



Where business performs

The Proscenium

1170 Peachtree Street, Atlanta, Georgia, 30309

The Proscenium is no stranger to some of Atlanta's most successful corporations. Easily accessible and ideally located, this Class A building is the corporate hub for a diverse and prestigious mix of tenants. From efficient floorplates and state-of-the-art technological capabilities, to a premier Midtown address—businesses like yours can find everything they need here to perform to their fullest potential.



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Overview

Located in the heart of thriving Midtown on the corner of 14th and Peachtree Street, The Proscenium is a showpiece property with a stunning lobby, fiber optic communications, telecommunication cable access and superior access to the connector and Marta. Explore how The Proscenium can help attract and retain the best talent for your team.

On-site Amenities

- Building Café and Sundry Shop with ATM
- New conference center and executive fitness center
- Concierge service
- State-of-the-art technology
- Dry cleanings service
- Shoe shine and repair shop
- Secured bike rack
- Fitness center with men and women's shower/locker facilities
- 10-level above ground parking – 2.0/1,000 RSF
Unreserved – \$110 per space | Reserved – \$150 per space
Executive Deck – \$200 per space (all reserved)
- 24-hour manned security personnel and electronic key access, with video monitoring at all access points

For leasing information, please contact:

Jessica T. Doyle, CCIM Leasing Director T: 404.817.0084 E: Jessica_Doyle@jhancock.com
Graham P. Little, CCIM Leasing Manager T: 404.817.0083 E: Graham_Little@jhancock.com



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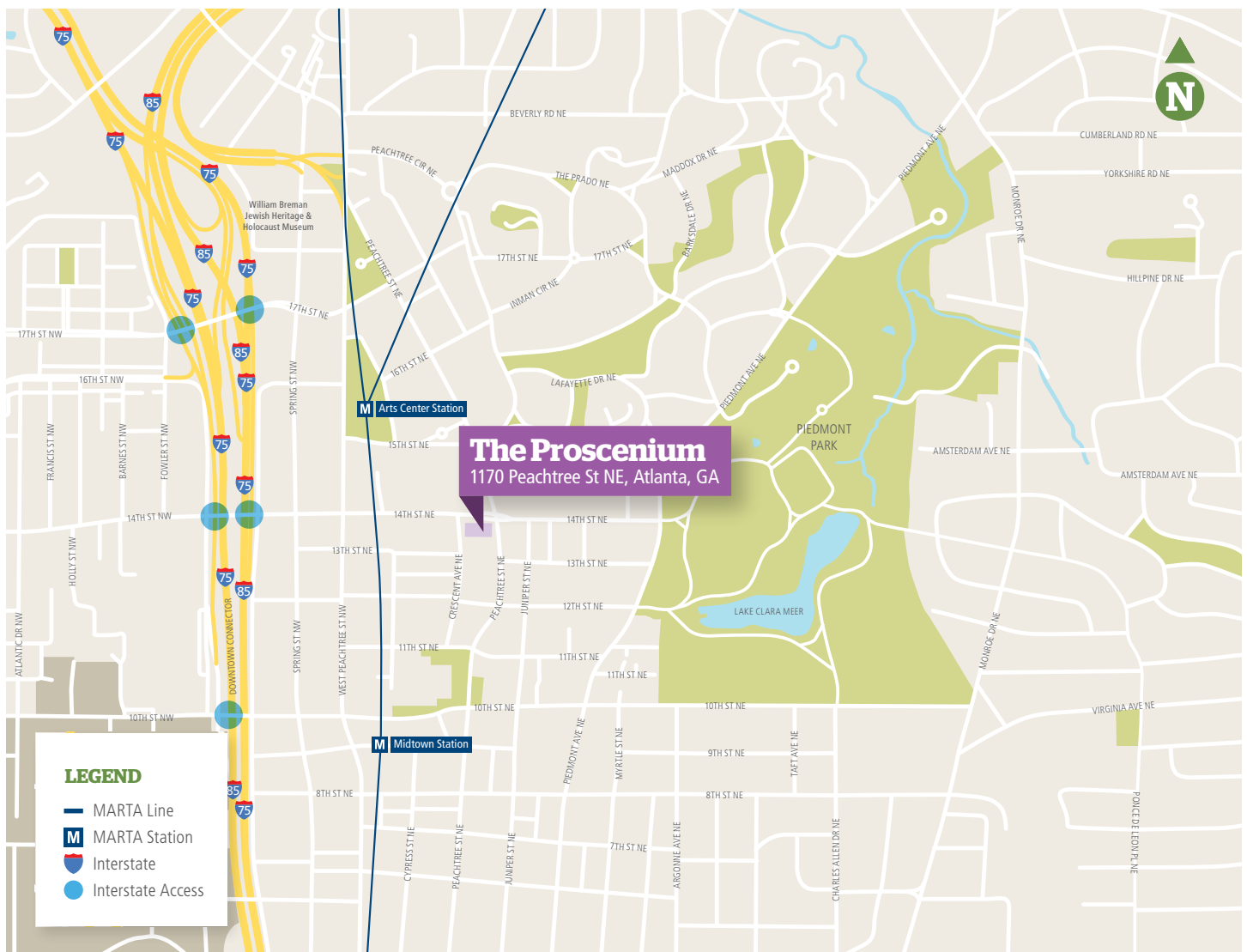
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Superior Location

1170 Peachtree boasts a prominent midtown location that is easily accessible from all surrounding business districts via I-75 and I-85.

