

Peachtree St. Signage
Rooftop Access

Exclusive Lease Offering
UNIQUE DOWNTOWN OFFICE SPACE
____ SF FREE-STANDING OFFICE BUILDING
140 PEACHTREE STREET
Atlanta, GA 30303



Presented By:

JOEL & GRANOT REAL ESTATE

Dave Smith, Partner

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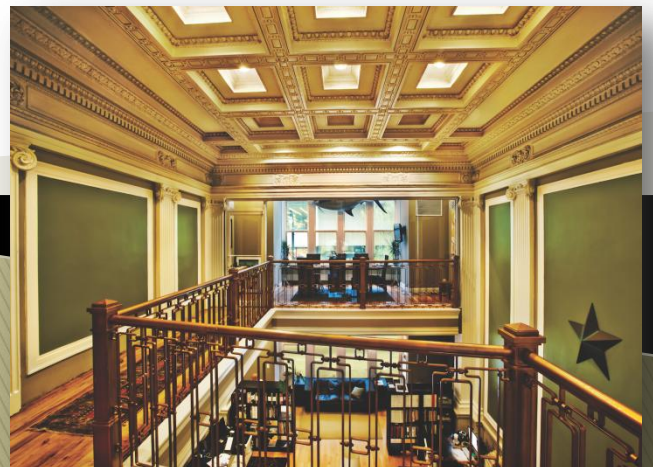
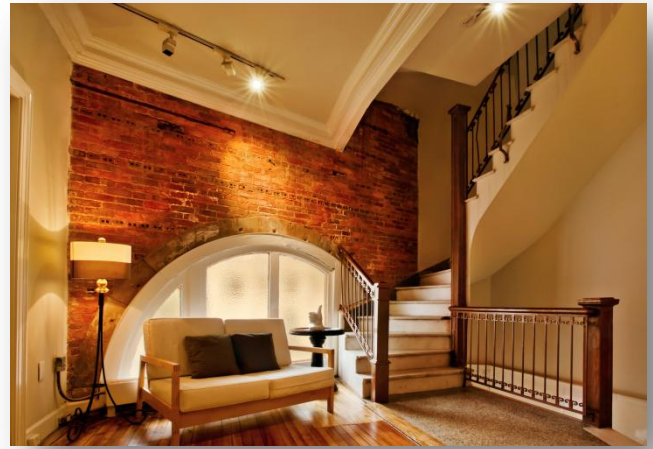
Email: dave@joelandgranot.com



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➤ 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.
- Rooftop Access
- Vault with usable safety deposit boxes
- Highly appointed conference room with historical ceiling finishes
- Large Blue Marlin displayed
- 2012 Winner for *Outstanding Downtown Atlanta Building Renovation*. Click [Here](#) ➔ for more information.
- Zoned SPI-1
- Price: Inquire

