



1105 WEST  
PEACHTREE

**Premium Retail Space** at West Peachtree  
and 12th Street Location

DELIVERING 2021

SCOTT'S



**SELIG**  
CELEBRATING 100 YEARS





# 1105 WEST PEACHTREE



[CLICK HERE TO VIEW  
LIVE CONSTRUCTION](#)



[CLICK HERE FOR 360°  
VIEW OF THE PROJECT](#)

<b>Property Address</b>	• 1105 West Peachtree Street NW, Atlanta, GA
<b>Developer</b>	• Selig Development
<b>Timeline</b>	• Delivering July 2021
<b>Ceiling Heights</b>	• 16' to 25' floor to floor
<b>Parking</b>	• 1,800 spaces • 100% Covered Parking • Valet Available • Retail Parking Validation (up to 2 hours)





## AVAILABLE GLA

### **Signature Restaurant Opportunity**

#### **Suite 2 (2,071 GLA) & Suite 3 (3,401 GLA)**

- Prominent corner retail at 12th and Peachtree Walk replete with oversized covered patio space

*Note: Suites 2 & 3 may be combined*

### **The Gathering Spot**

#### **Suite 1 (7,216 GLA)**

- High visibility along West Peachtree Street, adjacent to valet parking and ample patio space

*Note: Possibility to demise space*

### **Neighborhood Retail**

#### **Suite 4 (2,511 GLA) & Suite 5 (6,857 GLA)**

- Situated along the future Midtown Art Walk (Peachtree Walk NE)



# AN ENTIRE SUBMARKET STEPS AWAY

## WITHIN A 10-MINUTE WALK



**100+**

RESTAURANTS



**3,000+**

HOTEL ROOMS



**50+**

RETAIL SHOPS



**2**

MARTA STATIONS



**70,000+**

DAILY OFFICE WORKERS



**14,000+**

RESIDENTS



**5,000+**

UNIVERSITY STUDENTS



**4,000**

APARTMENTS UNDER  
CONSTRUCTION OR  
PROPOSED



**4 MSF**

OFFICE SPACE UNDER  
CONSTRUCTION OR  
PROPOSED

Situated in the heart of vibrant Midtown, 1105 West Peachtree sets the new standard in the submarket with its location, accessibility and unique architecture. With over 25,000 sf of GLA, all street-level, 1105 West Peachtree's retail offerings are core to the project. With deep bays, 16+ foot ceilings, generous outdoor patios, ample parking and points of ingress/egress, the possibilities for tenants are endless. Boasting a walk score of 90, retail tenants can capitalize on over 17,000 residents and 80,000 daily employees who live and work in the neighborhood. Over the next five years, major corporate relocations will greatly expand the pool of office workers and the area is expected to experience 10% population growth through this time.

Consumer spending within a 1-mile radius of 1105 West Peachtree is projected to reach above \$562 Million in the year 2020 (26% of that on food and alcohol), with a near \$2.3 Billion consumer spend in a 3-mile radius.



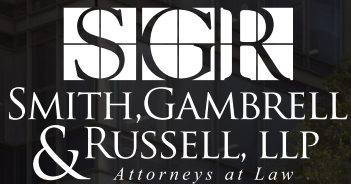
# MEET YOUR NEIGHBORS

When completed, 1105 West Peachtree will inject over 2,500 high paying office workers, along with residents and hotel guests, to the site.

## 1105 West Peachtree Office Tenants

# Google

Google announced in 2019 that the company would be expanding its Atlanta presence and relocating their offices to 1105 West Peachtree.



Smith, Gambrell & Russell Law Firm, one of Atlanta's largest and best-known law offices, announced in 2018 that 1105 West Peachtree would become their new headquarters.







40 WEST  
12TH

## 64 Luxury Residences Up To \$2M

The residential component of 1105 West Peachtree, 40 West 12th, is comprised of 64 well-appointed homes spanning a variety of floorplans ranging from two up to four bedrooms. 40 West 12th beckons an affluent set of suburban and intown dwellers seeking the coveted work-live-play, lock and leave, everything-at-your-doorstep style of life. The condominium tower delivers an unrepresented set of amenities for its residents in convenience, connectivity and inspired living.

EPICUREAN  
ATLANTA

## 178-Key Marriott Autograph Hotel

The Epicurean Atlanta will become Atlanta's first and only food-focused hotel. Inspired by a culinary legacy, the hotel asks guests to awaken appetites unknown. New experiences can be found around every corner, including its ninth floor culinary theater, the rooftop pool and bar and the lobby restaurant and bar that doubles as an arrival hub for guests.





