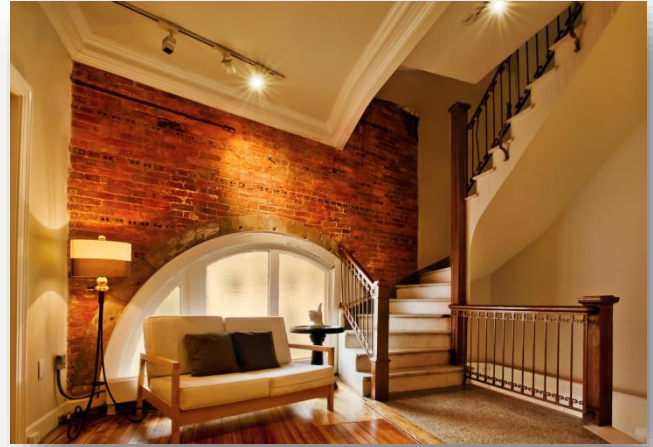
Email: dave@joelandgranot.com



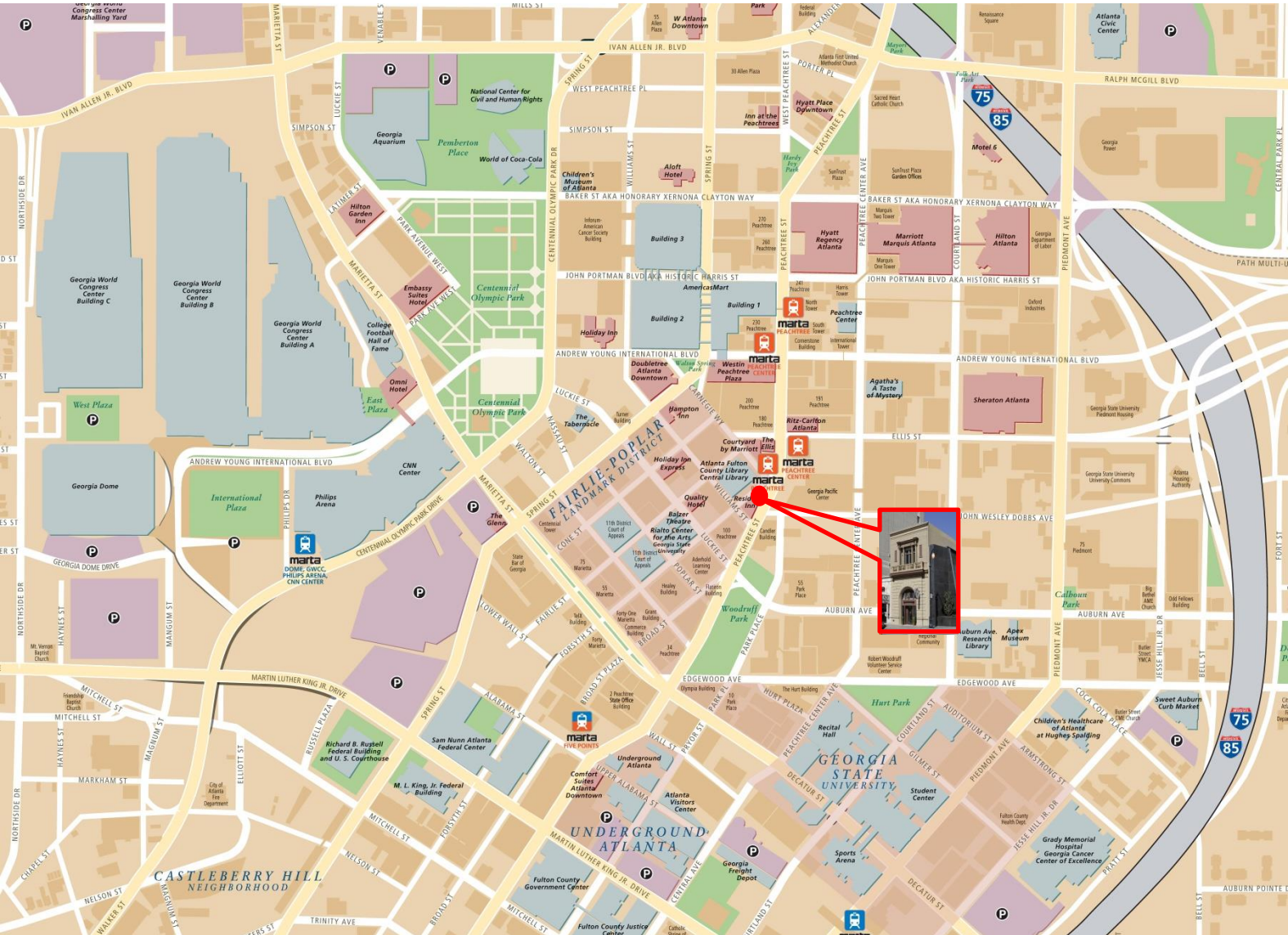
JOEL & GRANOT
COMMERCIAL REAL ESTATE

➤ PROPERTY HIGHLIGHTS

- Built in 1911 and once the tallest thinnest building in the world, the Hillyer Trust Company opened at 140 Peachtree St. with eight stories. In 1977, Atlanta architect Neel Reid's 65-year old building received a prestigious landmark designation. In 1980, the structure's historical designation was officially stripped. In April 1985, C&S donated the property to the Atlanta Historical Society. The property was purchased by Wallace Smith Investments from the Atlanta Historical Society in 2011.
- 4,300 SF with 3 floors and a usable basement area.
- Vault with usable safety deposit boxes
- Highly appointed conference room with historical ceiling finishes
- 2012 Winner for ***Outstanding Downtown Atlanta Building Renovation***. Click [Here](#) ➔ for more information.
- Zoned SPI-1
- Price: Inquire

