



1072 West Peachtree

ATLANTA'S MOST AMENITIZED
OFFICE BUILDING

Introduction

p. 3

Offices

p. 6

Experiences

p. 20

Midtown

p. 29

Team

p. 32



01

Introduction



All In a Day's Work

The way forward is up. In the heart of Atlanta, a new 60-story tower rises. A place of monumental distinction, where people want to work and live in uncompromising elegance. An office that's tasteful, inspired, and restorative for all who walk through its doors. As the world looks to Atlanta, Atlanta soars above.

1072 West Peachtree is Elevating the View

Atlanta's Most Amenitized Office Building

Over an acre of indoor and outdoor amenities, including an expansive fitness club and spa.

Unmatched Outdoor Experience

The Pavilion: Midtown's largest outdoor deck

Right Where You Want to Be

In the heart of Midtown, easy access to I-75/85, walkable to MARTA

Hospitality Driven

Service-driven staff with concierge; on-site F&B program

State-of-the-Art Construction

Next-gen mechanical systems and smart building technology

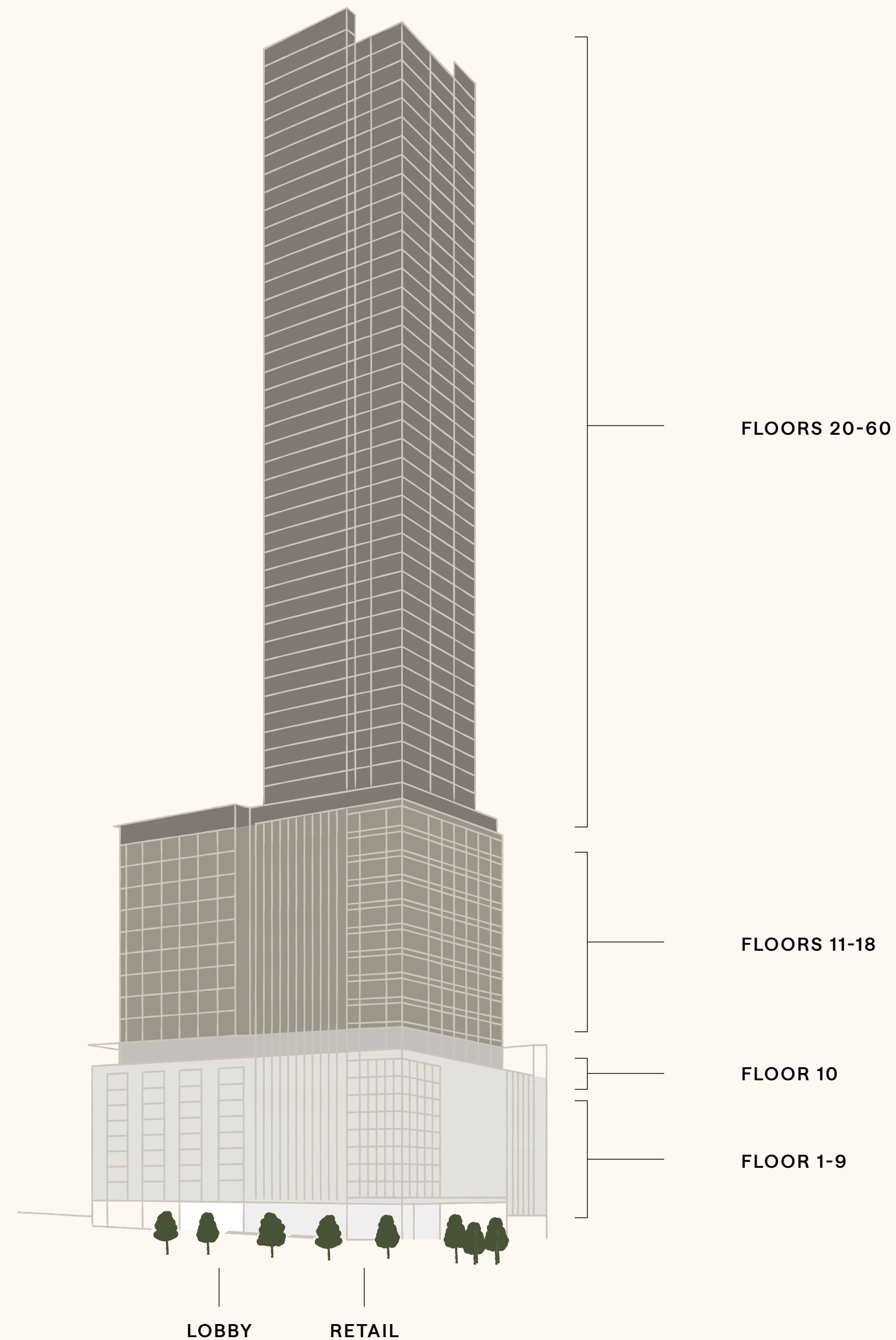


02

Offices



The Sky's No Limit



FLOORS 20-60

Upscale Residences

FLOORS 11-18

Premium Offices

FLOOR 10

The Commons

FLOOR 1-9

On-site Parking

GROUND FLOOR

Office Lobby & Retail

10th Floor Amenities



WEST PEACHTREE ST NW

12TH ST NORTHWEST

FITNESS

- 1 Recovery Room
- 2 Cardio
- 3 Weights
- 4 Private Fitness Studio
- 5 Pickleball
- 6 Golf Simulator

WELLNESS

- 7 Locker Rooms
- 8 Frost Lockers + Saunas
- 9 Treatment Rooms
- 10 Pilates Studio

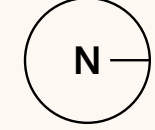
OUTDOOR

- 11 Dog Run
- 12 Outdoor Kitchen
- 13 Great Lawn
- 14 Cafe
- 15 Fireplace Lounge

