



# 270 | Peachtree

*An Atlanta Landmark in our Thriving Central Business District*



## Restaurant or Retail Showroom Opportunity

- 15,848 RSF plus 3,423 RSF Outdoor Veranda
- Ideal for Restaurant, Showroom / Design Center, Large Retail User, Broadcast Media Venue, Bank or Other High-Profile User
- Premier Monument & Exterior Building Signage
- 24 Foot Ceilings / On Glass Provide Dramatic and Creative Design Opportunity
- Convenient, attached, covered valet parking
- Private Freight Elevator to Basement Dock on Baker Street
- Competitive Rates and Concessions
- Steps from MARTA, Centennial Park, Georgia Aquarium, Attractions and Hotels
- Largest Employee Submarket with Over 140,000 in the Central Business District Daily
- Over 50,000 Visitors and Tourists Daily in CBD
- Over 10,000 Existing Residential Units in CBD

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Richard Bowers & Co.  
Real Estate

TCN  
WORLDWIDE





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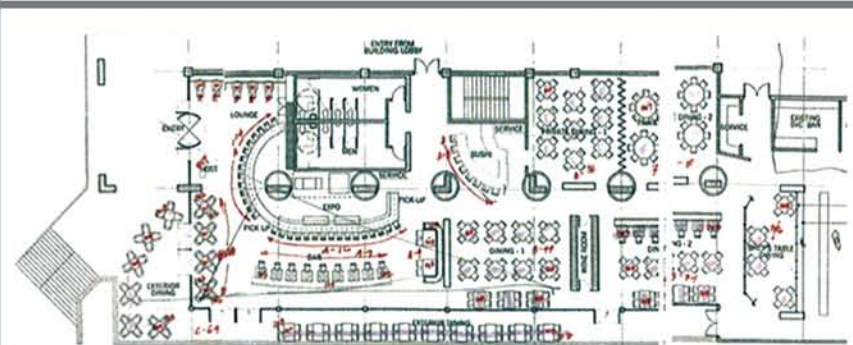
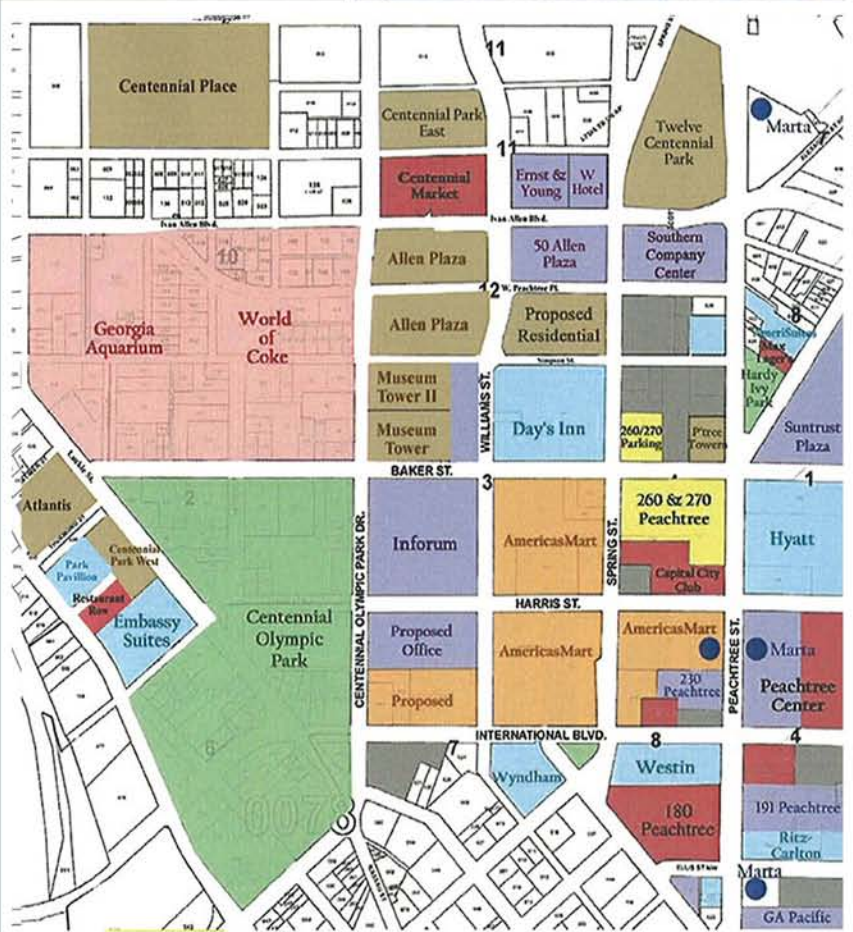
## Restaurant or Retail Showroom Opportunity

### WITHIN A FOUR BLOCK AREA:

- Over 50,000 office workers
- Over 8,500,000 square feet of office space
- Over 6,250 hotel rooms

### OTHER AREA DEMOGRAPHICS:

- Over 60,000 daily average Downtown visitors
- Over 300,000 residents within a five mile radius
- Over 23,000 cars daily on Peachtree Street
- Over 140,000 workers in Downtown Central Business District (largest employee submarket)



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