

# THE WINDSOR OVER PEACHTREE | 2,150 SF

## 620 PEACHTREE STREET

ATLANTA, GA 30308

FOR LEASE



### PROPERTY HIGHLIGHTS

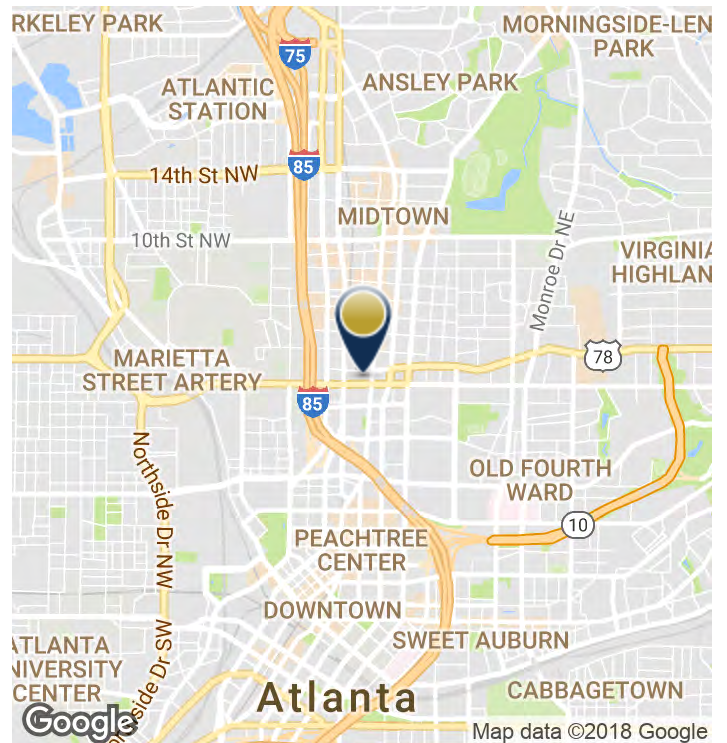
- The Windsor Over Peachtree, a 240,550 SF, 19 story, mixed-use tower
- Suite 118 - 2,150 SF
- Available for lease at \$4,500/month
- Free guest parking
- Monthly reserved parking available
- Built in 1964 and renovated in 1995 and 2002
- Outstanding Midtown location
- Amenities include: gated secured parking, entrance lobby, fitness center, conference room, business center, pool and recreation center
- Substantial tenant improvement allowance available for qualified tenants

### LOCATION OVERVIEW

The Windsor Over Peachtree is within walking distance to a myriad of shopping, dining, entertainment and housing options. Situated in the heart of Midtown Atlanta's business district at the corner of Peachtree Street and North Avenue, directly across from the Bank of America Financial Center, 620 Peachtree Street provides an ideal in-town location.

Within 1 mile of: Downtown Atlanta, Interstate 75 / 85, Old Fourth Ward, Ponce City Market, Georgia Institute of Technology, Renaissance Atlanta Midtown Hotel, Hilton Garden Inn, Hyatt Atlanta Midtown, Loews Atlanta Hotel.

Within ½ mile of: North Avenue MARTA transit station, Fox Theatre, Georgian Terrace, Staybridge Suites, The Biltmore, Publix Super Market, US Post Office.



THE WINDSOR OVER PEACHTREE | Georgia | 10f5



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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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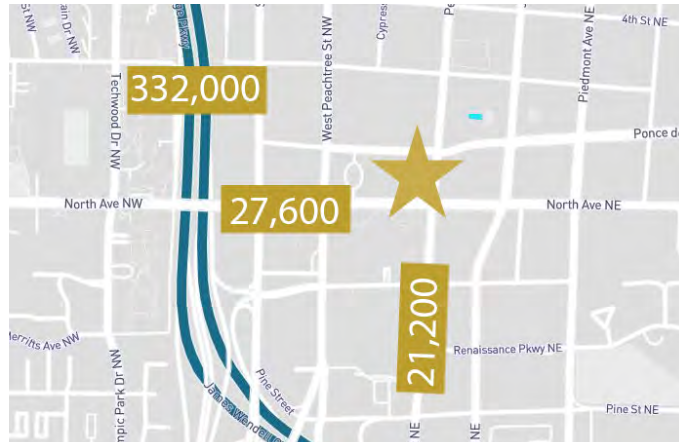
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#### DEMOGRAPHICS & TRAFFIC COUNTS