WORKING

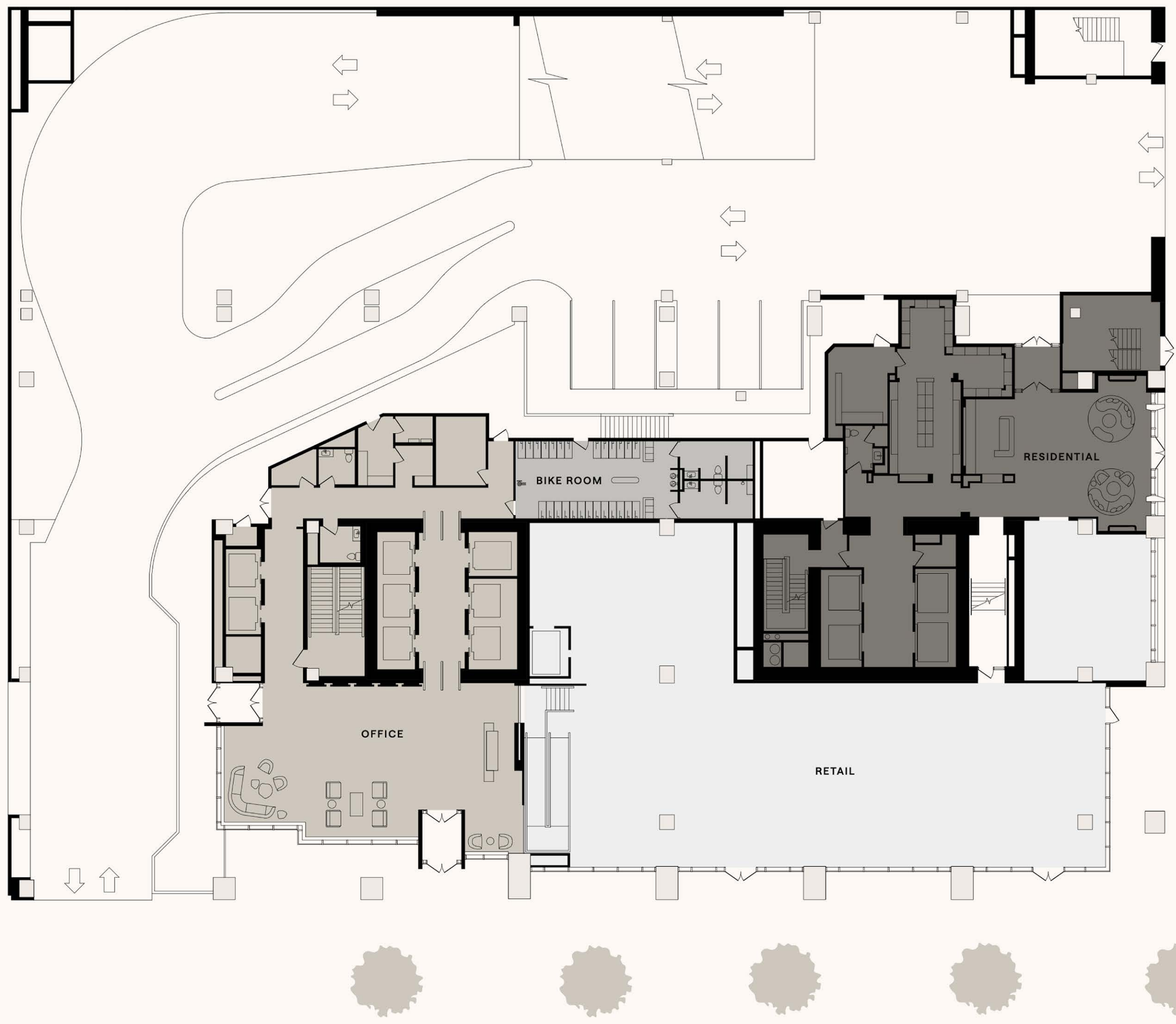
- 16 Coworking
- 17 Training Room
- 18 Pre-functions
- 19 Conferencing
- 20 Catering

Ground Floor Map



FLOORPLAN

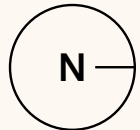
- Office Lobby
- Residential Lobby
- Retail
- Bike Storage & Showers



12TH ST NORTHWEST

WEST PEACHTREE ST NW

Office Levels 11-15



OFFICE

224,000 RSF

ON EVERY FLOOR

Private Outdoor Balconies

FLOOR PLATE SIZE

28,000 SF

TYPICAL FINISHED CEILING HEIGHT

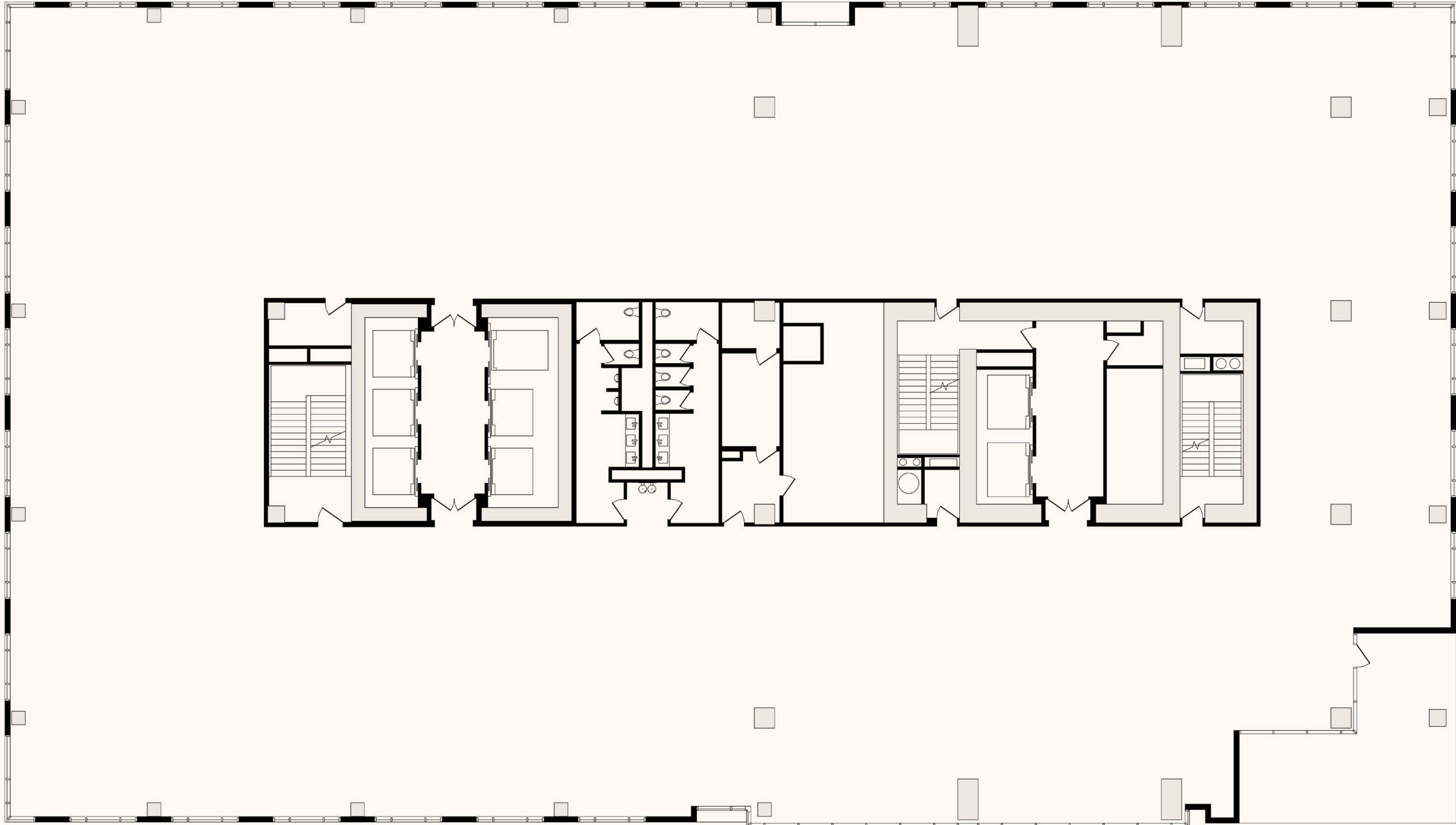
10'-0"

