

Introducing

 **TECH
CORNER**

**A DYNAMIC OFFICE
DESTINATION AT
TECH SQUARE**

CBRE



754 Peachtree Street - Atlanta, GA



The Gateway to Tech Square

Tech Corner offers you a unique opportunity at the heart of Atlanta's booming Midtown district. Claim your position at the center of Atlanta's innovation ecosystem, with immediate proximity to top collegiate talent and the highest density of startups and innovators in the Southeast.

It's the premier location to draw talent from a pool as diverse as it is deep, and engage them with a richly-amenitized campus and easily walkable urban destination.

— Now is the right time. This is the right place.





New Lobby Renovation
Delivered Q4 2024

Activate, accelerate, achieve.

Tech Corner is built for your success. Work efficiently and comfortably in a setting supercharged by upcoming renovations across our lobby, fitness center, and outside patio. And, if you need a space scaled to your ambitions, Tech Corner offers a contiguous block of 224,000 RSF.

- » **Activate** brand identity using bold signage opportunities on Peachtree.
- » **Accelerate** growth with scalable and subdividable suites.
- » **Achieve** sustained collaboration using large, efficient and flexible floor plates.
- » **Expand** your horizons with superb upper floor views of Midtown.



ONE BLOCK AWAY

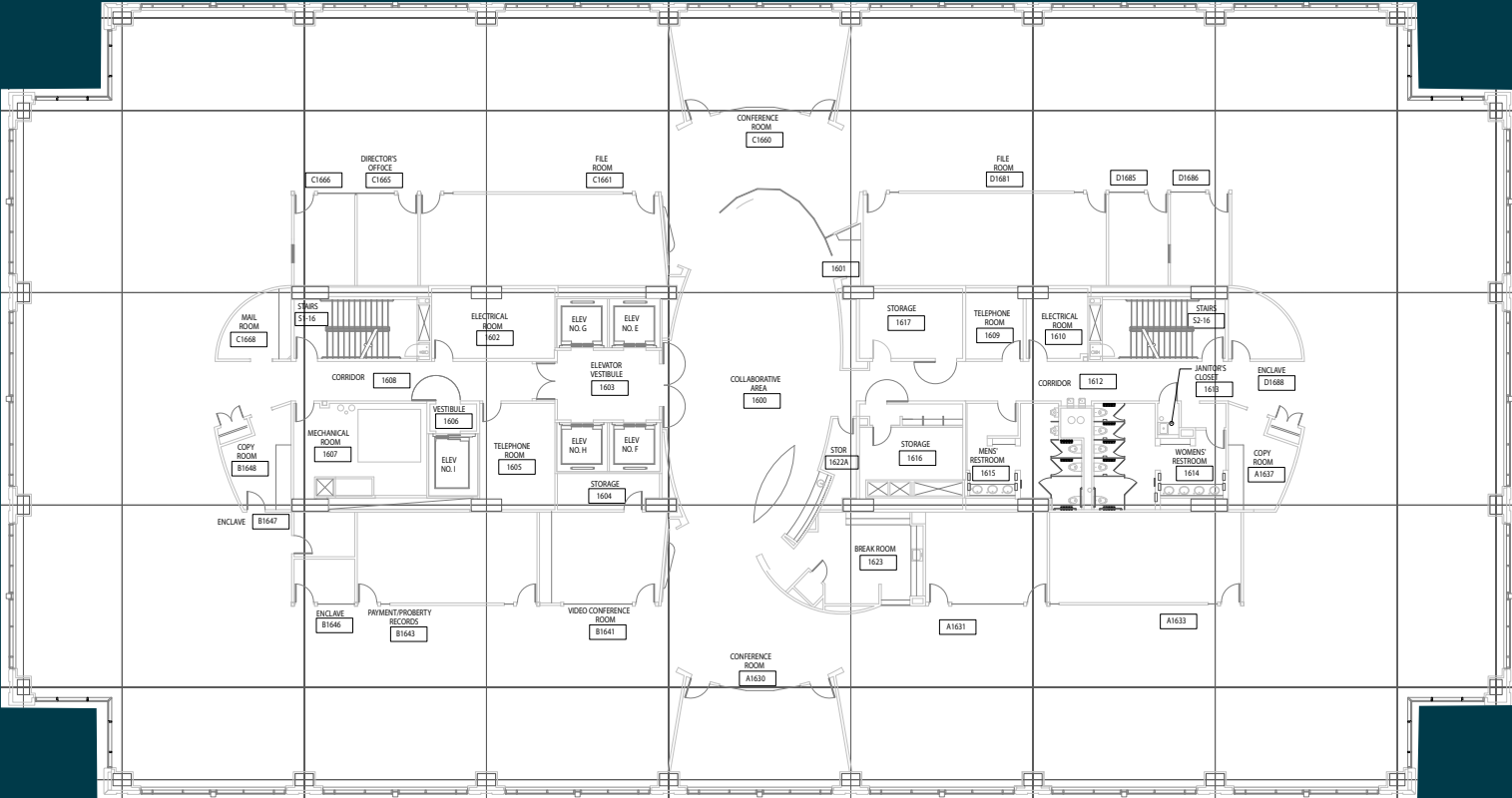
— Building details

Address:	754 Peachtree Street, Atlanta, Georgia
Floors:	16
Availability:	224,000 RSF Contiguous (Floors 10-16)
Floor Size:	32,000 SF
Parking Ratio:	3.2/1,000 — BEST IN MIDTOWN

