



PROSCENIUM

MIDTOWN'S **CENTER STAGE**



1170 PEACHTREE STREET | ATL GA



MIDTOWN'S CENTER STAGE

In Atlanta's Midtown, the city plays out before the casual observer like theater — connection and commerce unfolding in an endless dance. In the spotlight is Proscenium, framed by Midtown's curtain of commerce. Just offstage lies the hustle and bustle of Midtown. Inside our walls, a prime place to work awaits, centerstage, with all the amenities you expect from a building like this: a state of the art tenant conference center, a full-service fitness center, outdoor space, a café, 24/7 access, and more.



PROPERTY HIGHLIGHTS



521,000

Total SF



24

Floors



25,000

SF Floorplate



ENERGY STAR

Certified



EPICENTER

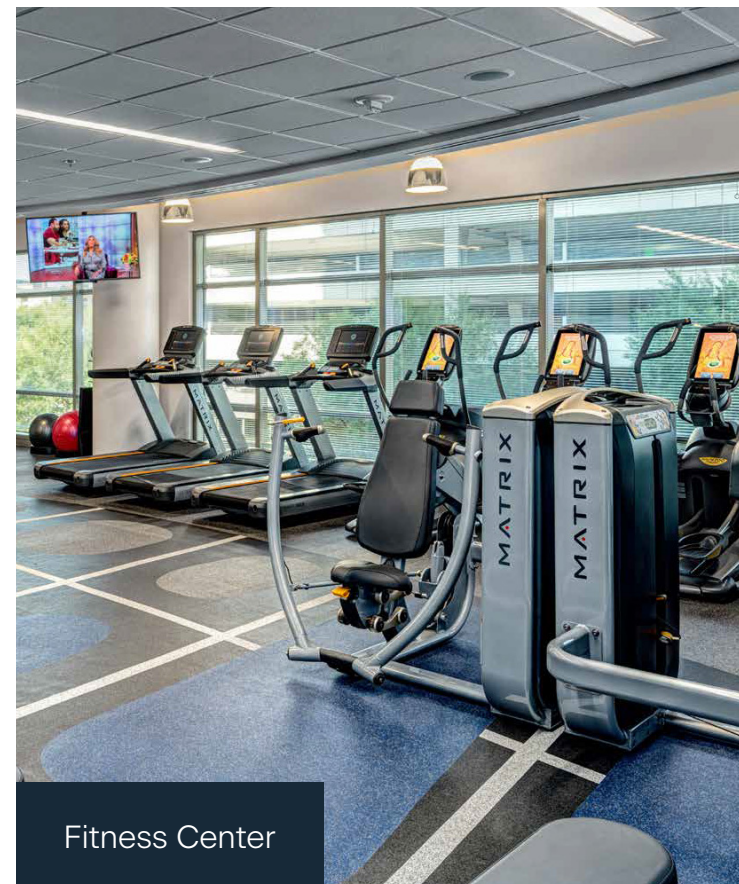
of Midtown

- + Multi-room conference center with 100+ person capacity
- + Full-service fitness center with locker rooms and shower facilities
- + Amenities include an on-site café space, sundry shop, barber shop and dry cleaning service
- + Electric vehicle (EV) charging stations and secured bike storage
- + Parking ratio: 2.0 per 1,000 rsf
- + On-site concierge services, property management, and 24/7 manned security