WINDOWS

10' H X 10' W

SERVICING OFFICE FLOORS

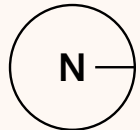
6 Elevators



12TH ST NORTHWEST

WEST PEACHTREE ST NW

Office Level 16



OFFICE

224,000 RSF

ON EVERY FLOOR

Private Outdoor Balconies

FLOOR PLATE SIZE

28,000 SF

TYPICAL FINISHED CEILING HEIGHT

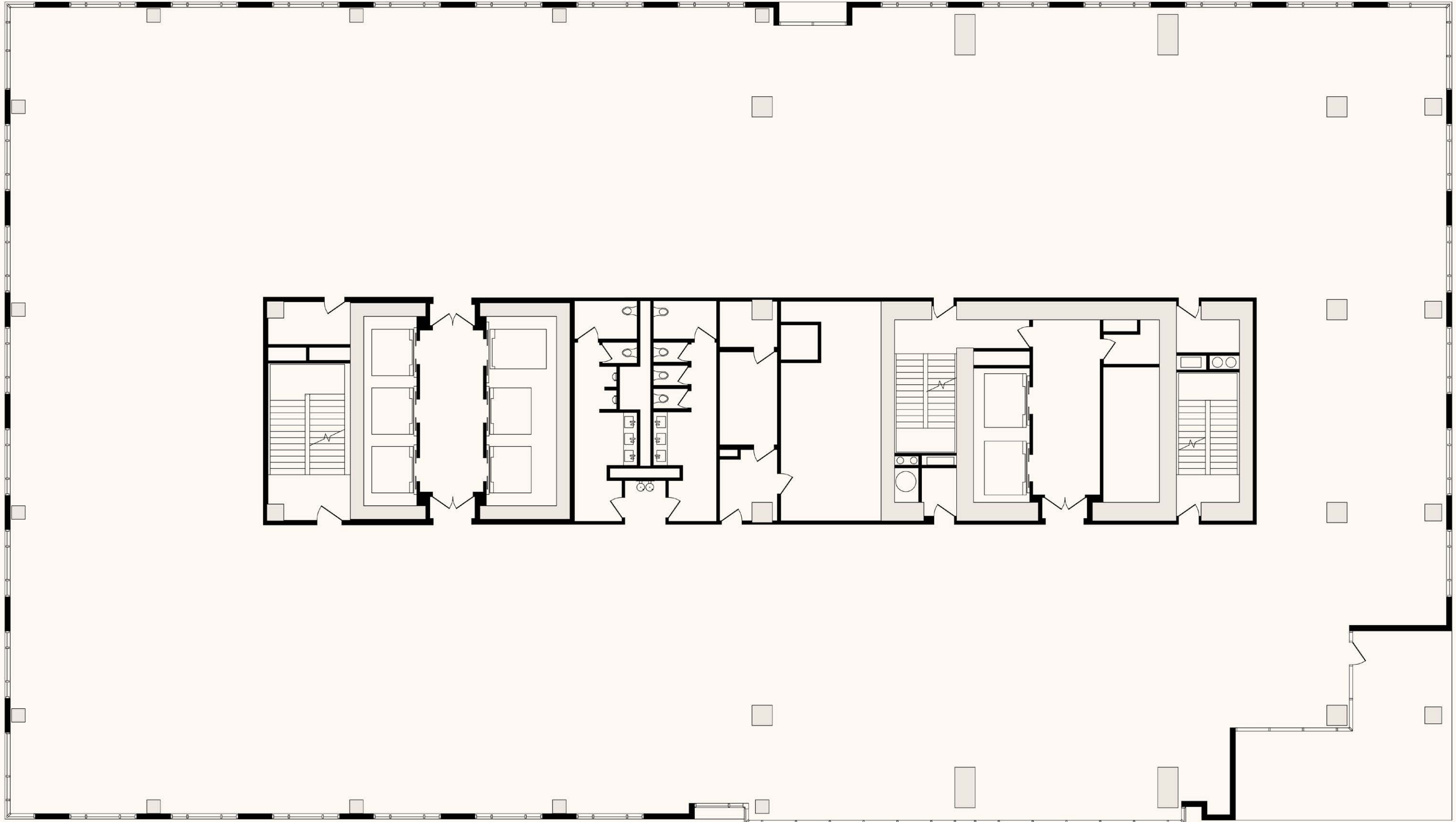
10'-0"

