

ONE ATLANTIC CENTER

**Class A, 50-story office tower
featuring 1.1 million RSF**

**9' floor-to-ceiling windows
offering unobstructed views of
Atlanta**

**Highly efficient, column-free
23,000 SF floor plates providing
flexibility for tenant space plans
and minimizing occupancy cost**

**Elegant building design features
rosa porrino granite exterior
and grand lobby with marble
finishes**

**Underground pedestrian
concourse connecting the
covered parking garage
accommodating 2,200+ vehicles**

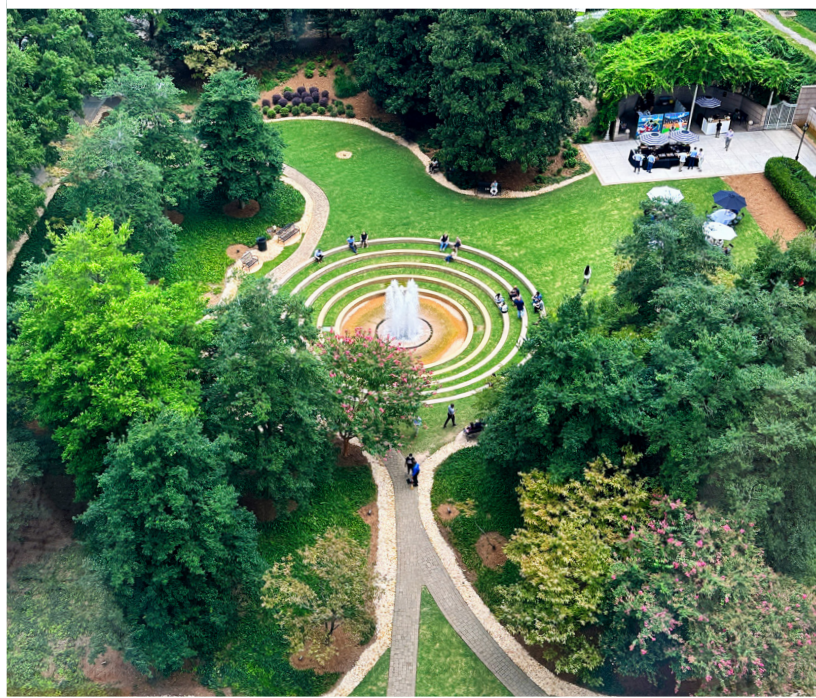
**State-of-the-art electronic
access control**

**Lush, 2.5-acre landscaped park
with courtyard and fountain**

**Professional on-site property
management**



**BUILDING
HIGHLIGHTS**





Carolyn's Gourmet Café:
Local Midtown favorite offering
superior service and excellent
food