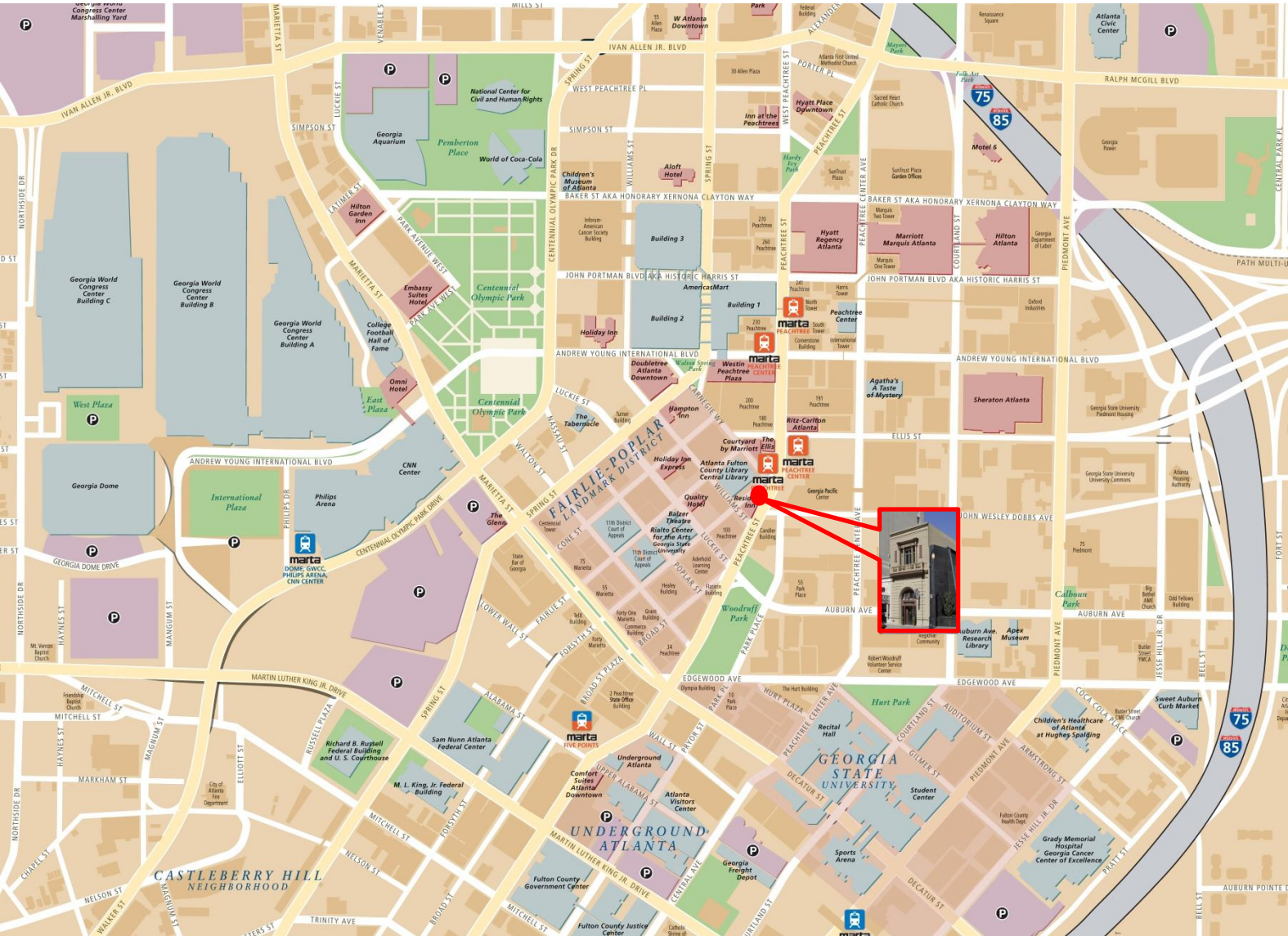




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