WINDOWS

10' H X 10' W

SERVICING OFFICE FLOORS

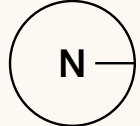
6 Elevators



12TH ST NORTHWEST

WEST PEACHTREE ST NW

Office Level 17



OFFICE

224,000 RSF

ON EVERY FLOOR

Private Outdoor Balconies

FLOOR PLATE SIZE

28,000 SF

TYPICAL FINISHED CEILING HEIGHT

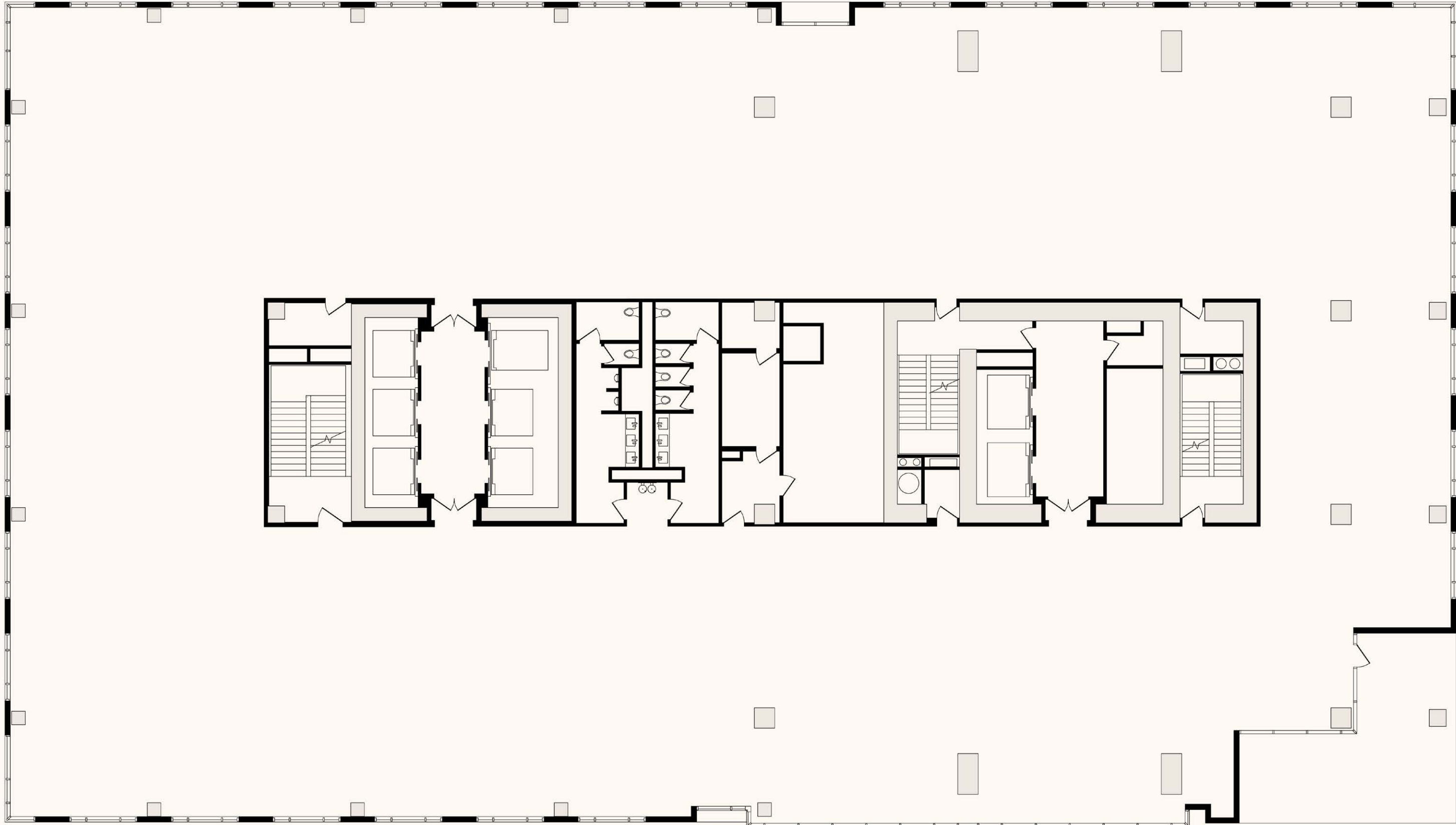
10'-0"

WINDOWS

10' H X 10' W

SERVICING OFFICE FLOORS

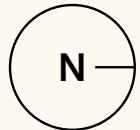
6 Elevators



WEST PEACHTREE ST NW

12TH ST NORTHWEST

Office Level 18



OFFICE

224,000 RSF

ON EVERY FLOOR

Private Outdoor Balconies

FLOOR PLATE SIZE

28,000 SF

TYPICAL FINISHED CEILING HEIGHT

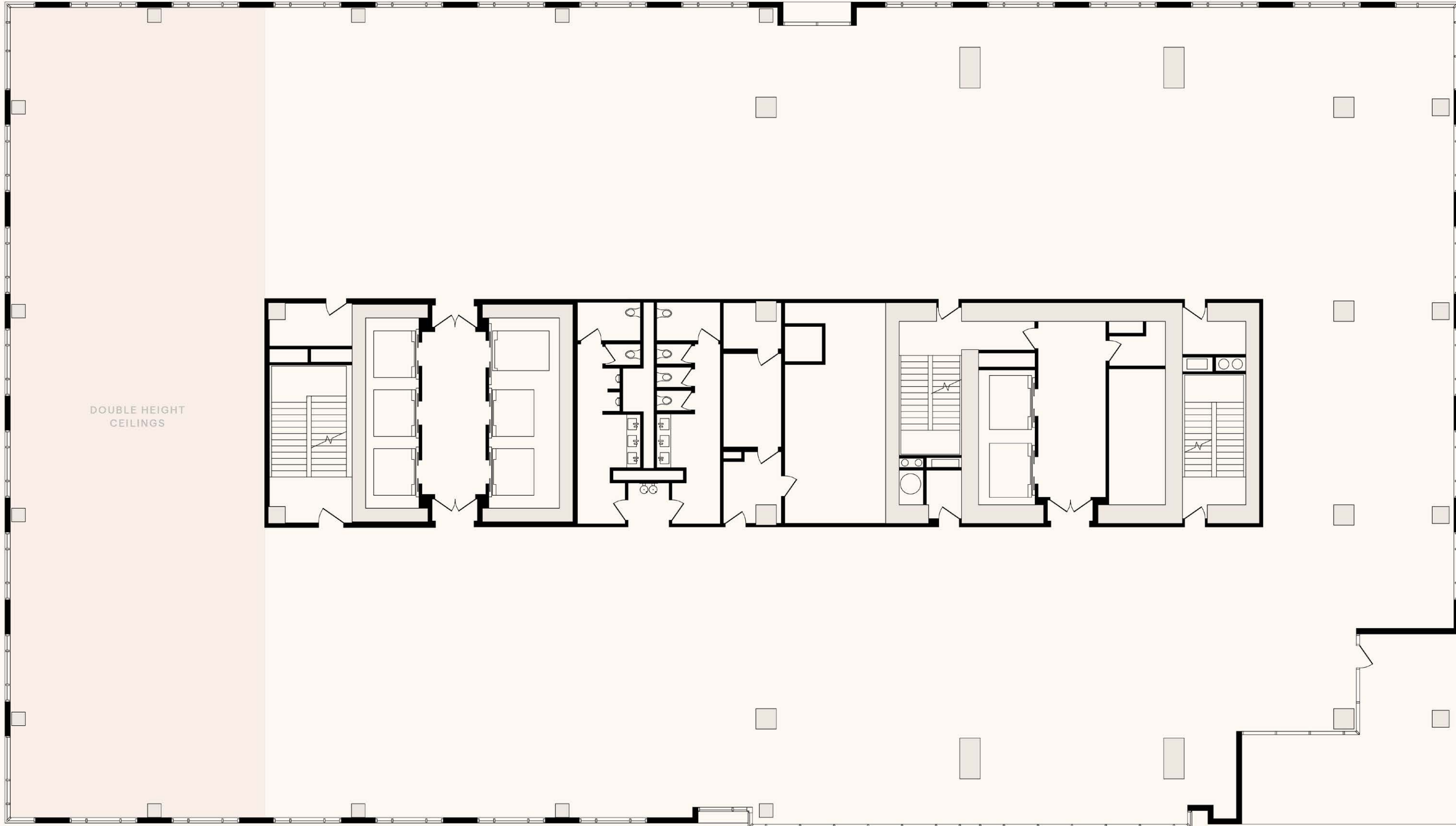
10'-0"

