



**OAKHURST  
REALTY  
PARTNERS**

# 1230 West Peachtree

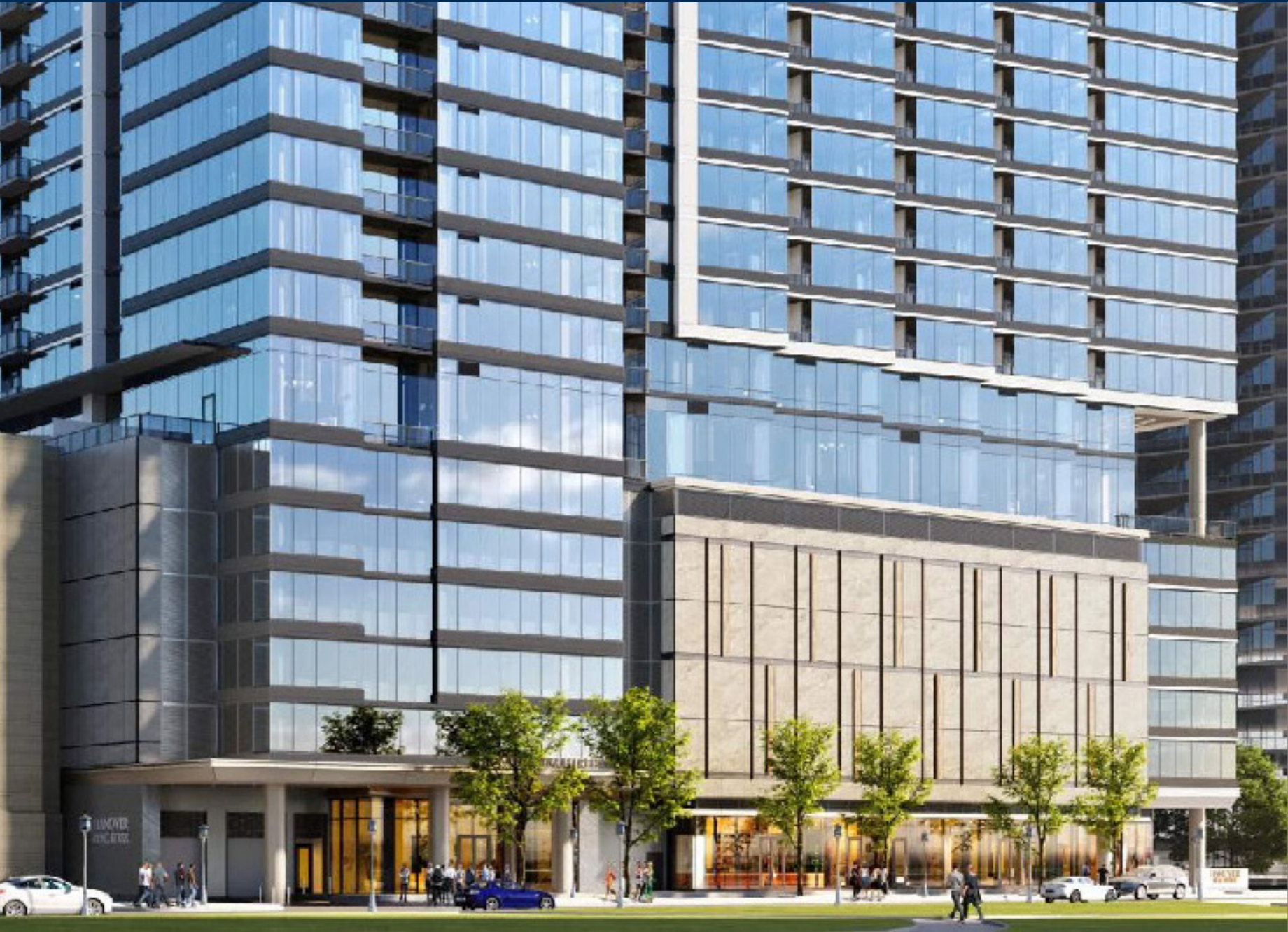
## **RESTAURANT & RETAIL OPPORTUNITY**

Midtown Atlanta's most exciting  
high-rise mixed-use development  
featuring 13,174 SF of premiere  
retail space.