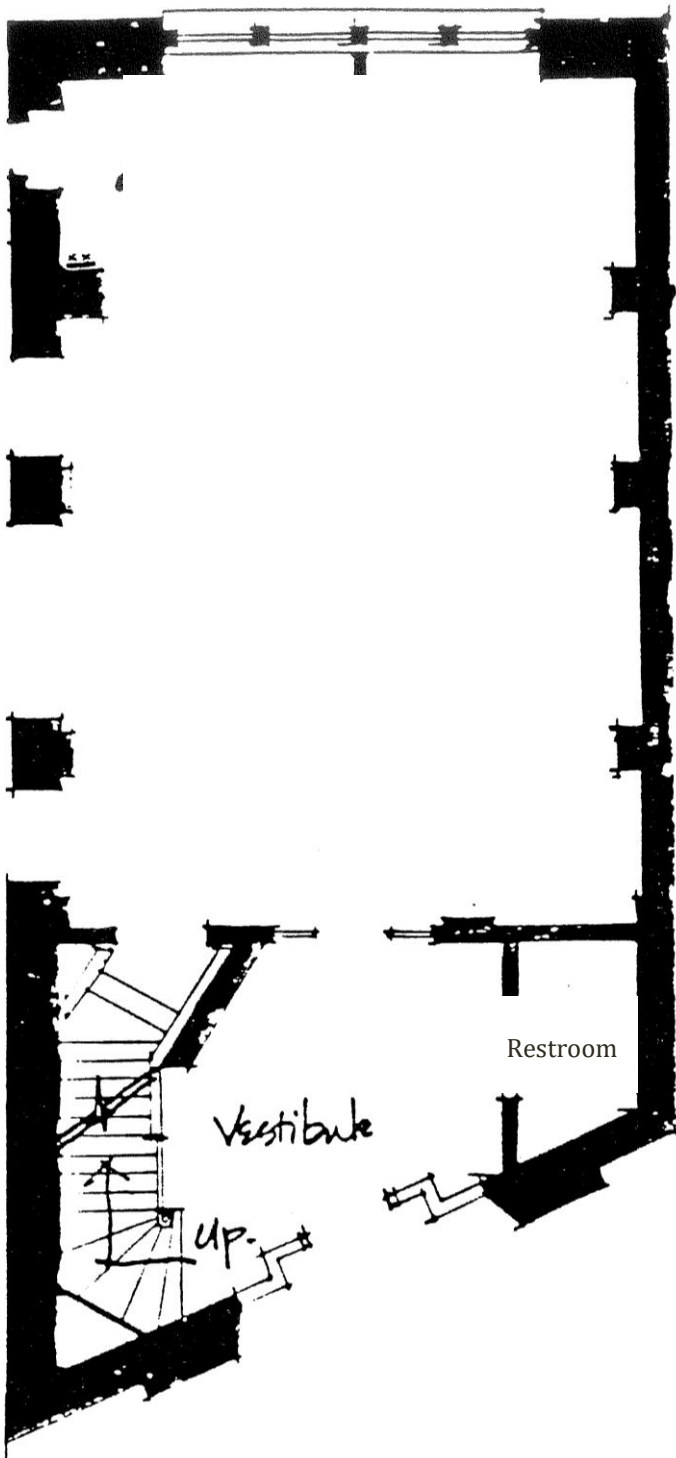
140 PEACHTREE ST.
ATLANTA, GA 30303