WINDOWS

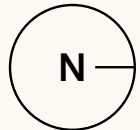
10' H X 10' W

SERVICING OFFICE FLOORS

6 Elevators



Multitenant Floorplan



OFFICE

224,000 RSF

ON EVERY FLOOR

Private Outdoor Balconies

TYPICAL FLOOR PLATE

28,000 SF

TYPICAL FINISHED CEILING HEIGHT

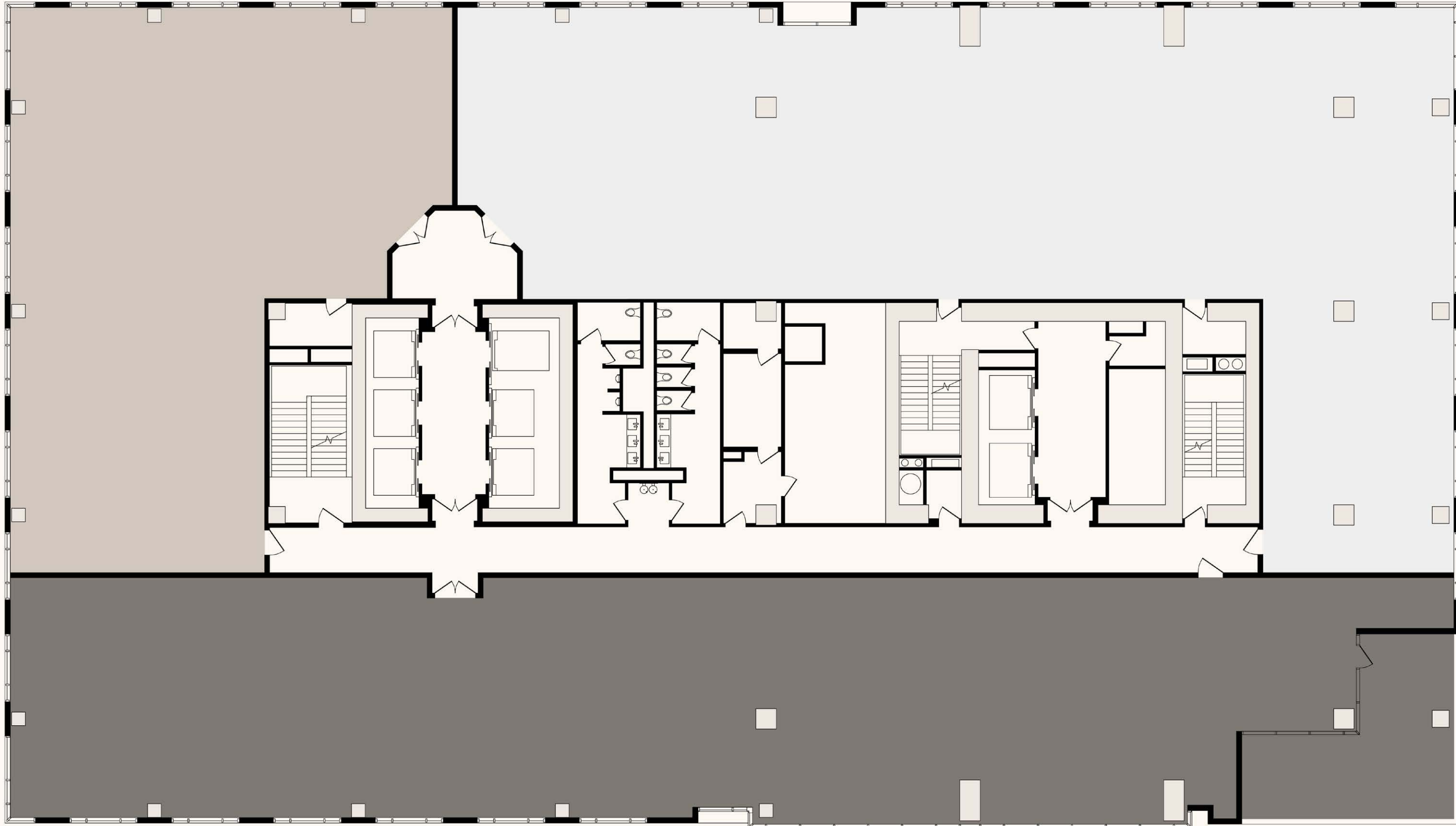
10'-0"