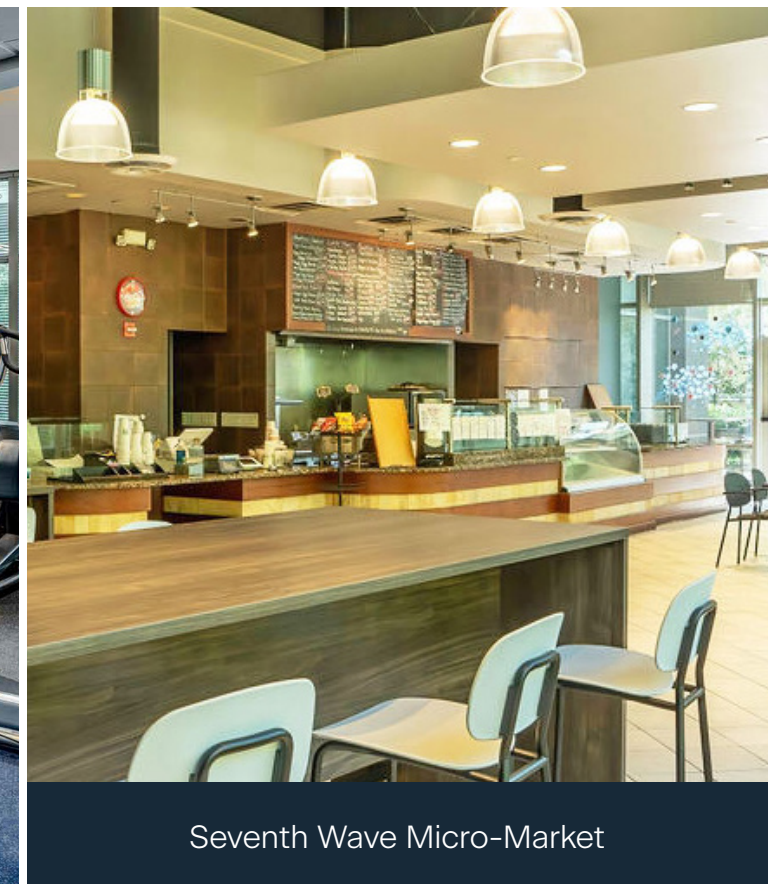


AT THE PINNACLE OF MIDTOWN AMENITIES

Discover Proscenium's comprehensive set of amenities
that put the spotlight on you and your workday.