➤ **LOCATION MAP**

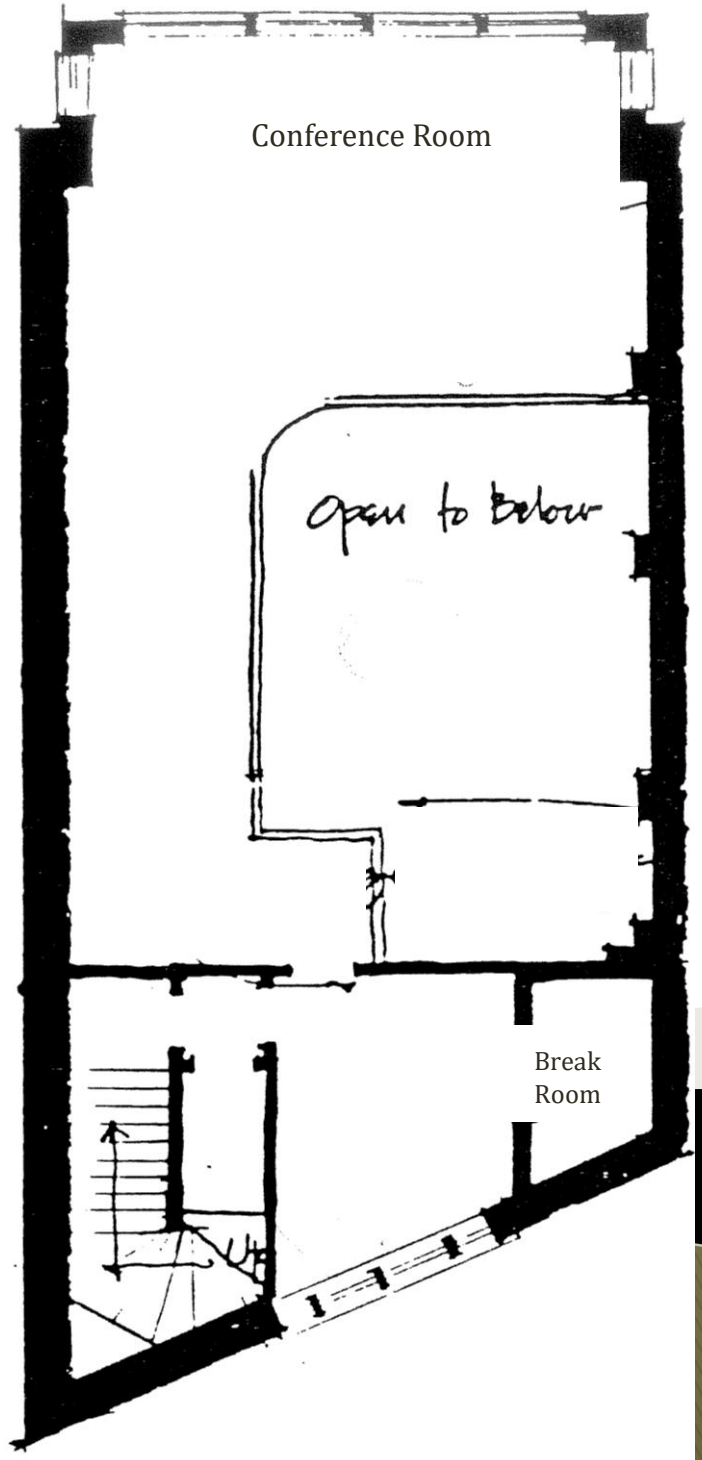


➤ FLOOR PLAN

1st Floor



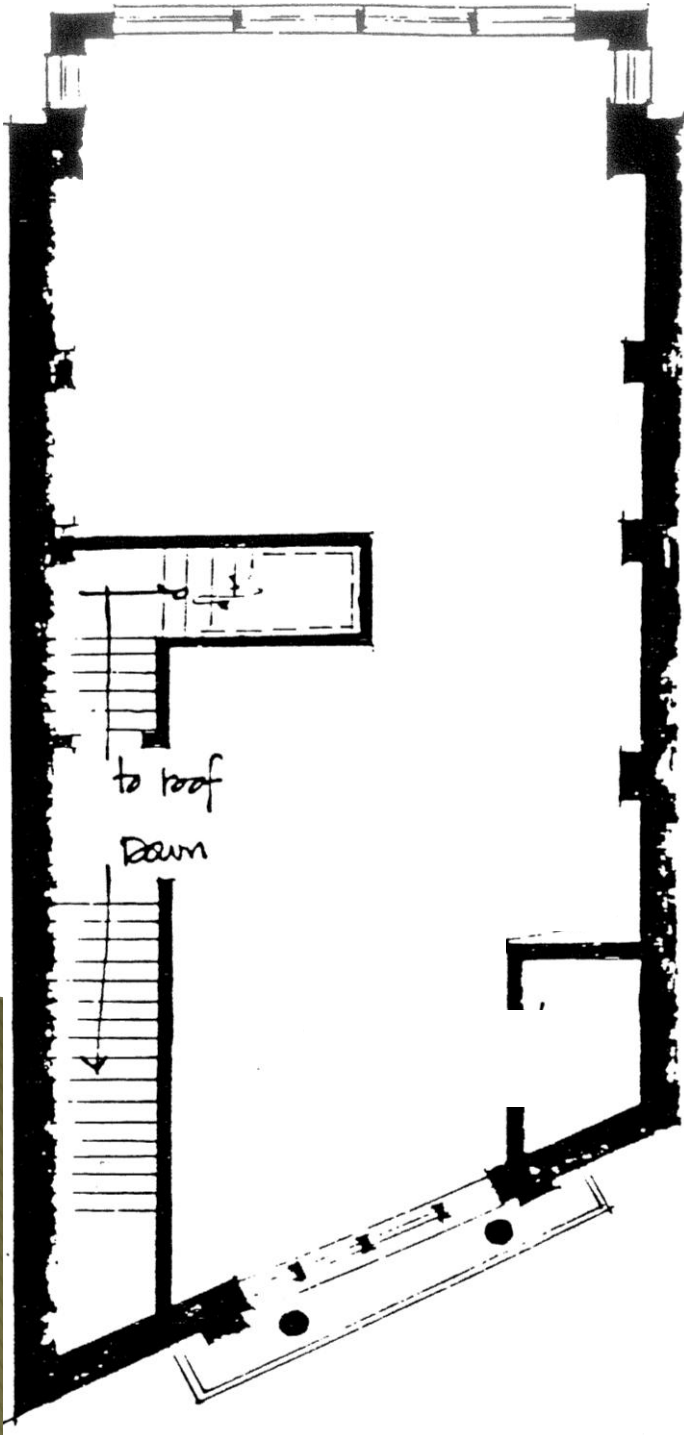