For more information, please contact **Todd Semrau** | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)



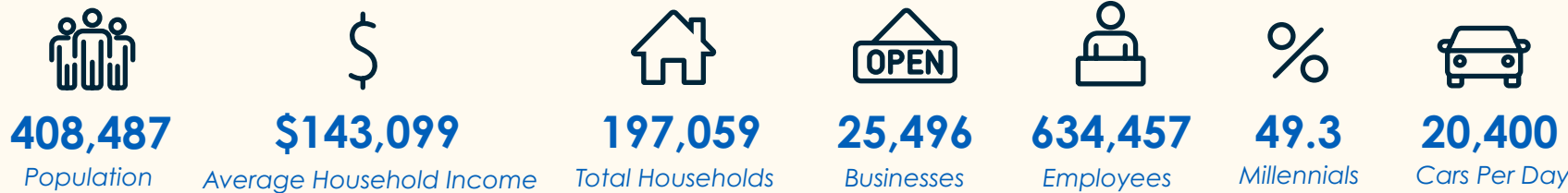
# 1230 West Peachtree



## DEVELOPMENT HIGHLIGHTS

- » 406 Luxury Apartment Homes
- » Delivery 3<sup>rd</sup> Quarter 2023
- » Thriving Business District
- » Convenient Access to the MARTA Arts Center Rail Station
- » High Museum of Art and Alliance Theater – One Block Away
- » Walk Score of 88 “Very Walkable”
- » 82,000 Daytime Workers in the Area
- » Easy Access to I-75 and I-85
- » 15<sup>th</sup> Street Extension

### Within 5 Miles





# Retail Space Plan

## OVERVIEW

- » 13,174 SF of Ground Level Retail
- » Corner of 15th and West Peachtree Street
- » Three Restaurant Spaces Available
- » Expansive Patios
- » Demisable down to 1,350 SF
- » Hood Chase Ventilation and Grease Trap Access
- » Parking: Valet, Public Deck & On-Street

## HANOVER MIDTOWN

Key

 5,975 SF Available

 *Forstail*  
COFFEE CO.