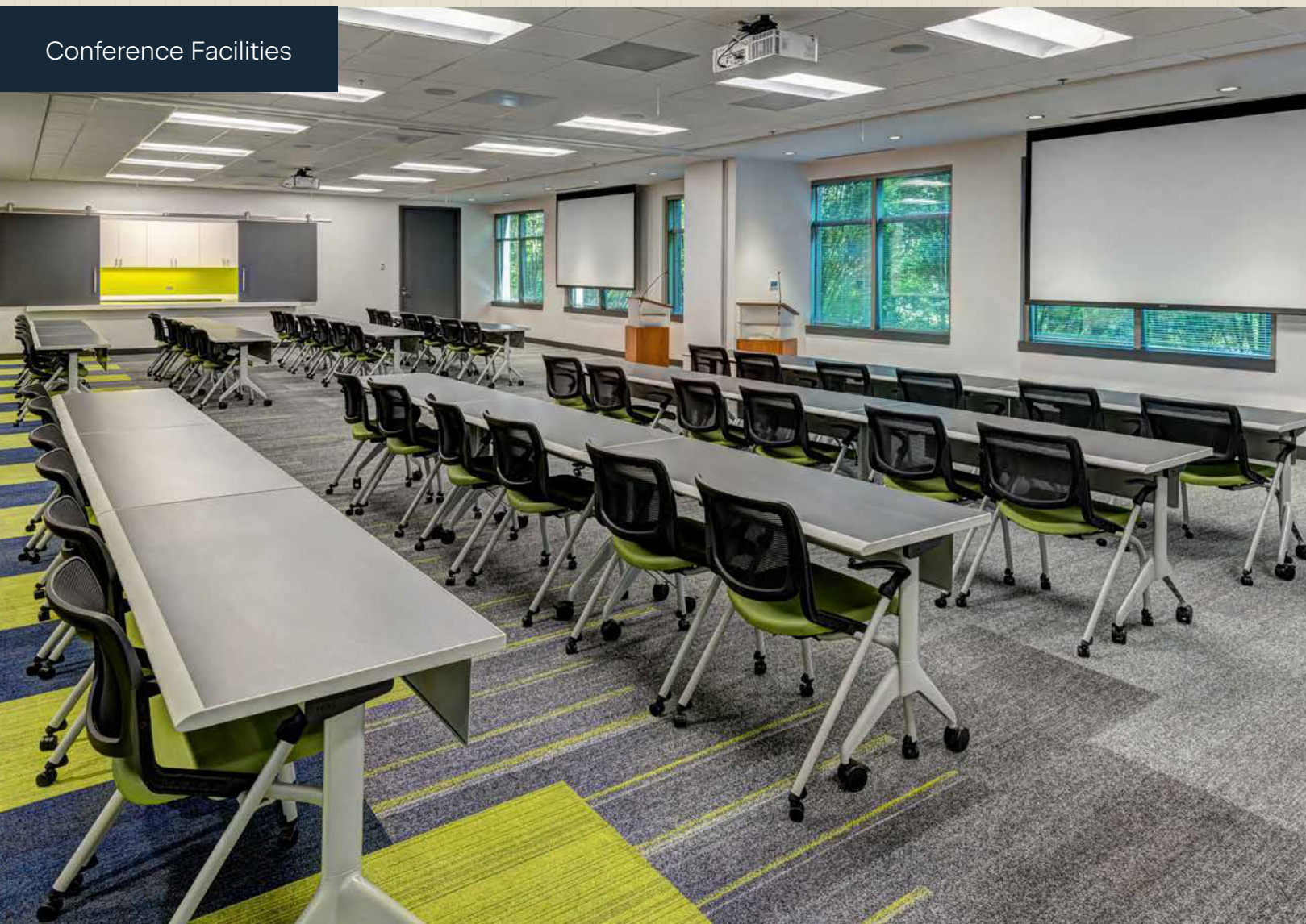


Fitness Center



Seventh Wave Micro-Market

Conference Facilities



Outdoor Area

LOCAL
AMENITIES

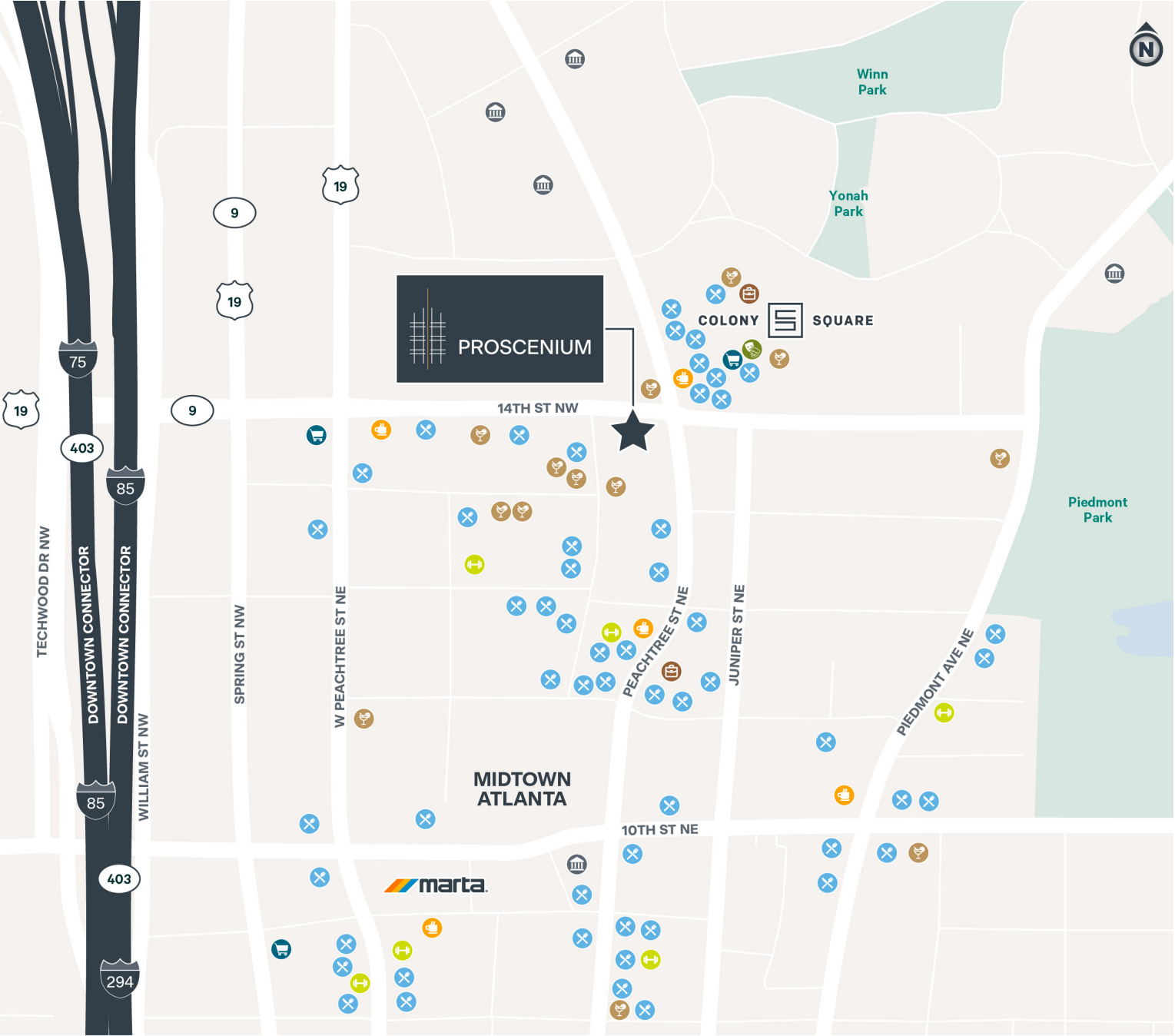


Direct Walk



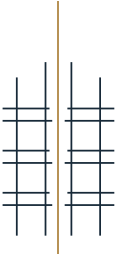
Surrounding Amenities

Within 0.5 miles



Map Legend

- Restaurants
- Entertainment
- Art & Museum
- Coffee
- Fitness
- Services
- Cocktail & Wine Bars
- Retail



THE MIDTOWN LIFESTYLE

Located in the heart of Midtown, Proscenium offers state-of-the-art technological capabilities, neverending views and a constant pulse on the cultural hub of Atlanta.