# RETAIL FLOOR PLATES

EPICUREAN LOBBY  
RESTAURANT & BAR

OFFICE LOBBY  
& BAR



WEST PEACHTREE



VALET DROP-OFF



13TH

12TH

7,216 GLA

*Note: Possibility to demise space*





H ST



5

4

2

3

PEACHTREE WALK

H ST



5

6,857 GLA



4

2,511 GLA



2

3

2,071 GLA

3,401 GLA

Note: Suites 2 & 3 may be combined





SUITE 2 (2,071 GLA) & SUITE 3 (3,401 GLA)  
FUTURE MIDTOWN ART WALK  
(PEACHTREE WALK) AT 12TH STREET









SUITE 5 (6,857 GLA)  
FUTURE MIDTOWN ART WALK  
(PEACHTREE WALK) AT 13TH STREET





gspot





## PHASE TWO

# THE EXCHANGE

### Details

- 300 Luxury Apartments
- 500,000 sf Class A offices
- 35,000 sf Retail

Adjacent to 1105 West Peachtree's retail opportunities and bounded by 12th, 13th, Peachtree Walk and Crescent Avenue.



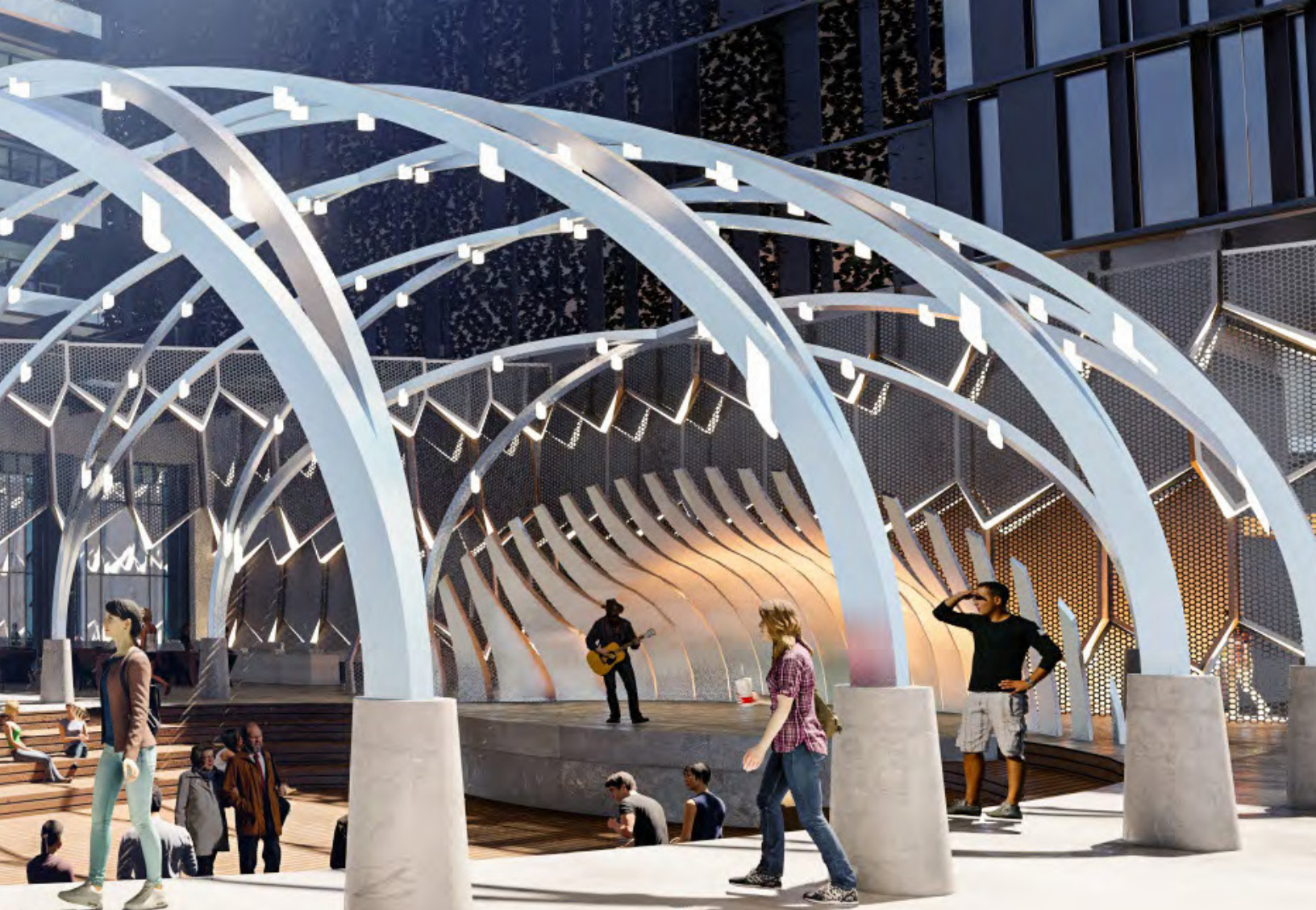














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