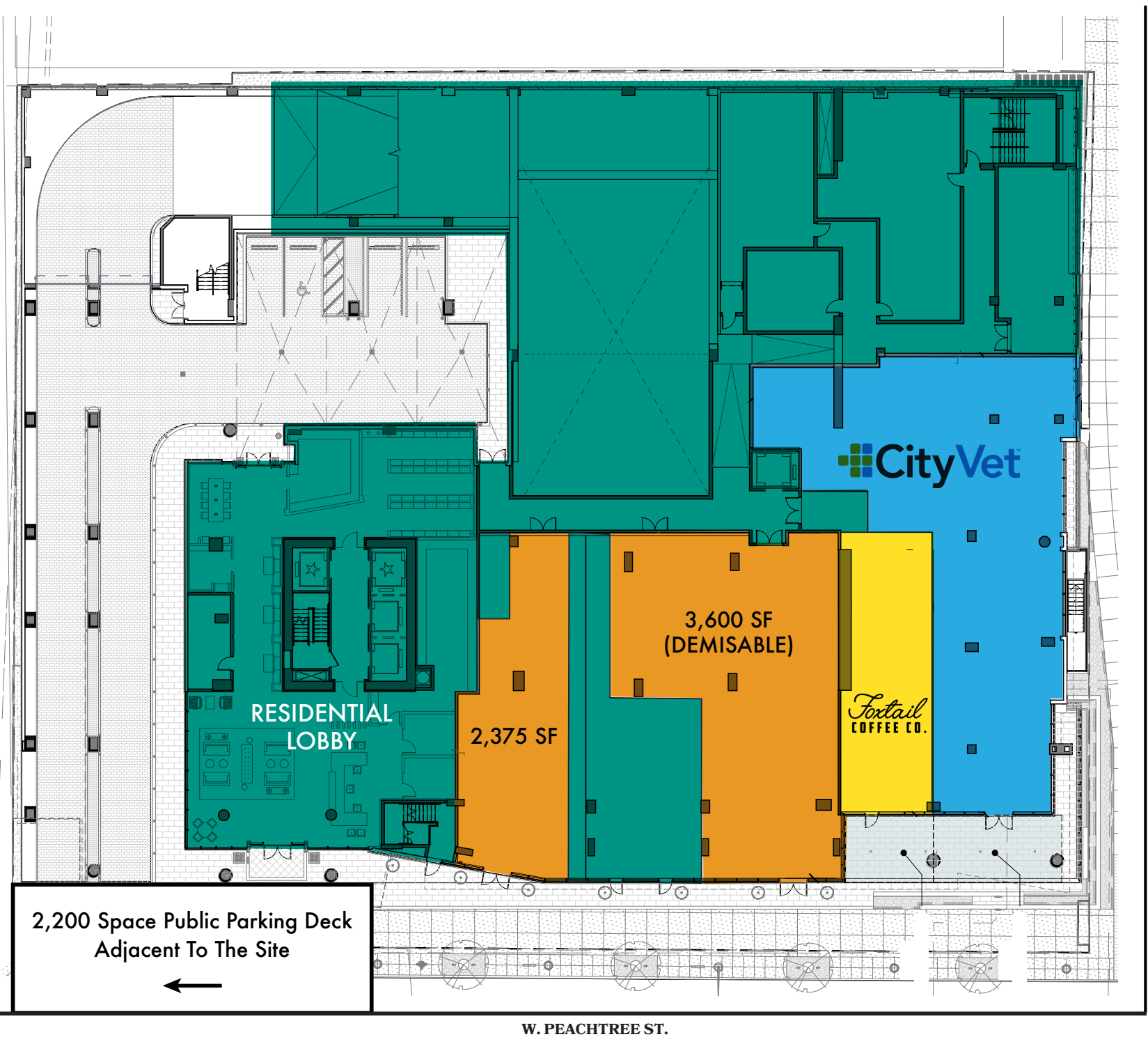
  CityVet

 Residential Amenity  
& Service

For more information:

 OAKHURST  
REALTY  
PARTNERS

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## Only in Midtown | Major Employers



Midtown is Atlanta's commercial and cultural hub, a mecca for the creative class, and a catalyst for innovation and technology. The grid system that underpins the district allows for an urban, walkable lifestyle not matched by any other place in the Southeast. These intrinsic characteristics have made the neighborhood a hotbed for growth. Since 2015, 23,000+ new jobs have been announced, spurring new and transformative commercial developments.



**600+ Employees**



**2,500 Employees**



**5,400 Employees**



**2,800 Employees**



**3,000 Employees**



**1,000 Employees**



# Only in Midtown | Major Employers

## WEST MIDTOWN

## GEORGIA TECH.



T3 WEST MIDTOWN  
232,141 SF Office  
**facebook**

201 17TH STREET  
355,870 SF Office  
**worldpay**

ONE ATLANTIC CENTER  
1.1M SF Office  
**EQUIFAX**

271 17TH STREET  
510,268 SF Office  
**BB&T**

171 17TH STREET  
510,268 SF Office  
**WELLS FARGO**

ATLANTIC YARDS  
Under Construction  
500,00 SF Office  
Mixed-Use

MIDTOWN UNION  
Under Construction  
609,110 SF Office  
Mixed-Use  
**Invesco**

1105 WEST PEACHTREE  
Under Construction  
664,184 SF Office  
Mixed-use  
**Google**



1230 WEST  
PEACHTREE

  
**FOUR SEASONS**

PROMENADE II  
774,610 SF Office

W PEACHTREE STREET



**WOODRUFF ARTS CENTER**  
Alliance Theatre  
Atlanta Symphony Orchestra  
High Museum of Art



## Only in Midtown | By The Numbers



**4M**

Total SF of office delivered  
in 2021 (or currently under  
construction)