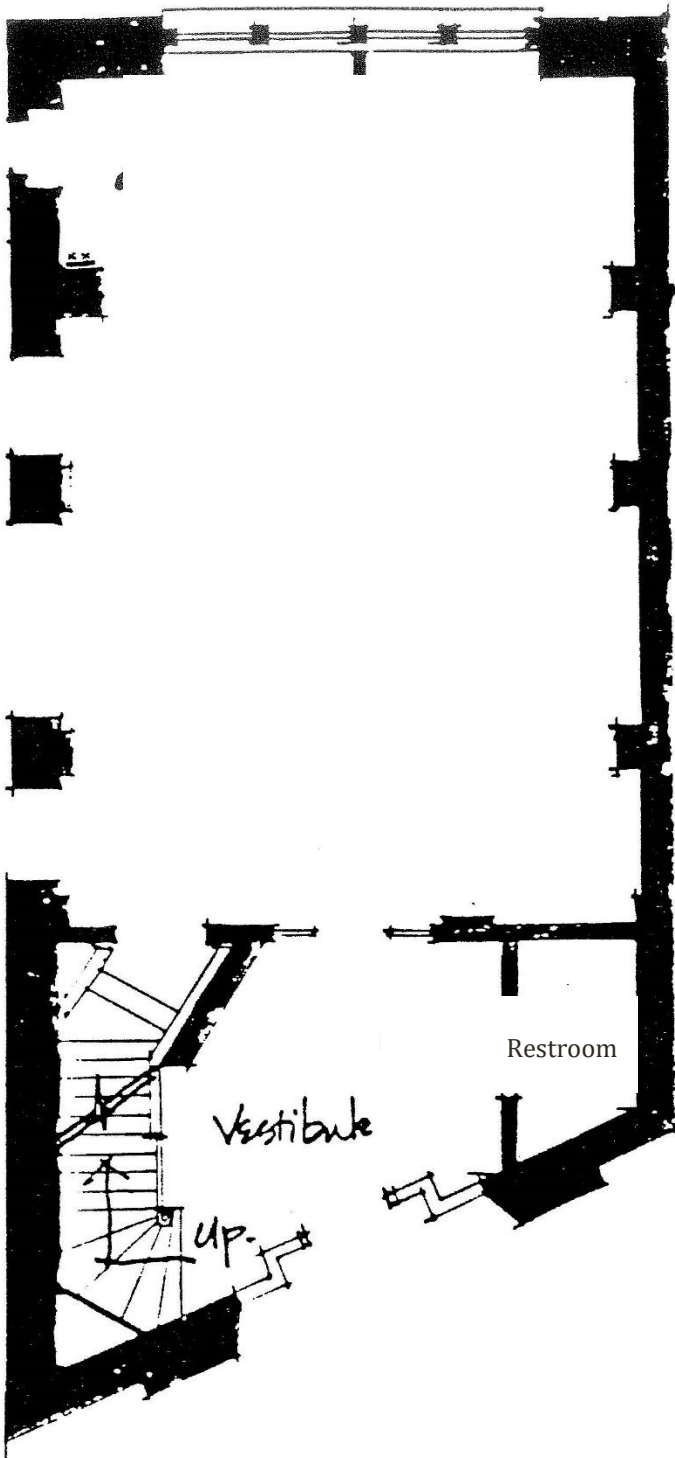


➤ **LOCATION MAP**

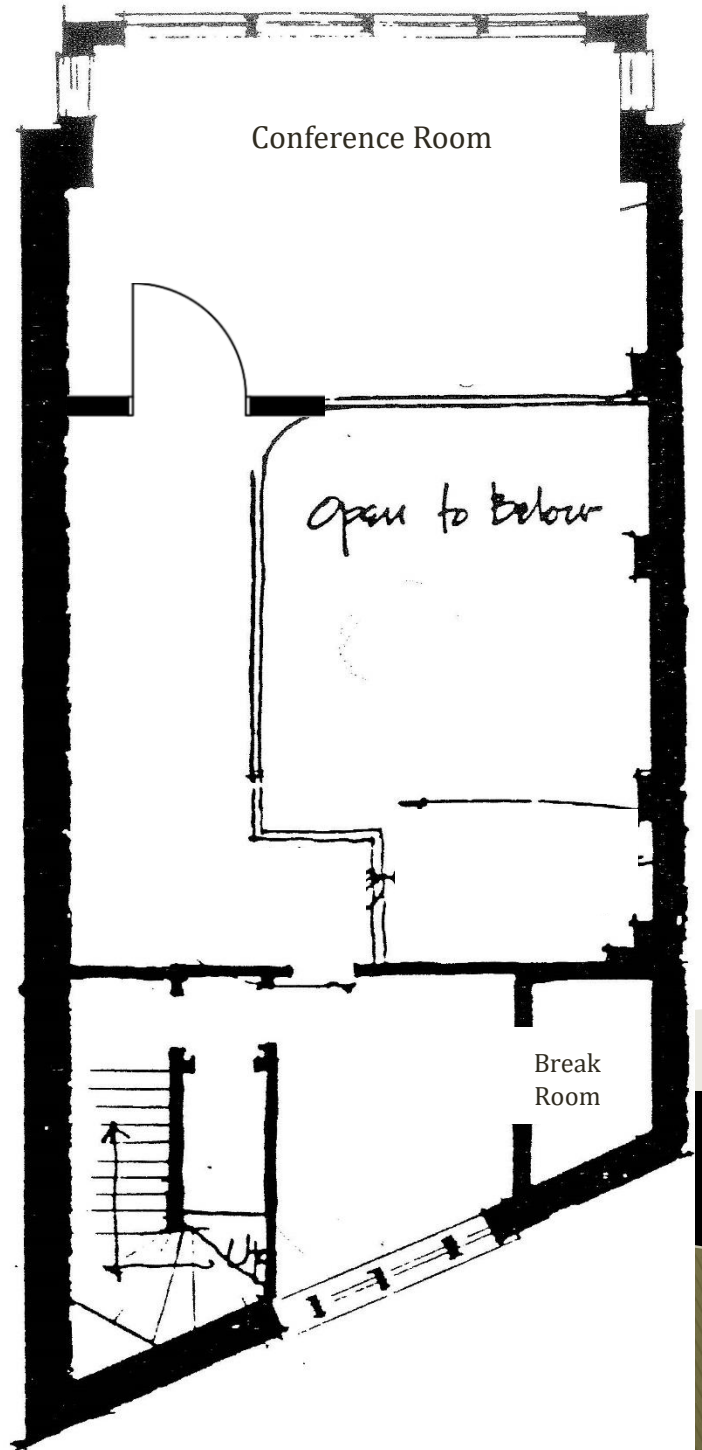


➤ FLOOR PLAN

1st Floor

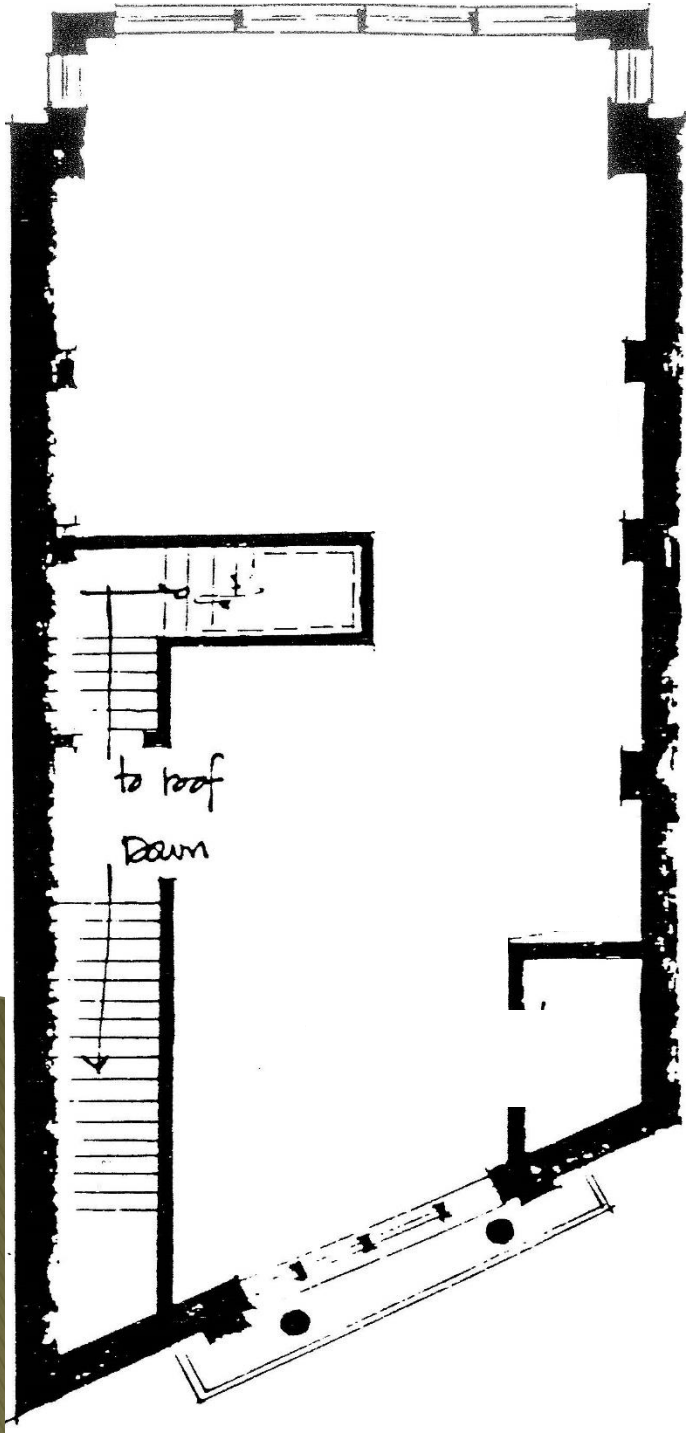


2nd Floor

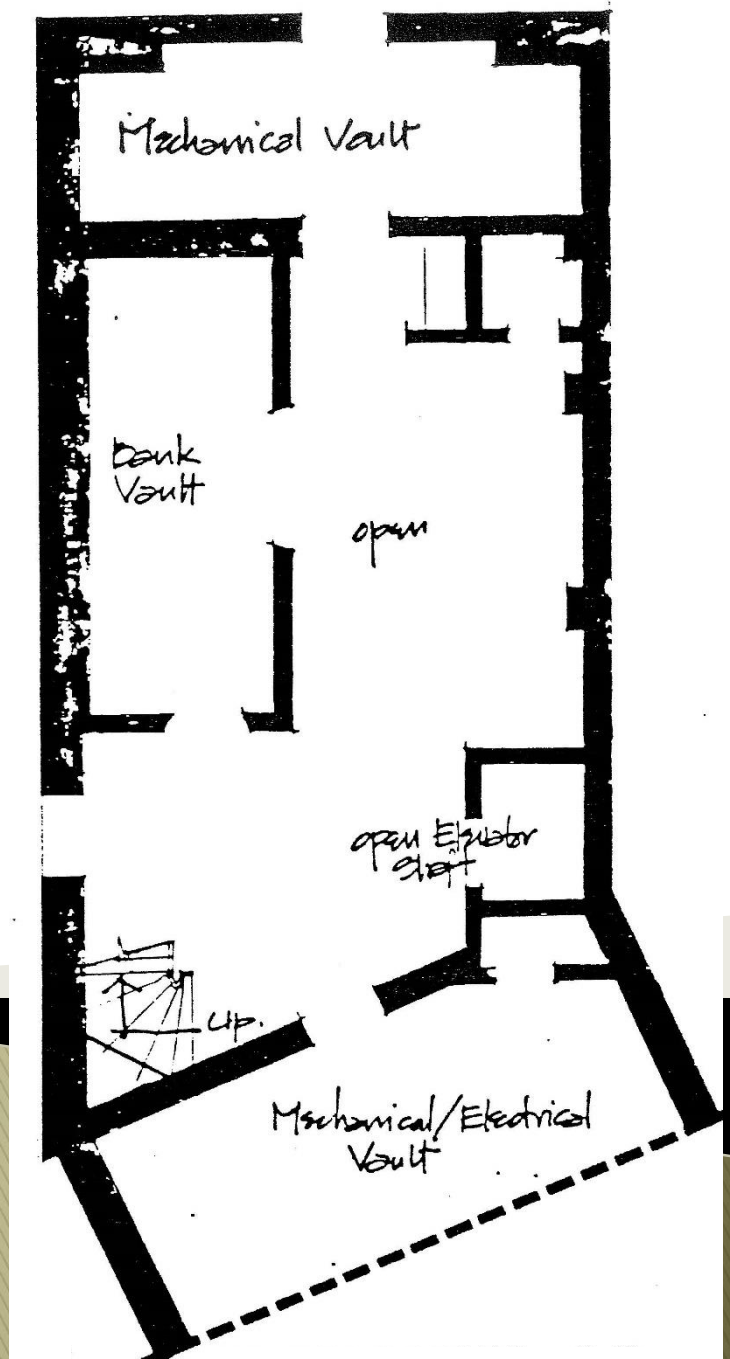


➤ FLOOR PLAN

3rd Floor