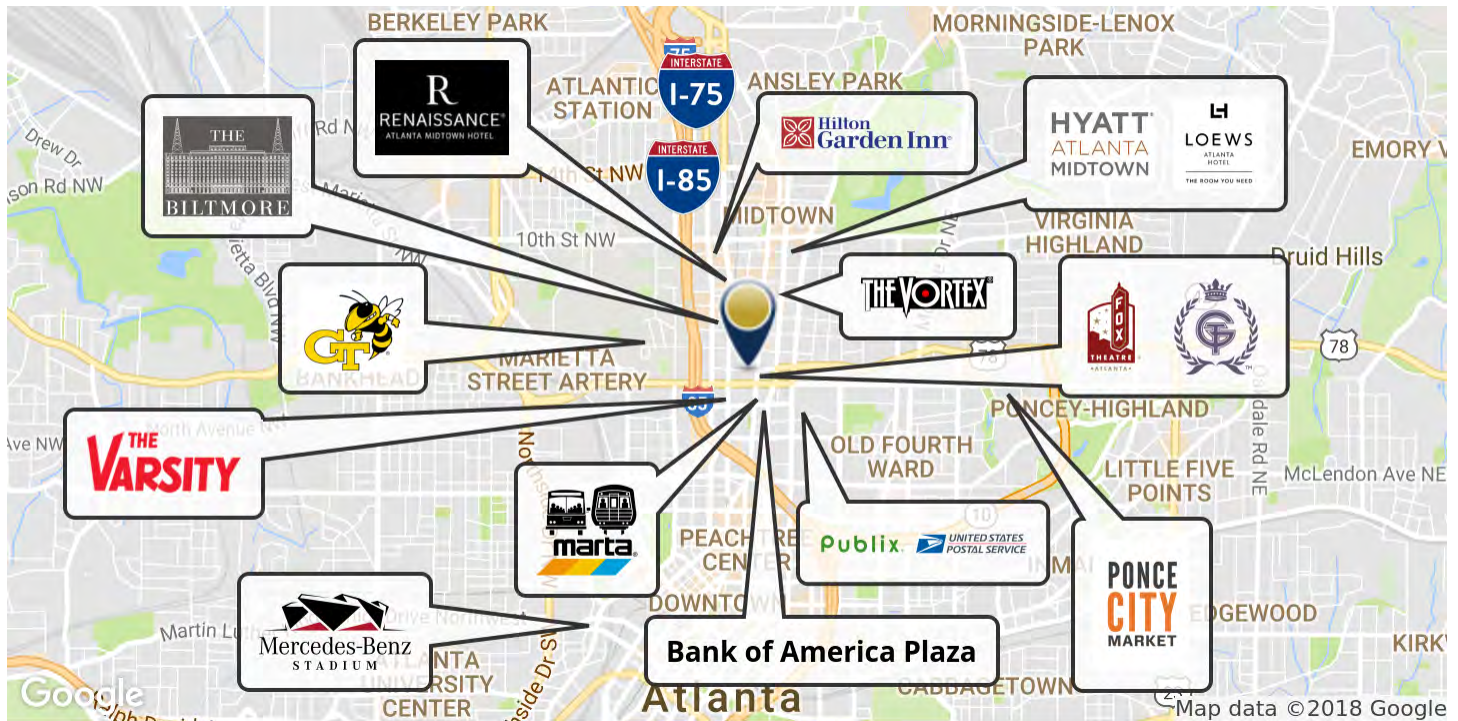
	1 Mile	3 Miles	5 Miles
Total Households:	16,968	79,089	158,714
Total Population:	35,409	170,308	354,837
Average HH Income:	\$80,427	\$86,090	\$84,816
Traffic Counts:	21,200 and 27,600 vehicles per day		