WINDOWS

10' H X 10' W

SERVICING OFFICE FLOORS

6 Elevators



WEST PEACHTREE ST NW

12TH ST NORTHWEST

Level 15 | High Density Office



OFFICE TEST FITS

INDIVIDUAL SPACE

Workstation Bench	106
10' x 12' Private Offices	15

ENCLOSED COLLABORATION SPACE

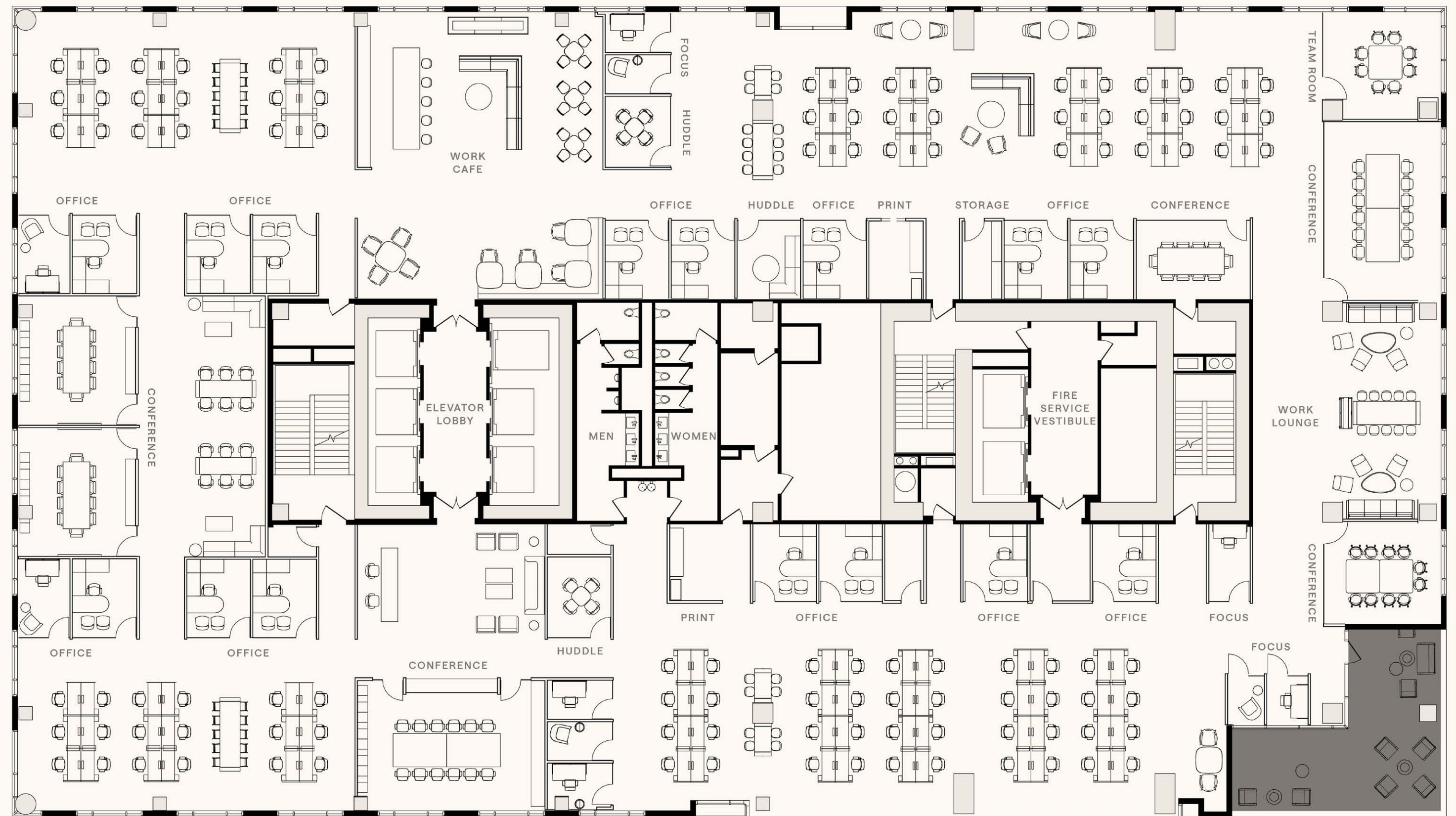
Focus/Phone Room (1 Person)	10
Huddle Room (4-6 Person)	3
Team Room (8 Person)	1
Conference Room (10-12+ Person)	5