**Multi-functional conference
center with free wireless and
audio/visual infrastructure**

**Dynamic fitness center
with showers and lockers**

Concourse Hair Salon

U.S. News sundries shop

**Pressed For Success dry
cleaners**

Executive Shoeshine Stand

**Car maintenance and services
repair**

Car wash and detail service

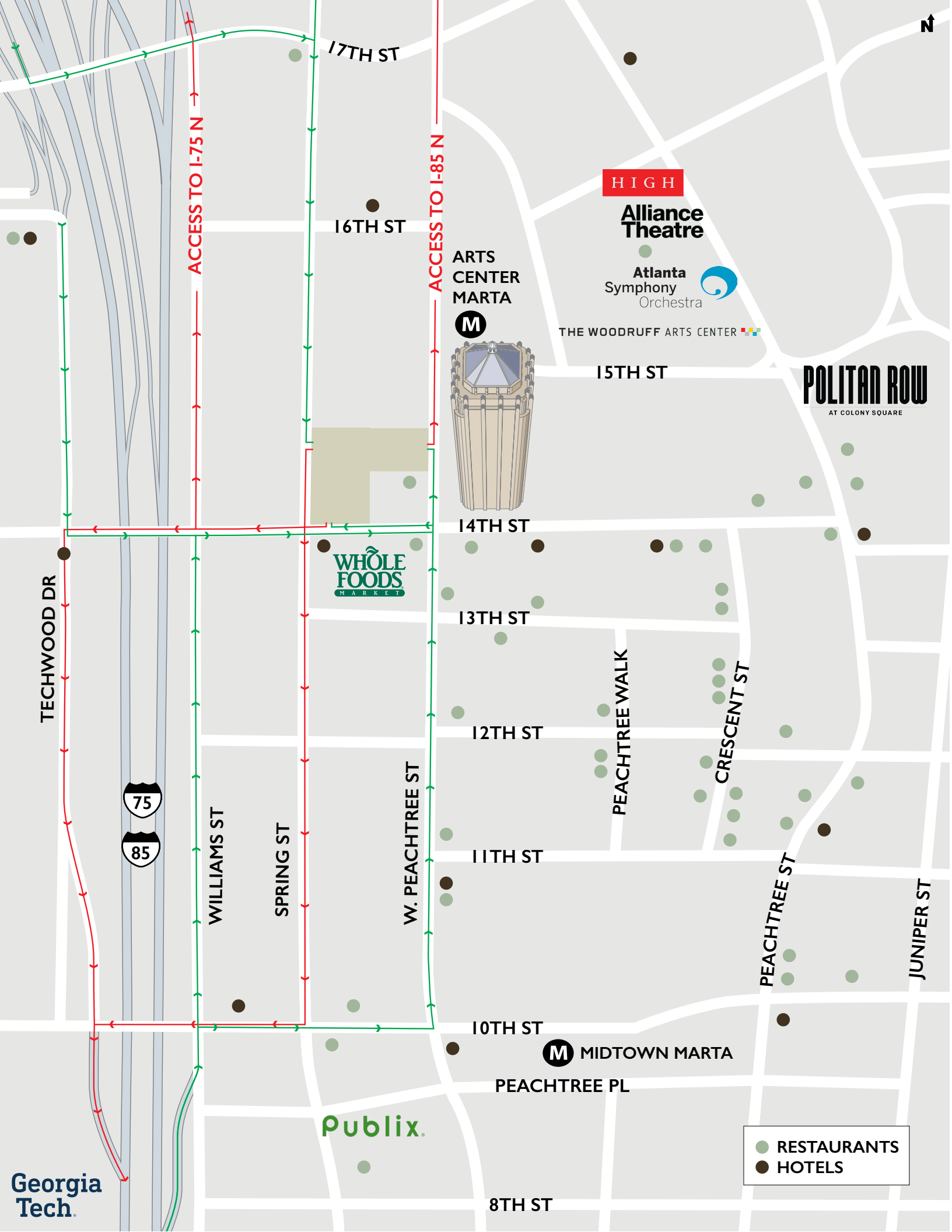
**Wells Fargo – full service
banking and ATM**

Bank of America ATM

Full-service concierge

Your Floral Matters Florist

**BUILDING
AMENITIES**



17TH ST

16TH ST

HIGH

Alliance Theatre

Atlanta Symphony Orchestra

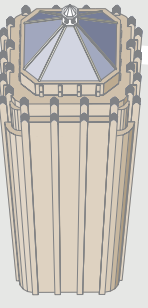
ARTS CENTER MARTA



THE WOODRUFF ARTS CENTER

15TH ST

POLITAN ROW
AT COLONY SQUARE



14TH ST

WHOLE FOODS MARKET

13TH ST

12TH ST

11TH ST

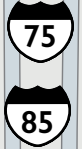
10TH ST

MIDTOWN MARTA

PEACHTREE PL

8TH ST

TECHWOOD DR



WILLIAMS ST

SPRING ST

W. PEACHTREE ST

PEACHTREE WALK

CRESCENT ST

PEACHTREE ST

JUNIPER ST

Publix

- RESTAURANTS
- HOTELS

Georgia Tech

ACCESS TO I-75 N

ACCESS TO I-85 N



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**STREAM**