**5,000+**

Residential units delivered  
in 2021 (or currently under  
construction)

**10**

Development projects  
reviewed by the DRC

**3,300+**

New jobs announced for  
Midtown in 2022

**5x**

Population growth compared  
to the rest of Atlanta

**\$19B**

Annual economic impact

# Only in Midtown | Connected



A tight, **120-block street grid** offering abundant travel choices and unparalleled walkability



One-seat ride to **Hartsfield-Jackson International Airport**, the busiest airport in the world



Consistently ranked among the region's best neighborhoods for walking, with more than **40 linear miles of sidewalks**



**5 miles of existing bike lanes** + 10 more miles planned, plus **12 bikeshare stations**



**4 MARTA rail stations** with access to more than 76 miles of public transit and 26 local/regional bus routes



**300+ acres of parks and green space** and a network of well-lit, tree-lined sidewalks



Central location with **exceptional interstate access**

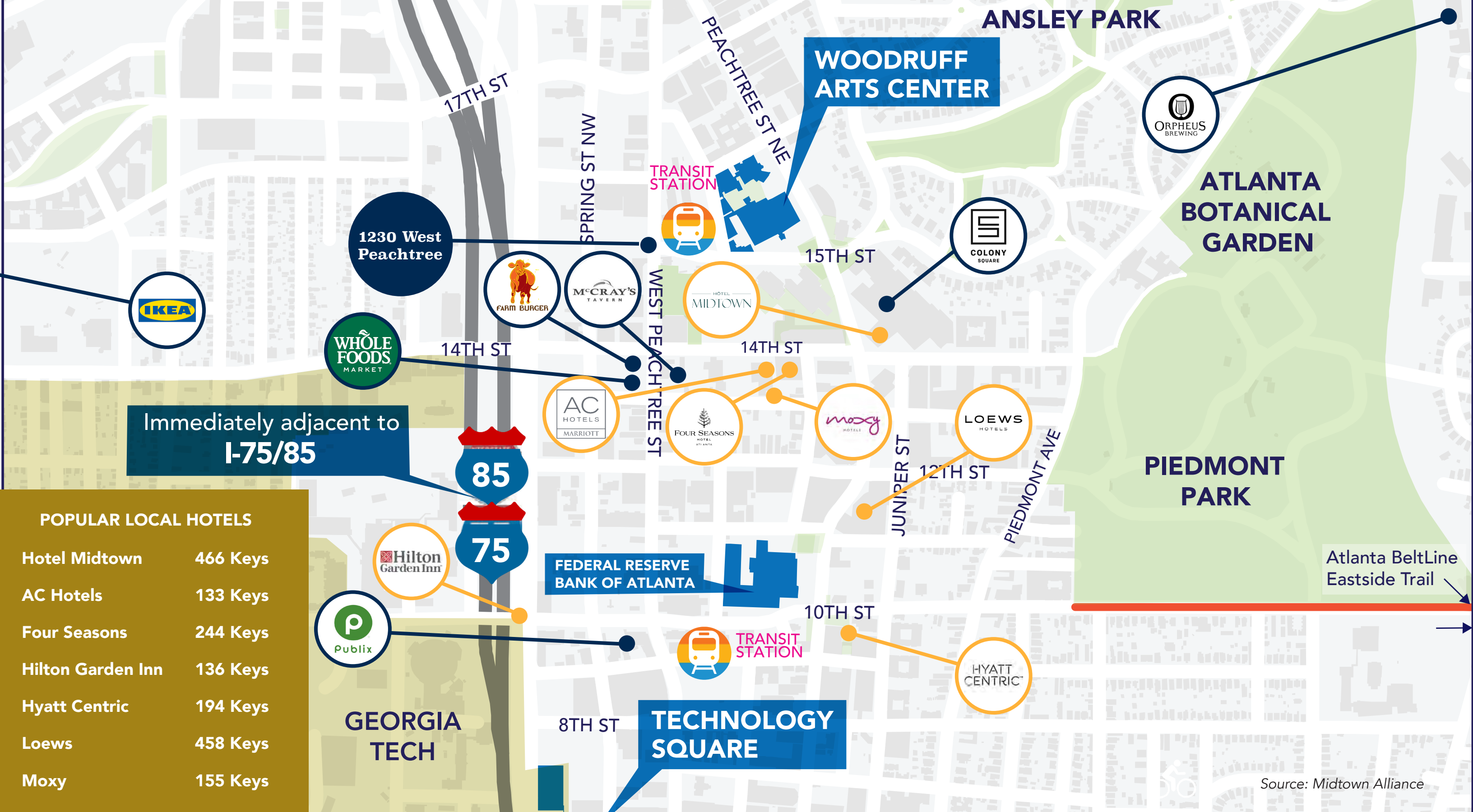


Direct connections to **Piedmont Park** and the **Atlanta BeltLine's Eastside Trail**