- Located one block from MARTA
- 20 minutes from Atlanta Hartsfield-Jackson International Airport
- Five access points to the Interstate



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Area Amenities

- Within a one mile radius of over 50 restaurants
- Conveniently located close to 10 hotels, including the Marriott Suites, Four Seasons and W Atlanta
- Situated in a neighborhood with world-class arts and entertainment venues, including the High Museum of Art, Alliance Theatre and the Atlanta Symphony Orchestra



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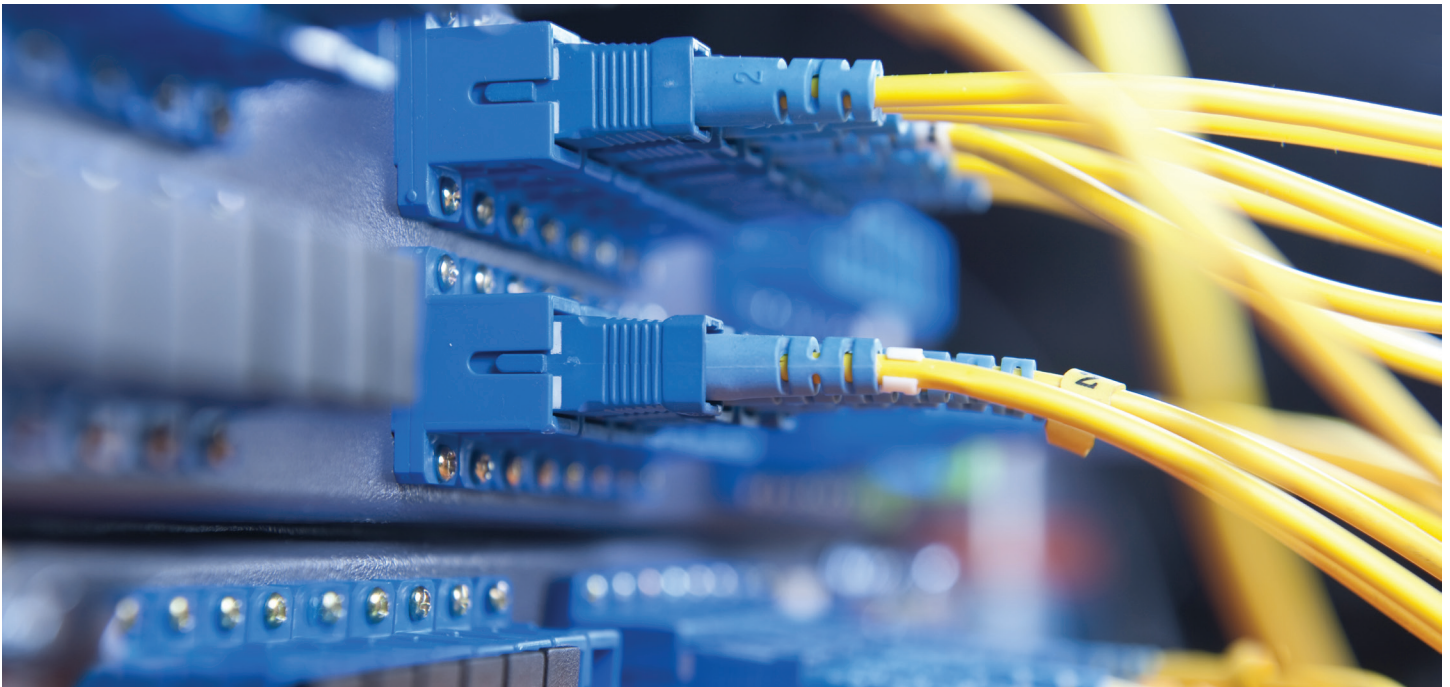
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State-of-the-art Technology

The Proscenium enjoys multiple national service providers offering best-of-class advanced telecom related services. Additionally the building is situated above the main fiber pathway for all communications service providers. Currently the building can support additional service providers and is accessed via Peachtree Street and Crescent Avenue.



Telecom Service Providers

- In-Building Service Providers – AT&T, Cogent Communications, Level 3, Cbeyond, Fiberlight, Zayo and Comcast
- Broadband Related Copper Services (i.e. T1, DSL, etc.) – AT&T and Comcast
- Fiber Optic Based Services – AT&T, Cogent Communications, Level 3, Cbeyond, Fiberlight, and Zayo
- Wireless Broadband – Building Compatible

Infrastructure

- Riser System Wiring Infrastructure (multi-tenant ready): Primary distribution Risers provide full access to all tenant occupied floors for voice & data services
- Incoming Copper Pairs/Lines for Voice, DSL and T1 Services (multi-tenant ready): From AT&T, more than enough capacity
- Main Telecom Room is located in the basement and has plenty of pathway capacity to support additional service providers

TV Services

- Cable TV – Comcast

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Building Enhancements

With the completion of numerous capital improvements and renovations, The Proscenium now has everything tenants need to perform to their fullest potential.

Conference Center

- 100-seat conference room with audio/video capabilities
- Adjacent break-out meeting rooms
- Full catering kitchen
- Wellness Room



Executive Fitness Centre

- Shower and locker room facilities
- State-of-the-art cardio and weight equipment



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Building Information

Owner: John Hancock Life Insurance Co.
Architect: TVS Associates
Year Completed: 2001
Submarket: Midtown
Building Class: A
Total Building Size: 520,094 RSF
Typical Floor Size: 24,000 RSF
Tenant Improv. Allowance: Negotiable
2016 Estimated OPEX: \$13.31/RSF
Sustainability: Energy Star® certified
Management: On-site ownership,
direct leasing and
property management



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Gallery



Outdoor Courtyard



Exterior



Conference Center



Lobby



Café



Elevators

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