2nd Floor



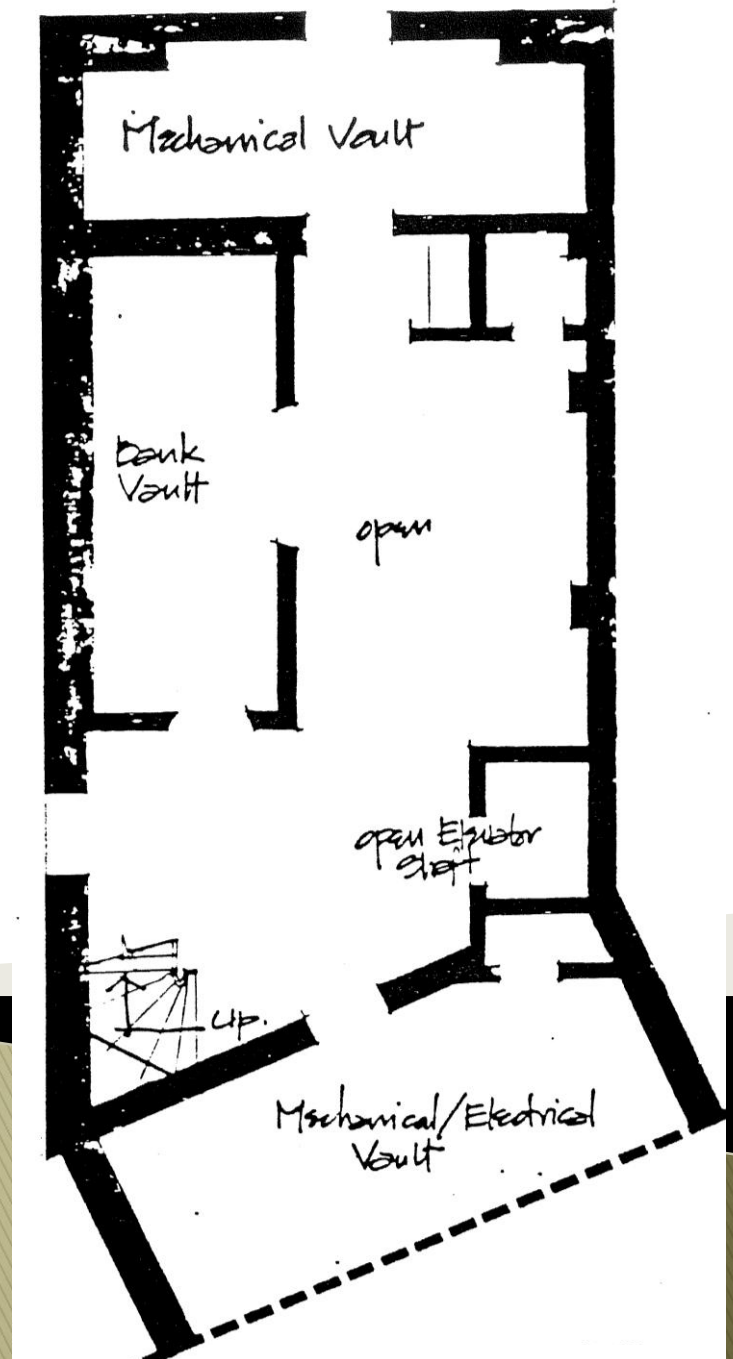


➤ FLOOR PLAN

3rd Floor



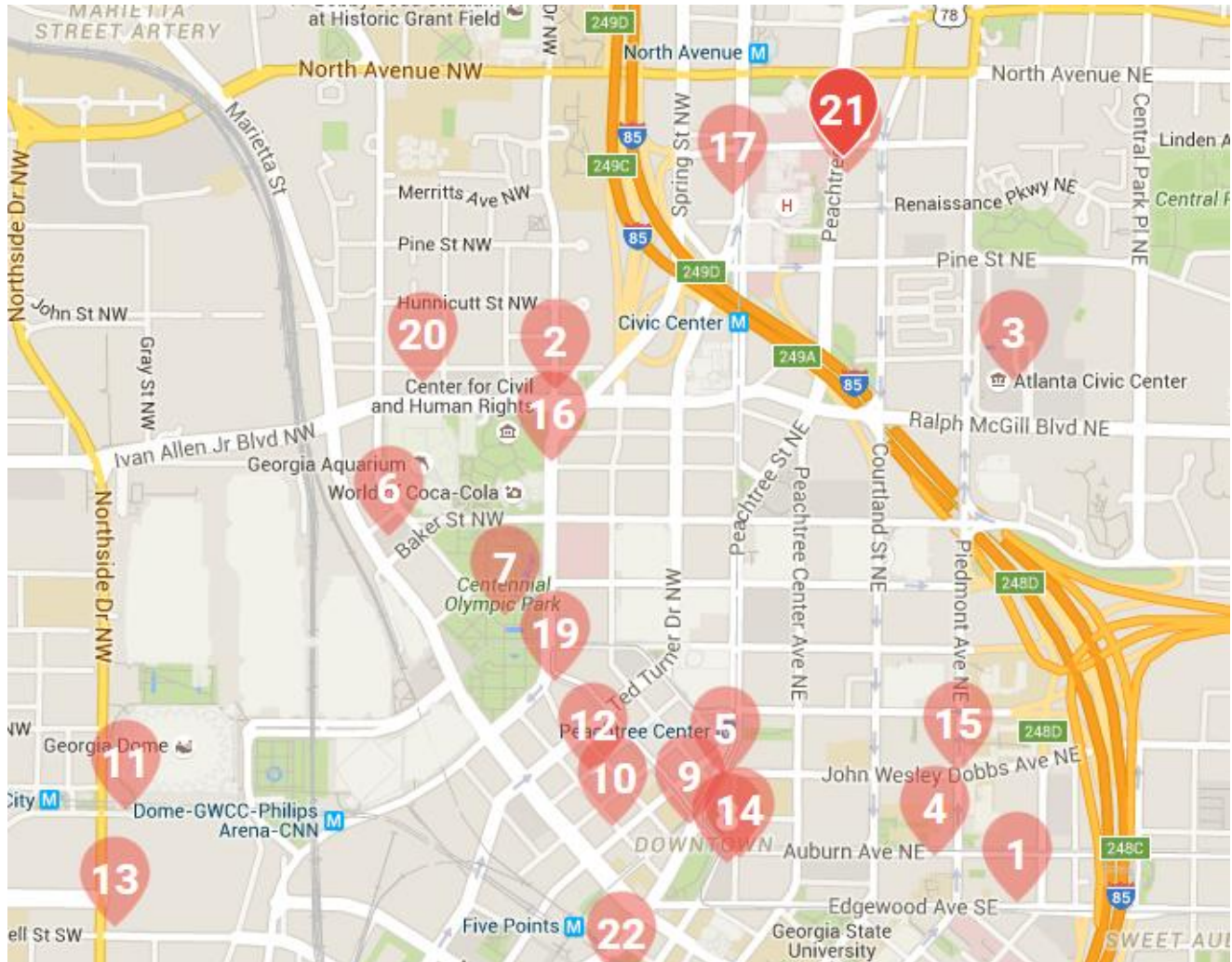
Lower Level





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➤ **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)