# Local Attractions





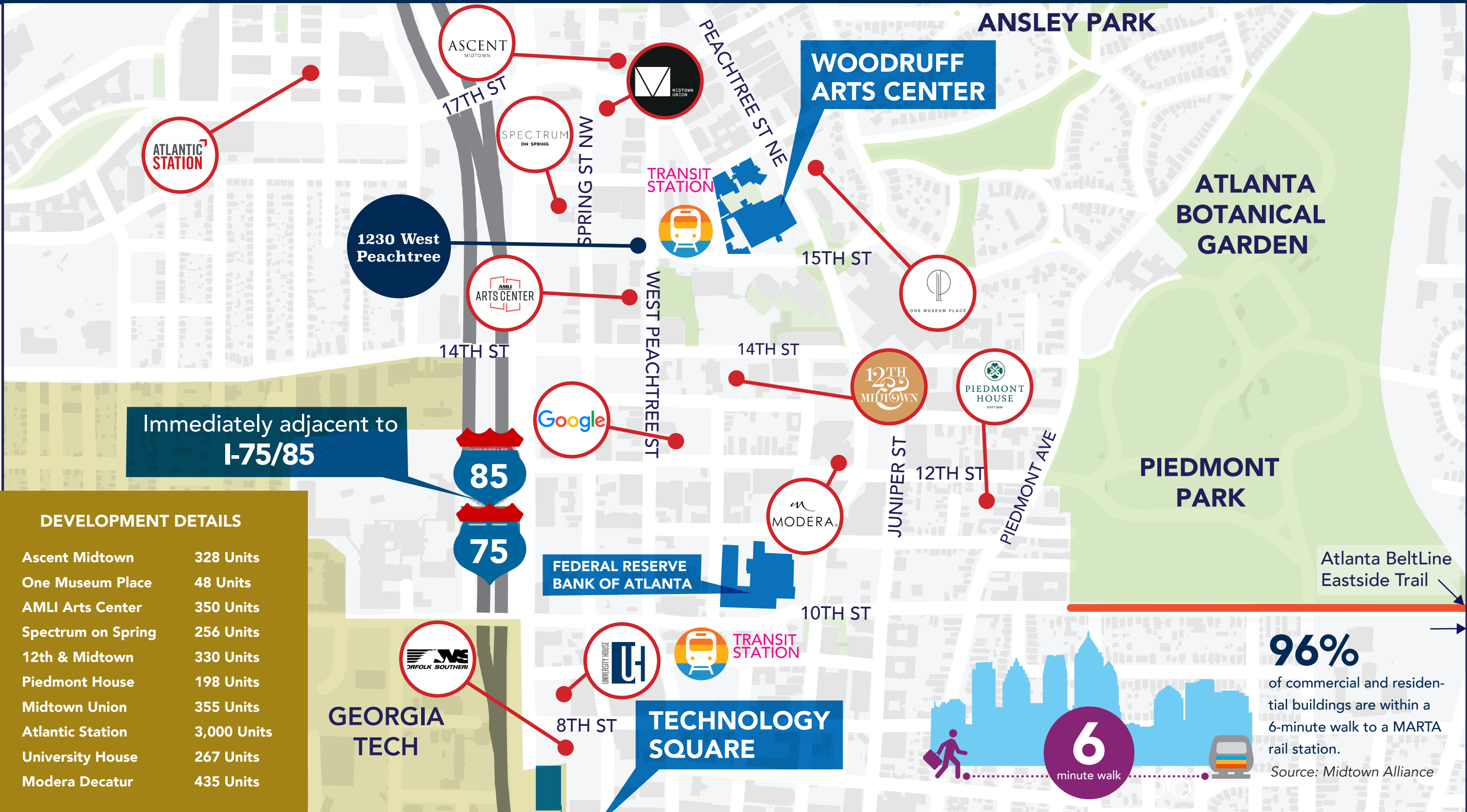
# Local Restaurants

1. Antico
2. Azota
3. Aziza
4. Bar Margot
5. Cooks & Soldiers
6. Ecco
7. Empire State South
8. Forza Storico
9. Low Country Steak
10. Lure
11. Marcel
12. Miller Union
13. Nagomiya
14. Nan
15. Nick's Westside
16. Reverence
17. Redbird
18. Toscano Ristoranti Italiano
19. STK Steakhouse





# Major Developments



Immediately adjacent to  
**I-75/85**

## DEVELOPMENT DETAILS

Ascent Midtown	328 Units
One Museum Place	48 Units
AMLI Arts Center	350 Units
Spectrum on Spring	256 Units
12th & Midtown	330 Units
Piedmont House	198 Units
Midtown Union	355 Units
Atlantic Station	3,000 Units
University House	267 Units
Modera Decatur	435 Units

**96%**  
of commercial and residen-  
tial buildings are within a  
6-minute walk to a MARTA  
rail station.  
Source: Midtown Alliance