OPEN COLLABORATION SPACE

Alternative "I" Seats	45 Seats
Work Lounge	2 (36 Seats)
Work Cafe	32 Seats

TOTAL HEADCOUNT 121

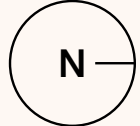
TOTAL SEATS 350



12TH ST NORTHWEST

WEST PEACHTREE ST NW

Level 15 | Hybrid Office



OFFICE TEST FITS

INDIVIDUAL SPACE

Workstation Bench	58
10' x 12' Private Offices	4

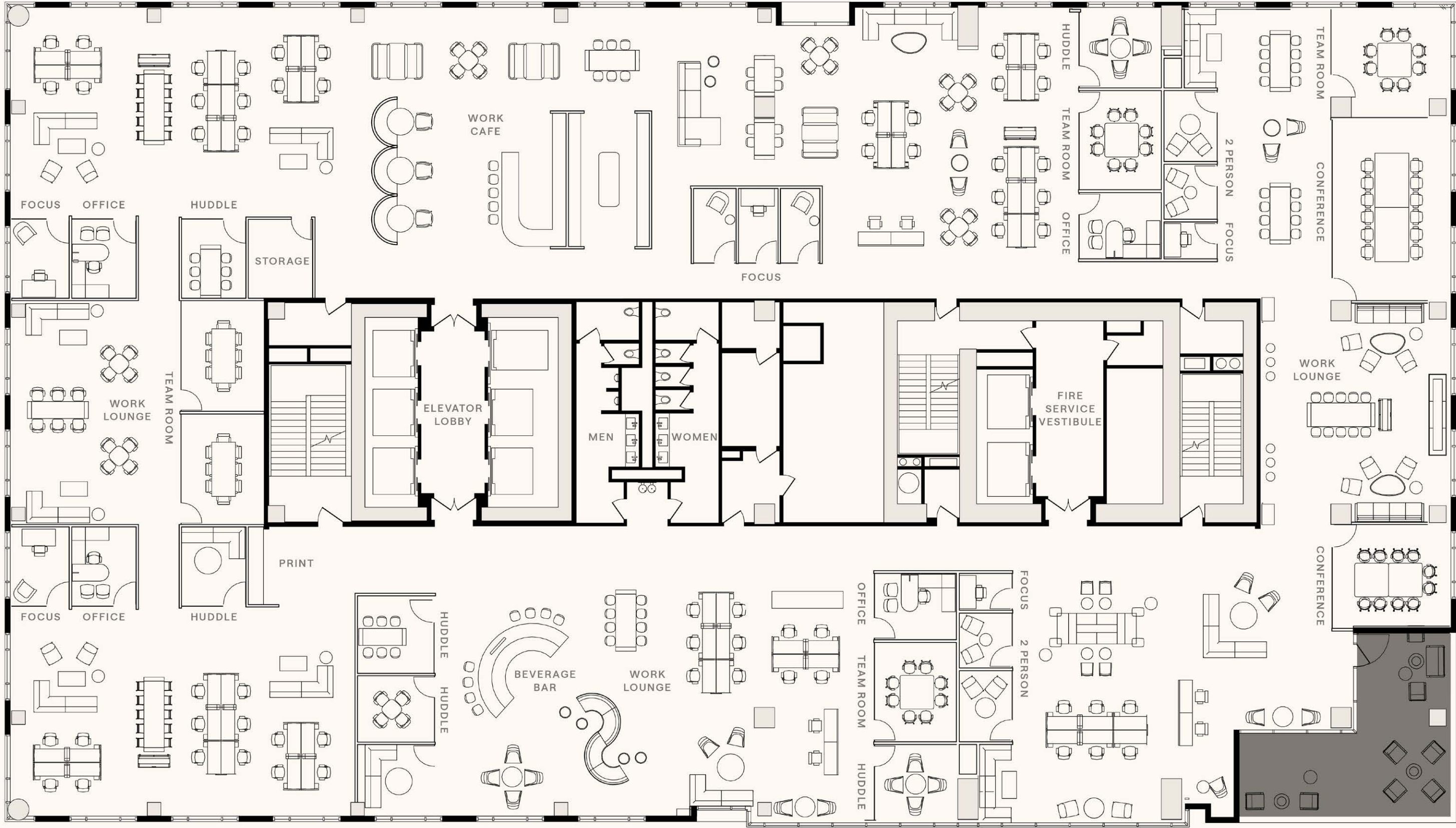
ENCLOSED COLLABORATION SPACE

Focus/Phone Room (1 Person)	7
2 Person Huddle	4
Huddle Room (4-6 Person)	7
Team Room (8 Person)	5
Conference Room (10-12+ Person)	2

OPEN COLLABORATION SPACE

Alternative "I" Seats	102 Seats
Work Lounge	4 (89 Seats)
Work Cafe	25 Seats

TOTAL HEADCOUNT	110
TOTAL SEATS	381



WEST PEACHTREE ST NW

12TH ST NORTHWEST

Level 15 | Traditional/Perimeter Office



OFFICE TEST FITS

INDIVIDUAL SPACE

6x6 Workstation	44
10' x 12' Private Offices	23

ENCLOSED COLLABORATION SPACE

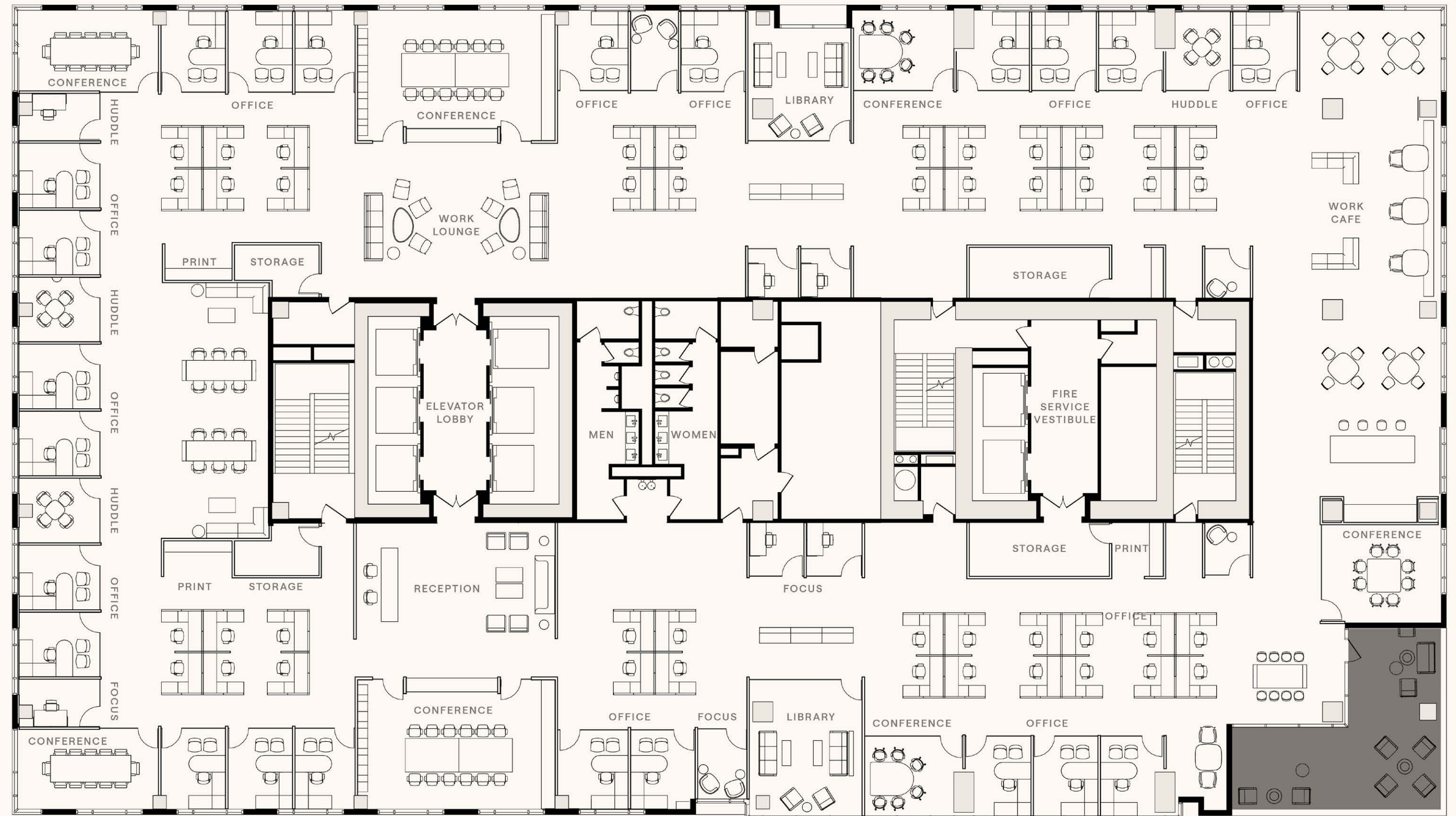
Focus/Phone Room (1 Person)	10
Huddle Room (4-6 Person)	3
Team Room (8 Person)	3
Conference Room (10-12+ Person)	2
Library	2

