



It just doesn't get any better than this!

The excitement is infectious. The community — full of life. It's a wonderful place to be — Downtown!

Come. Take a walk. Dine at the European-flavored "Lunch on Broad." Or mingle in Underground Atlanta. Wave to a friend. Catch a game. It's all here — Downtown.

Take MARTA to the airport. Hop on the expressway. It's so convenient — Downtown.

Stroll Sweet Auburn. Shop for a gift. Catch a show. Party after hours. There's so much to choose from — Downtown.

And you can take it all in from 260 Peachtree — Atlanta's most affordable, first-generation Class A office space. It just doesn't get any better than this. It's Downtown — Atlanta's best office market *now* and for the *future!*

For leasing information, contact Mike Shelly, Donnie Miller or George Smeltzer at 404.816.1600.

260 Peachtree



260 Peachtree Street, Suite 2400, Atlanta, GA 30303
www.richardbowers.com



The rest of the story...

- Excellent LOCATION convenient to MARTA, GRATA, CCT, major interstate access, hotels, airport and other downtown amenities.
- Additional BUILDING AMENITIES include a Corner Bakery, The Deli, an Auto Detail Shop and a Jewelry Shop.
- The BUILDING INFRASTRUCTURE has been upgraded with new chillers, cooling towers, fireproofing, pumps, switch gear, roof and 110v transformer and panels.
- 260 Peachtree has new TEMPERATURE CONTROLS and new base DDC.
- New LIFE SAFETY alarms and stair pressurization.
- All new CEILING SYSTEM and tiles.
- The building has installed a high efficient, insulated GLAZING SYSTEM.
- VALET PARKING at a ratio of 2/1000rsf with rates competitive to self parking. Lower level connects to ATTACHED PARKING.
- The ratio of TOILETS to number of people on the floor is high. The restrooms have been remodeled and a new unisex ADA restroom has been added on every floor.
- The travel distances to the ELEVATORS is less than in larger floorplates. More and more companies are upgrading the building STAIR in lieu of building their own interior stair. Tenants typically will use the STAIR to go up or down one floor, but will use the elevator for greater distances.
- One RECEPTION AREA is a trend among multi floor companies. It minimizes operational expenses as well as allows a concentrated area to have upgraded finishes.
- CONFERENCE CENTERS are often created and are adjacent to the reception area. This allows all visitors to remain on a designated floor which aides in SECURITY.
- Window wall to building core depth is conducive to an office layout. This provides a single CIRCULATION corridor vs. double corridors often found in larger floorplates.
- Based on an 80,000 SF law firm, using Gensler's benchmarking standards, 260 Peachtree Street would provide approximately 170 perimeter offices. Using the same guidelines for a 22,000 SF floorplate there would be approximately 130 perimeter offices.
- The building provides a TENANT MAIL ROOM..
- SECURITY CAMERAS with manned 24/7 coverage.