\*Data derived from ESRI

#### TRAFFIC COUNT MAP



#### AREA HIGHLIGHTS



THE WINDSOR OVER PEACHTREE | Georgia | 20f5



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PHOTOS



Bank of America Plaza View



Downtown Connector View



Street View

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## ABOUT THE AREA - MIDTOWN ATLANTA

Midtown, Atlanta is the second largest business district in the city of Atlanta, situated between the commercial and financial districts of Downtown to the south and Buckhead to the north. Midtown is home to internationally-recognized Fortune 1000 brands, eight of the city's 10 largest law firms and a growing number of small to mid-size businesses. The district also attracts about 6 million visitors annually.

Midtown is marked by its cultural attractions, institutions of higher education, noteworthy architecture, and urban layout. The district is the center of the city's arts scene that includes the Fox Theatre, Woodruff Arts Center, the High Museum of Art, the Museum of Design Atlanta, the Atlanta Symphony Orchestra, the Center for Puppetry Arts and the 14th Street Playhouse. Three well known institutions of higher education also reside in the heart of the city: Georgia Institute of Technology, John Marshall Law School, and the Atlanta division of the Savannah College of Art and Design (SCAD). Midtown contains about one-third of the city's high-rises and some of Atlanta's most iconic buildings, such as the Bank of America Plaza, AT&T Midtown Center, Atlantic Center and 1180 Peachtree. Midtown has also been a primary area for high density development in the city due to the district's mass transit options and urban street grid.

Midtown Atlanta is booming with new developments, new business and was recently dubbed a "Great Place to Live" on a national level by America Planning Association's 2016 list of Great Places in America. Cranes are on every corner bringing new and exciting developments to the already popular neighborhood. 50 projects have been added to Midtown's ever growing resume or are in the process of being built. For more information on what's on the rise in Midtown, visit the Midtown Alliance website.



THE WINDSOR OVER PEACHTREE | Georgia | 40fs



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### NEARBY DEVELOPMENTS



1

#### 22 14TH STREET

The tallest building to begin construction since the recession, this 38-story residential tower designed by Smallwood Reynolds will contain 400 residential units and 6,500 square feet of retail space. The project is just getting underway, with completion anticipated in fall 2017.

#### ZOO ON THE PARK

Another addition to the Piedmont Park side of town, this 25-story residential building designed by Smallwood Reynolds will contain 245 residential units and a small amount of retail space. Expect it to open by the end of the year.



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2

#### MODERA

This 29-story residential building atop a six-story podium will bring 450 residential units and 13,000 square feet of retail to a site snuggled up against Williams Street and the Connector, between Peachtree Place and 8th Streets. Designed by SK+I Architecture, the Mill Creek development will open in summer 2017.

#### ATLANTIC HOUSE

Under development for the better part of a year, this 32-story residential building designed by Smallwood Reynolds will open soon, with 400 residential units and 11,500 square feet of retail space.



5



3

#### NCR CORPORATE HEADQUARTERS

This corporate headquarters tower is slated to bring more than half-a-million square feet of office space to the Tech Square area. Designed by Duda Paine in collaboration with Gensler, the tower is anticipated to be delivered in 2018.

#### EMORY PROTON TREATMENT CENTER

Going up across from the Fox Theatre, and consuming a large portion of the block between North and Ponce de Leon avenues, this three-story research and medical building is a letdown for those craving density on Peachtree. The VOA Associates and Perkins + Will-designed structure has been hit by a range of delays, with completion now pushed to some time in 2017.



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