— Availability



Column-Free Efficient Floor Plates



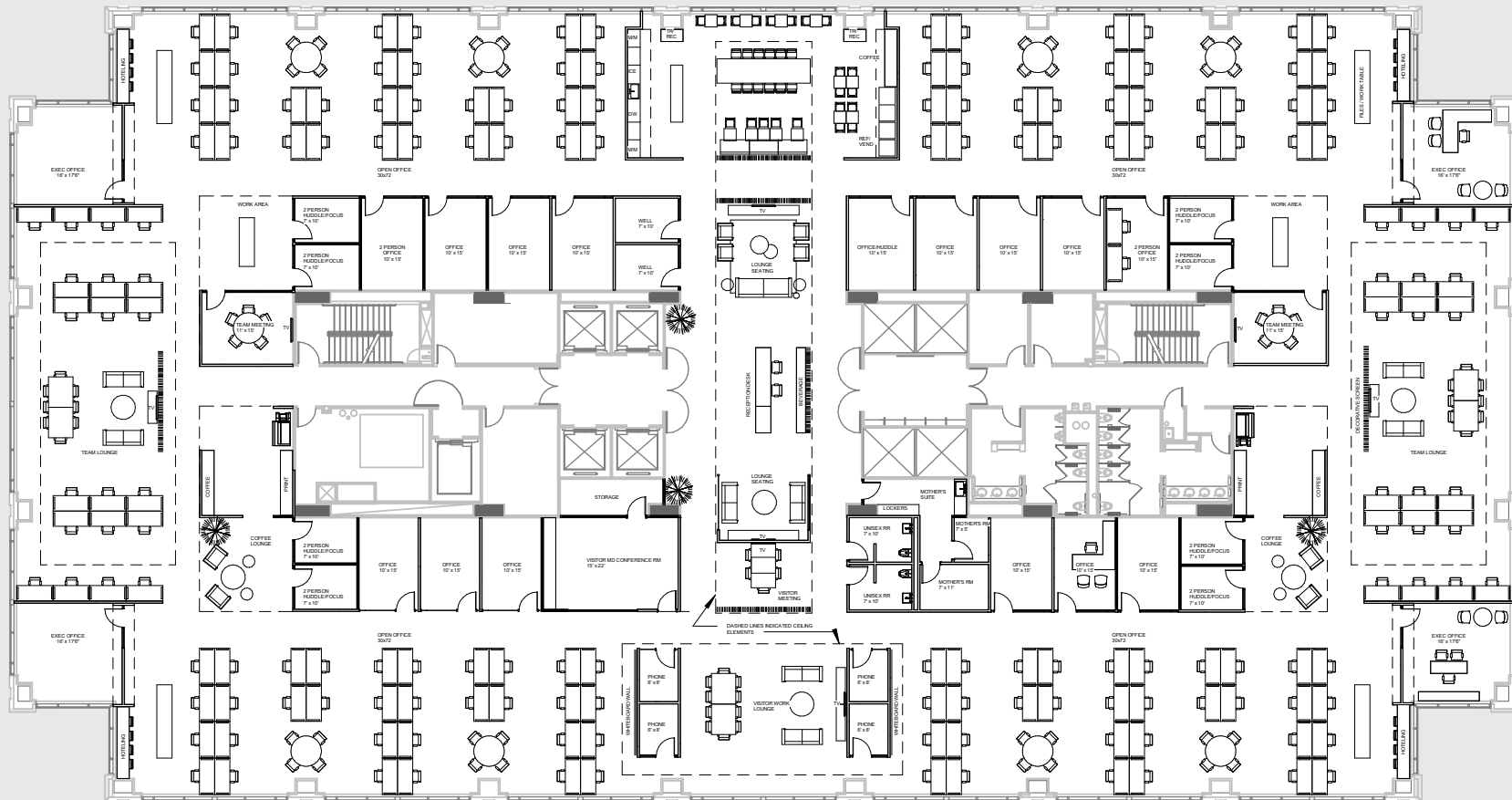
Full Floor Test Fit

168 Workstations

8 Huddle Rooms

19 Offices

4 Conference Rooms



Making your Mark in Midtown



**Top of Building
Signage Opportunity**

Stacked benefits. Stylish brilliance.

Working at Tech Corner has its perks. Across the shared offering with 725 W Peachtree, you'll find a suite of common areas designed to keep a modern workforce refreshed and ready to go, all in an environment rich with cross-pollination potential.



Access

Extend your workday beyond the office and into the dynamic and innovative Midtown area.



Dining

Enjoy numerous walkable amenities, including the Melting Pot restaurant, as well as the building cafe.



Wellness

Prioritize wellness in our renovated fitness center, delivering Q2 2025.



Greenspace

Take advantage of inviting open-air environments perfect for brainstorming sessions and team gatherings.



Take advantage of everything this location has to offer.

Within close proximity you will find:

- » 90 Dining Destinations
- » 32 Hotels
- » 15 Banks
- » 8 Gym/Fitness Centers



1 Block Walk

to the North Avenue MARTA station



3-Minute Drive

to the I-75 / I-85 Connector



Hotels within .5 miles:

- | | | |
|-----------------------------------|-------------------------|---------------------|
| » Renaissance Hotels | » Home2 Suites | » Hotel Indigo |
| » Staybridge Suites | » Courtyard by Marriott | » Hyatt Centric |
| » Crowne Plaza Hotels and Resorts | » Element by Westin | » Element by Westin |

— Renovations Timeline

Completed
Q4 2024
Lobby Renovations

Delivering
Q2 2025
Fitness Renovations
Exterior Renovations



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C O R N E R

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