Lower Level



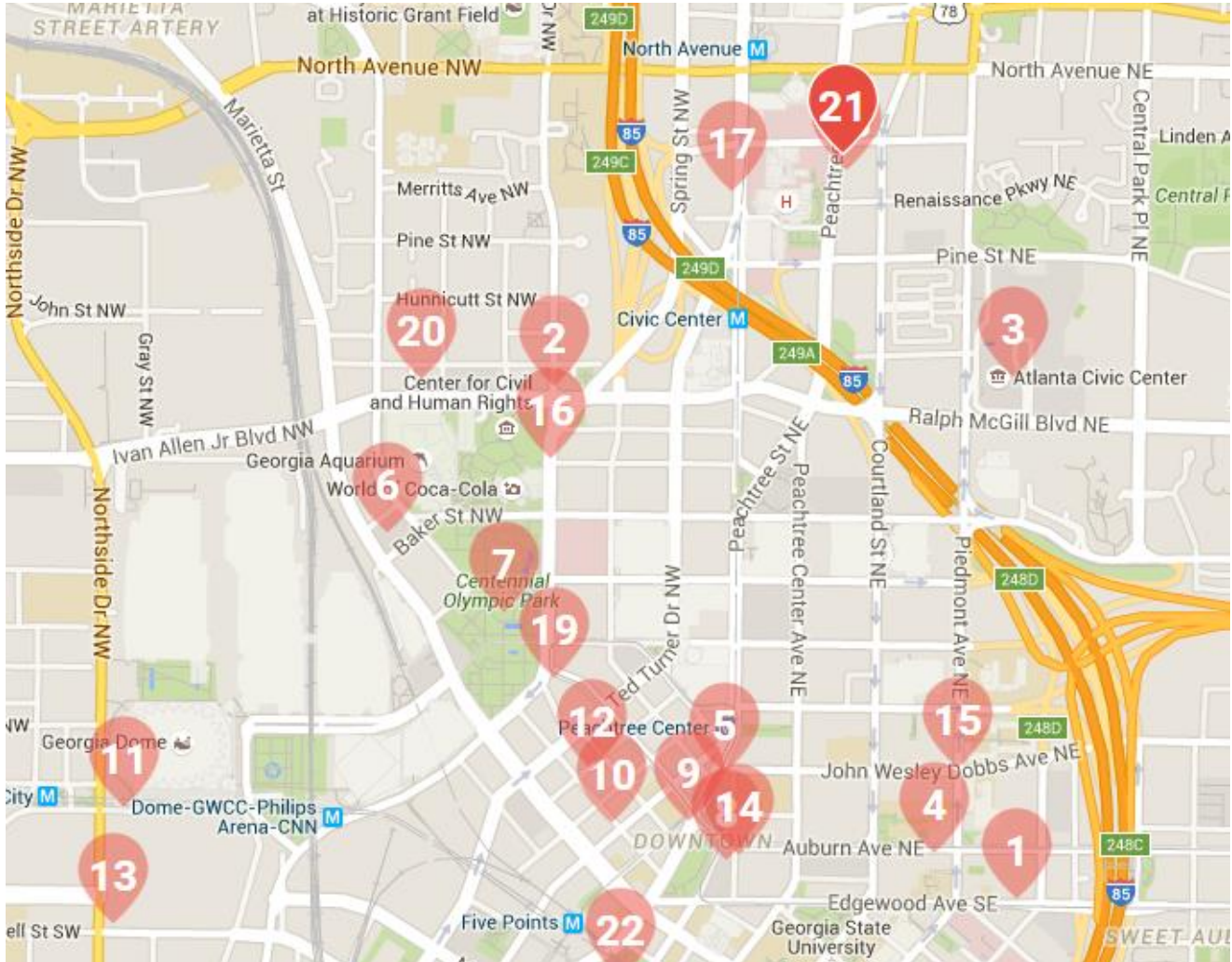
➤ PHOTOS



140 PEACHTREE ST.
ATLANTA, GA 30303



➤ AREA DEVELOPMENTS



COLOR CODES: **PROPOSED** **UNDER CONSTRUCTION** **NEW**

| | | |
|------------------------------------|--------------------------------------|---------------------------------|
| 1 200 Edgewood | 9 Flatiron City | 16 Post Centennial Park |
| 2 377 Cent. Olympic Pk. Dr. | 10 Forsyth-Walton Building | 17 Rosser Building Hotel |
| 3 Atlanta Civic Center | 11 Georgia Dome Site Hotel | 18 Rufus Rose House |
| 4 Auburn Apartments | 12 Home 2 Suites by Hilton | 19 SkyTower Thrill Park |
| 5 Candler Building | 13 Mercedes-Benz Stadium | 20 Springhill Suites |
| 7 Canopy Hotel | 14 Olympia Building | 21 The Byron |
| 6 Centennial Olympic Park | 15 Piedmont Central Dormitory | 22 Underground Atlanta |
| 8 Creative Media Industries | | |

FOR MORE INFORMATION GO TO [HTTP://ATLANTA.CURBED.COM/MAPS/DOWNTOWN-DEVELOPMENT-PROJECTS](http://atlanta.curbed.com/maps/downtown-development-projects)