CENTER OF BUSINESS INNOVATION

Metro Atlanta ranks #1 nationally for tech diversity, #3 nationally for startup ecosystems



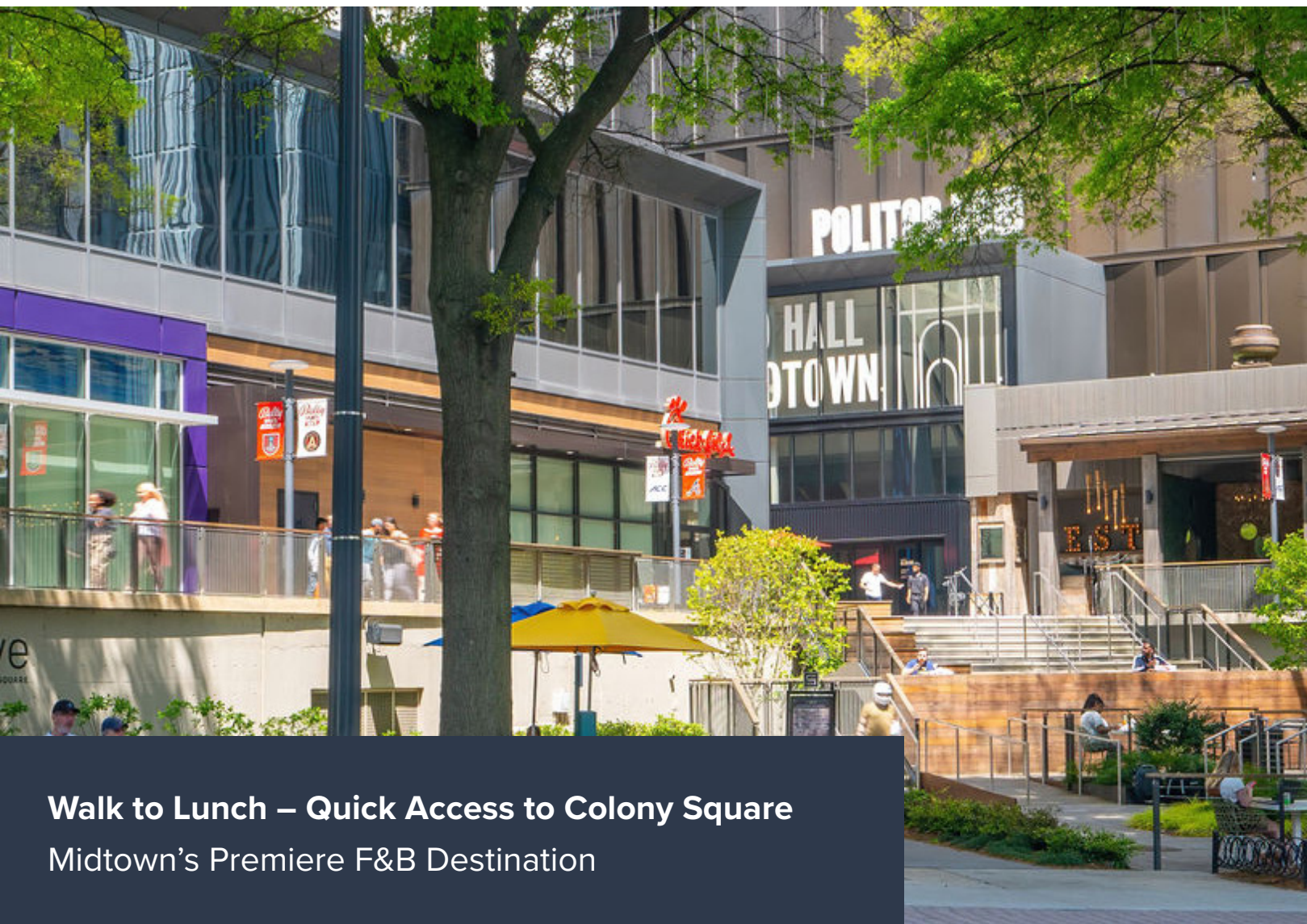
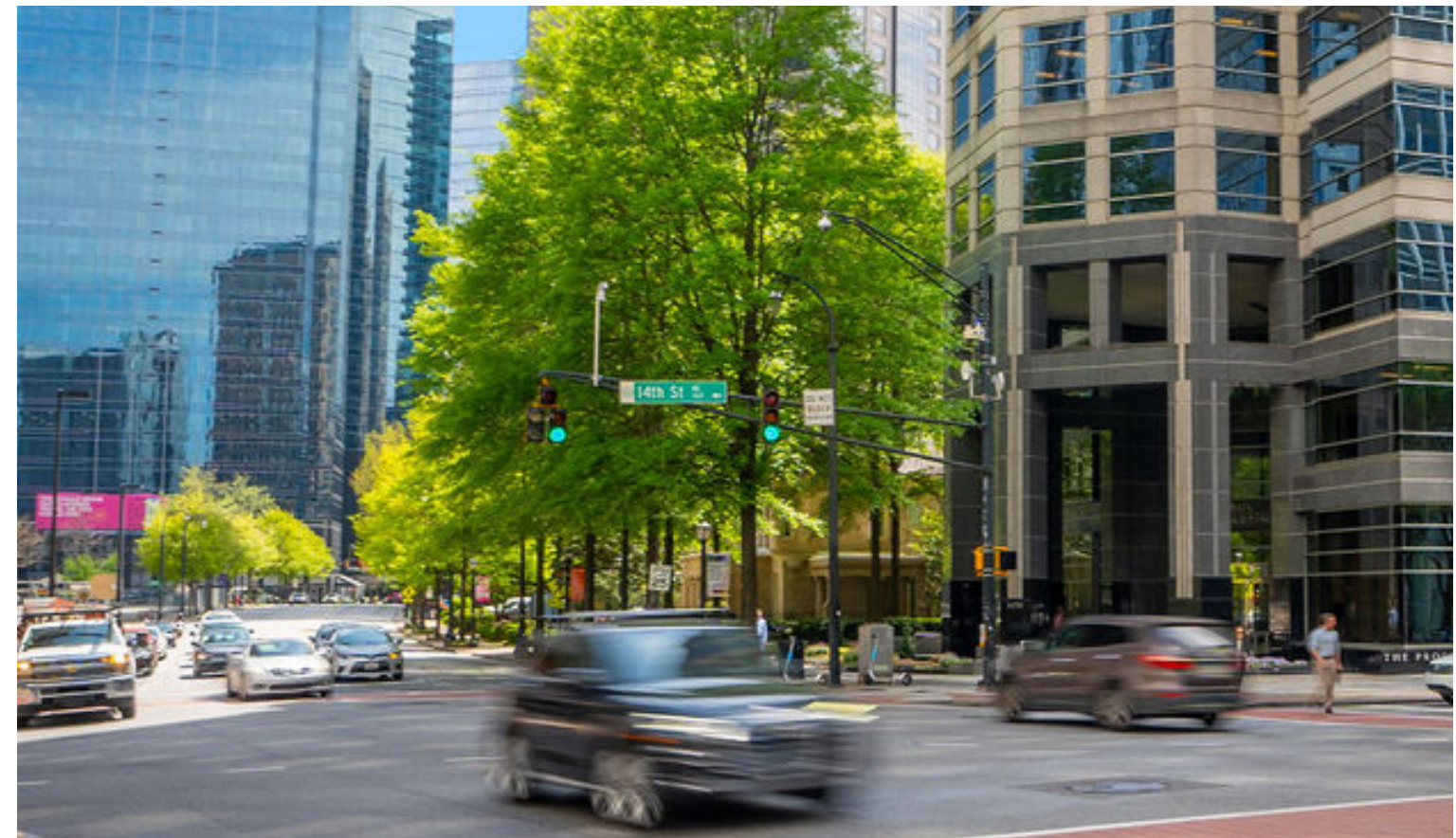
LIFESTYLE MECCA

Close to 150+ restaurants, dining, and world class retailers



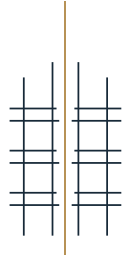
RICH IN TALENT

Home to 8 major colleges, universities, and young graduates



Walk to Lunch – Quick Access to Colony Square
Midtown's Premiere F&B Destination







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FOR MORE INFORMATION

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