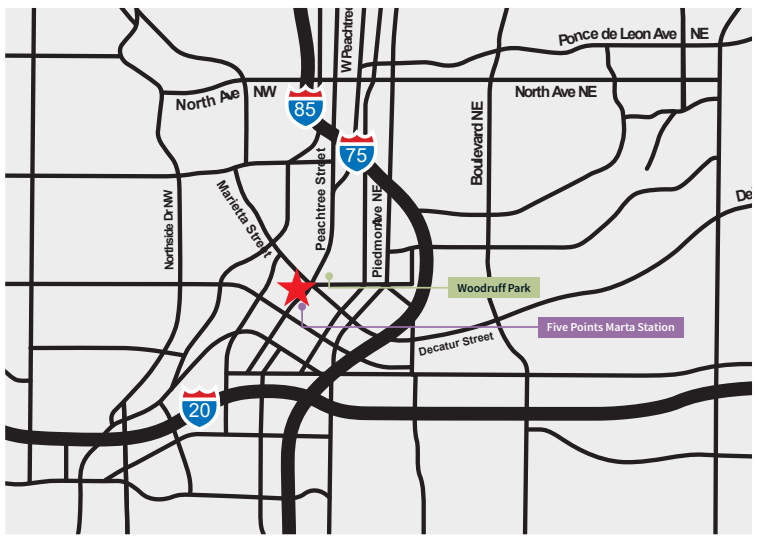


2 Peachtree St

14 Marietta St



# Landmark Atlanta conversion opportunity

**2 Peachtree & 14 Marietta  
Downtown Atlanta**

Invest Atlanta is seeking a visionary, innovative developer for a large-scale impactful office conversion project, the first of its kind in Atlanta.

Anticipated future uses include affordable housing, market rate apartments, student housing, office, and retail.

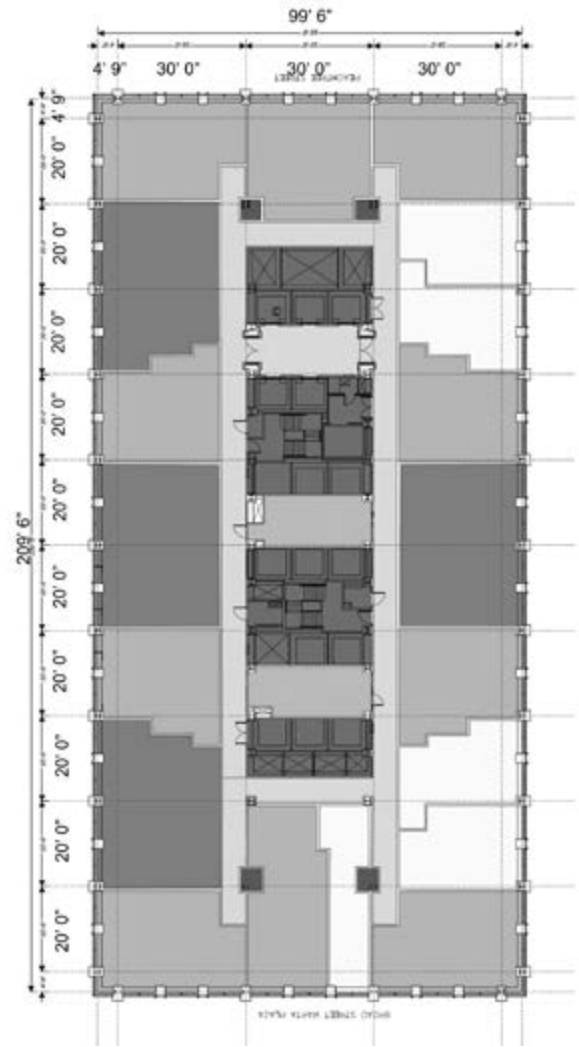


## 2 Peachtree facts

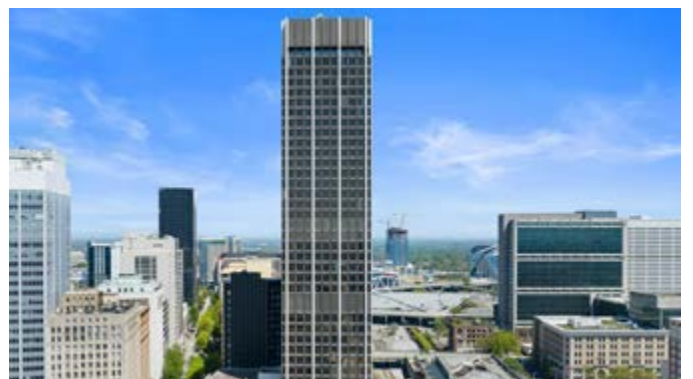
|            |                         |
|------------|-------------------------|
| Size       | <b>862,000 Gross SF</b> |
| Stories    | <b>44</b>               |
| Floor size | <b>20,250 SF</b>        |
| Elevators  | <b>18</b>               |
| Core depth | <b>34' 9"</b>           |
| Year built | <b>1966</b>             |

### Opportunity

- Long term ground lease with Invest Atlanta
- Zoned SPI-1
- Adjacent to Five Points Marta Station
- 100% vacant by end of 2023
- Request for Qualifications available at <https://www.investatlanta.com/two-peachtree>



Sample floor test fit

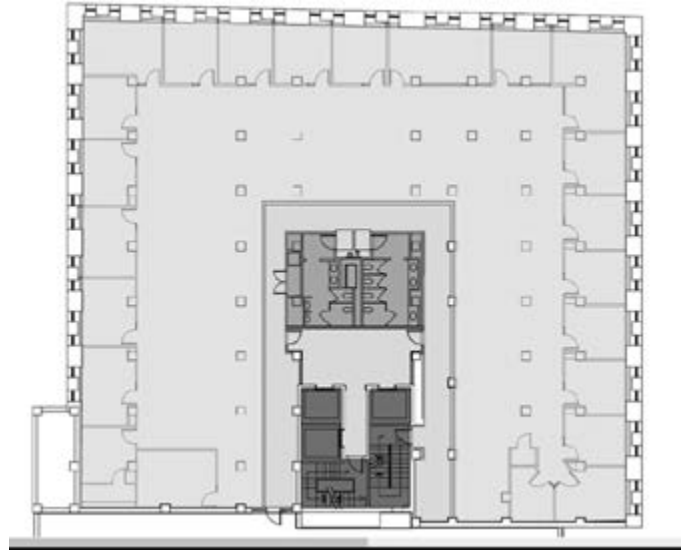


## 14 Marietta facts

|            |                         |
|------------|-------------------------|
| Size       | <b>126,000 Gross SF</b> |
| Stories    | <b>7</b>                |
| Floor size | <b>18,000 SF</b>        |
| Elevators  | <b>3</b>                |

### Opportunity

- Long term ground lease with Invest Atlanta
- Zoned SPI-1
- Historic location
- 100% vacant by end of 2023
- Request for Qualifications available at <https://www.investatlanta.com/about-us/invest-atlanta-rfps>



**Sample floor test fit**