OPEN COLLABORATION SPACE

Work Lounge	1 (16 Seats)
Work Cafe	26 Seats

TOTAL HEADCOUNT 67

TOTAL SEATS 180



WEST PEACHTREE ST NW

12TH ST NORTHWEST

Building Specifications

1072 W PEACHTREE AT A GLANCE

Architect	TVS
Total Square Footage	1,133,040 GSF
Rentable Square Footage	224,000 RSF Office
Floor-to-Floor Height	14'-0" (Levels 11 – 17) 16'-0" (Level 18)
Typical Floor Plate	28,010 SF
Typical Finished Ceiling Height	10'-0"
Window Mullion Spacing	5'-0"
Floor Load Capacity	TBD

1072 W PEACHTREE AT A GLANCE

Level 1	Lobbies and Retail
Levels 2-9	Parking and Residential
Level 10	Shared Amenities
Levels 11-18	Office Space
Level 19	Mechanical
Level 20	Residential Amenities
Levels 21-60	Residential

VERTICAL TRANSPORTATION

Parking Elevators	(2 ea. 6'-8" x 5'-5" cabs @ 3,500 pound capacity and 350 feet/min)
Office Elevators	(5 ea. 6'8" x 5'5" cabs @ 3,500 pound capacity and 500 feet/min + 1 ea. 5'8" x 7'10" cab @ 4,500 pound capacity and 500 feet/min that feeds the dock level)

ELECTRICITY AND TELECOMMUNICATIONS

Each Office Floor Is Serviced By 600 Amps Of 480/277V Power Distributed Between:

- HVAC EQUIPMENT**
- A 100 AMP 277V LIGHTING PANEL**
- A 75KVA STEP DOWN TRANSFORMER WHICH WILL OUTPUT 225 AMPS OF 208/120V POWER**

IDF Closet Outfitted with Plywood Backboard and 2-Post Network Rack on Each Office Floor

Six 4" Conduits to Serve Each IDF Closet from MDF Room (Service Entry Point)

HVAC

Office Floors Served by 68 Ton Self-Contained, Water-Cooled, Air Conditioning Units (SWUD)

Base Building Direct Digital Controls (DDC) System to Adjust, Monitor, and Schedule Tenant and Common Area Air Conditioning

AMENITY FLOOR

Fitness Center	5,010 SF
Locker Rooms Including Treatment Spa	2,870 SF
Indoor Gathering and Game Areas Including Golf Simulator	3,290 SF
Outdoor Gathering Terrace	13,450 SF
Conference Center with Pre-Function Space	2,300 SF
Boardroom	550 SF

SUSTAINABILITY

LEED Silver Certified for Core and Shell

Window Wall System with 10' x 10' Windows, each with 1", Low-E, Insulated Glass

03

Experience



Monumental Distinction At Every Level

Tenants of 1072 West Peachtree enjoy access to The Commons, a collection of over an acre of thoughtfully curated amenities, indoors and out, from an expansive fitness club to the landscaped Pavillion and an all-day F&B on the ground floor. Hospitality-driven concierge services and private balconies on each floor surpass the status quo in Atlanta.



Uncompromising Elegance

Every office floor includes a private tenant balcony that overlooks the Atlanta tree line and cityscape. The sun-drenched interiors feature elegant finishes to meet the highest of standards.



Spectacular in Every Way

1072 West Peachtree is a modern office with striking design details and unparalleled amenities and services, shaping the future of work.



Sophistication Beyond Every Expectation

A discreet porte-cochere with valet services is tucked into the ground floor for tenant parking, leading directly into the lobby.



A Grand Entrance

From the moment tenants enter the lobby, the atmosphere shifts. 1072 West Peachtree is supported by an experienced staff with impeccable attention to detail, raising the bar for the modern workplace.



Restore and Refresh

It's all here. Beautifully landscaped outdoor space for meetings and coffee breaks, a fitness club and spa, and a pickleball court span over an acre of amenities that fuel creativity and well-being.



Work Flows Between Indoors and Out

There's always something in bloom. Midtown's largest roof deck is an extraordinary oasis tucked into the skyline, exclusively available for office tenants.



04

Midtown

Atlanta Is a City on the Rise

1072 West Peachtree is an exceptional new addition to Atlanta skyline in the heart of Midtown, the city's vibrant cultural core.



10 Min Walk

TO TECH SQUARE

100+

RESTAURANTS, BARS & CAFES

10 Min Walk

TO COLONY SQUARE AND THE PLAZA MIDTOWN SHOPPING DISTRICTS

10 Min Walk

TO PIEDMONT PARK



05

Team



ROCKEFELLER
GROUP

Founded in 1928, Rockefeller Group is a leading national real estate developer, owner and operator, with a long history of success in the planning, construction and management of premier properties. Our team is passionate about real estate, driven by the idea that quality in the built environment can positively shape experiences and improve lives at home, at work and in our communities.

partners

Partners Real Estate, founded in 1997, is a full-service, privately held firm with more than 300 professionals and 65 partners across the Sunbelt region. Unlike other firms, its unique business model of equity partnership fosters authentic collaboration among its professionals, resulting in superior outcomes for clients. As the office leasing broker on 1072 West Peachtree, Partners Real Estate brings the expertise and client-focused approach that has attracted the industry's top professionals who share the firm's core value of Clients First.



For Office Leasing

Aileen Almassy

+1 404 925 3321

aileen.almassy@partnersrealestate.com

Caroline Nolen

+1 404 242 7432

caroline.nolen@partnersrealestate.com

Gracie Swan

+1 770 500 9500

gracie.swan@partnersrealestate.com

1072

West Peachtree