# Public Parking

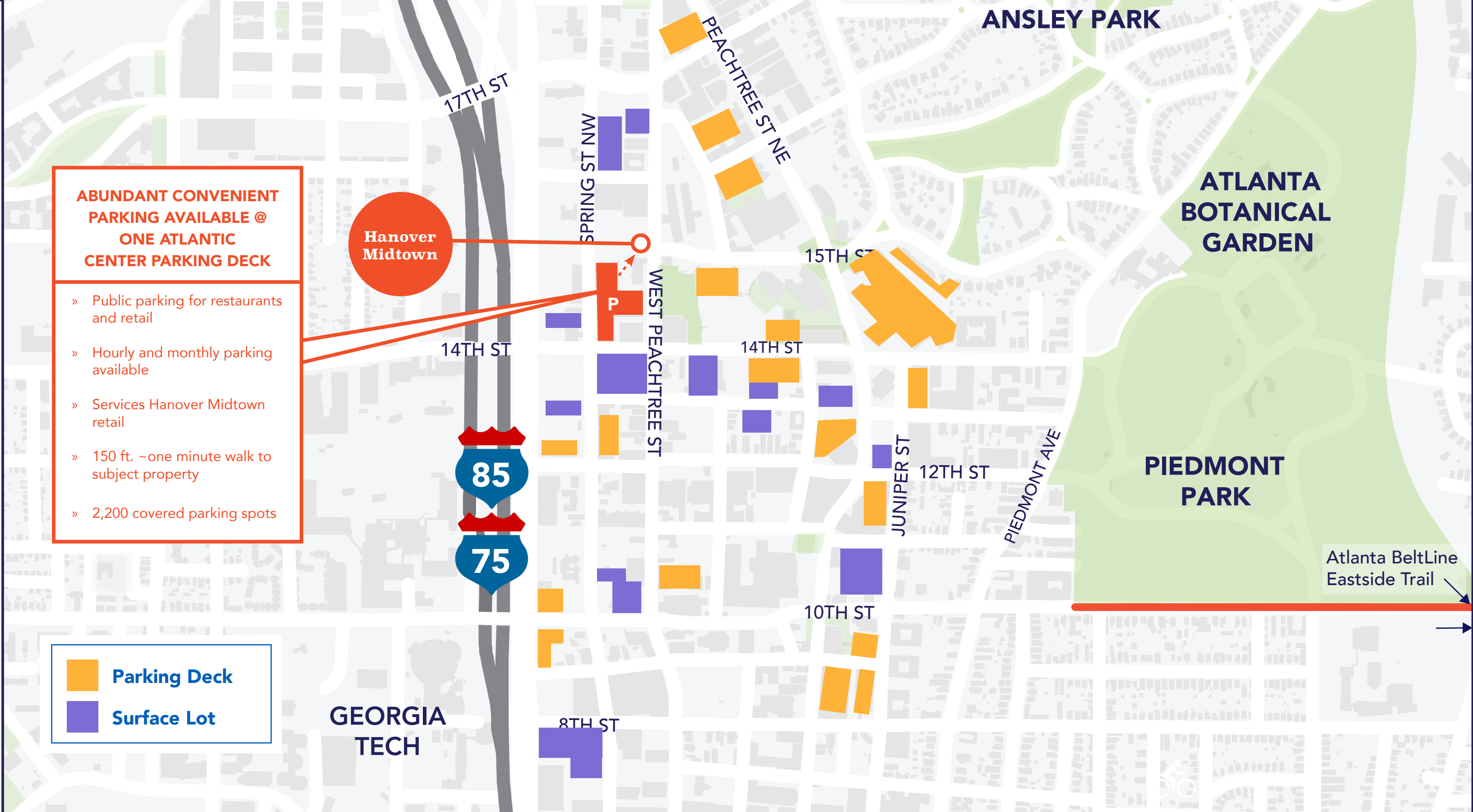


**ABUNDANT CONVENIENT  
PARKING AVAILABLE @  
ONE ATLANTIC  
CENTER PARKING DECK**

- » Public parking for restaurants and retail
- » Hourly and monthly parking available
- » Services Hanover Midtown retail
- » 150 ft. ~one minute walk to subject property
- » 2,200 covered parking spots

Parking Deck

Surface Lot





# 15th Street Extension

The 15<sup>th</sup> Street extension would be a multi-modal connection that extends 15<sup>th</sup> Street from its current end point at West Peachtree Street two blocks west to Williams Street. The entire extension would be implemented on GDOT right-of-way, eliminating the need for costly and time-consuming land acquisition.

The proposed roadway design between West Peachtree Street and Spring Street would include a three-lane section consisting of one through lane in each direction and dedicated left-turn lanes approaching Spring Street and West Peachtree Street.

The proposed lane section west of Spring Street would consist of a single through lane in each direction. Travel lanes are proposed to be 11-feet wide. Additionally, the new cross-section would consist of 5-foot tree planting/furniture zones, 5-foot sidewalk-level bicycle lanes, and 10-foot sidewalks on both sides of the street. The bicycle lanes would provide a direct connection to the Arts Center MARTA Station and existing and proposed developments as well as other bicycle routes.

Source: Midtown Alliance







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