

241 Peachtree Street
Atlanta, GA 30303

OFFICE SPACE FOR SALE

SECOND FLOOR & THIRD FLOOR



+/- 14,500 SF OFFICE SPACE
WITHIN +/- 29,000 SF OFFICE BUILDING

PROPERTY ATTRIBUTES

- Prime office location in the heart of Downtown Atlanta
- Located on the corner of Peachtree and Harris Streets, across from Americas Mart and The Hyatt Hotel
- Peachtree Center MARTA Station on ground level!
- Over 15 local restaurants, including Peachtree Center Food and Shopping Plaza on ground level!
- Recent build out completed Fall 2008
- State of the art conferencing and LAN system
- Excellent opportunity to own 2 floor of a 4 floor midrise office condominium
- Potential opportunity to purchase entire building

CONTACT

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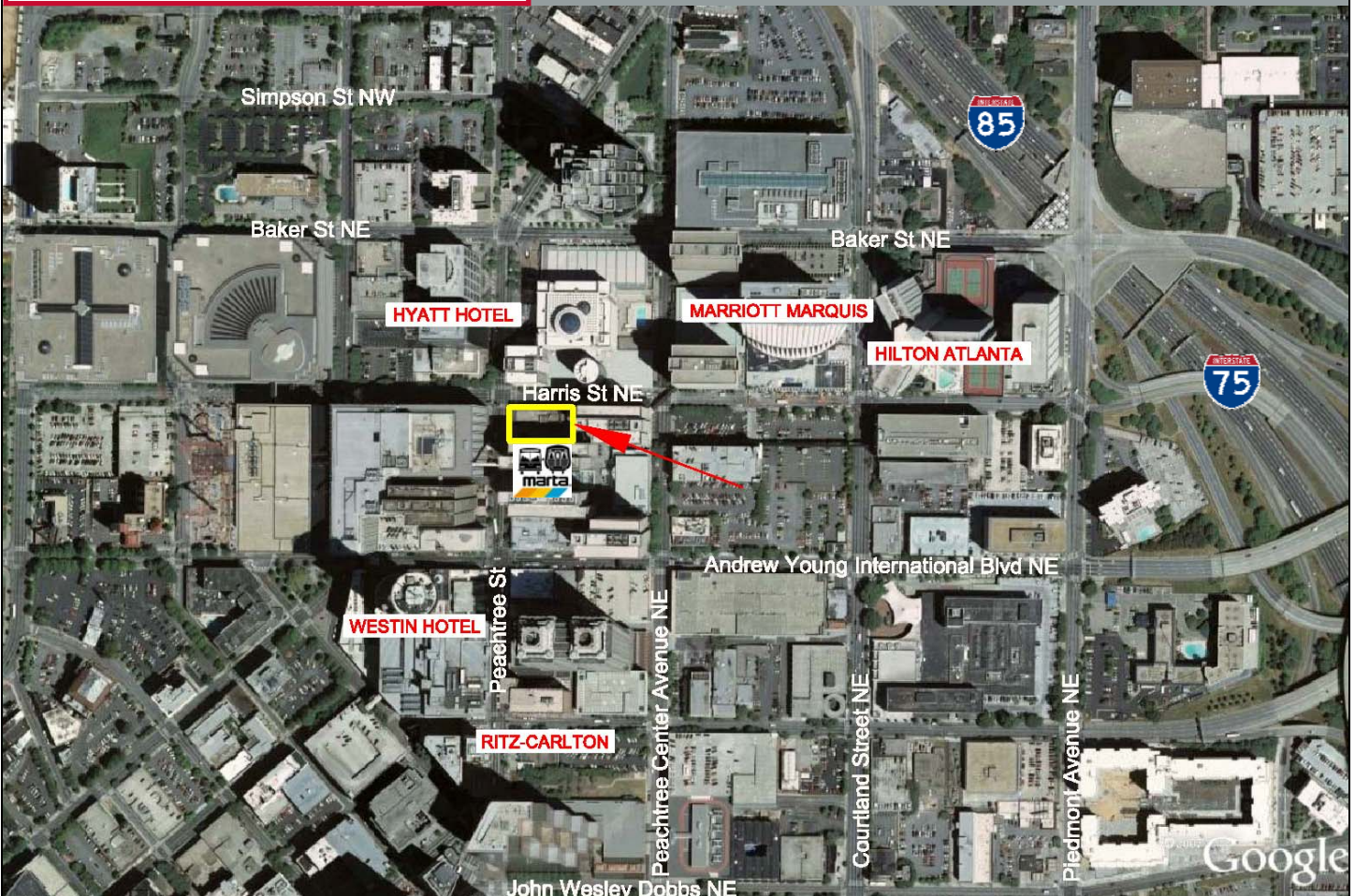
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Red Rock
global
REAL ESTATE SERVICES COMPANY

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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile	Households	1 Mile	3 Mile	5 Mile
2012 Projection:	32,296	197,851	391,314	2012 Projection:	15,236	86,486	163,177
2007:	28,405	179,802	363,755	Growth 2000-2007:	45.69%	25.81%	17.57%
Growth 2000-2007:	30.90%	20.81%	15.15%	2007 Avg HH Income:	\$44,963	\$63,566	\$68,081
Average Age:	34.70	34.70	35.40	2007 Med Housing Value:	\$241,686	\$264,906	\$232,338
2007 Workers :	10,422	75,475	155,487	2007 Housing Units:	15,464	91,858	175,909

Daytime Employment

Daytime Population 142,311

This brochure has been prepared to provide summary information to prospective tenants to establish a preliminary level of interest in the property presented.

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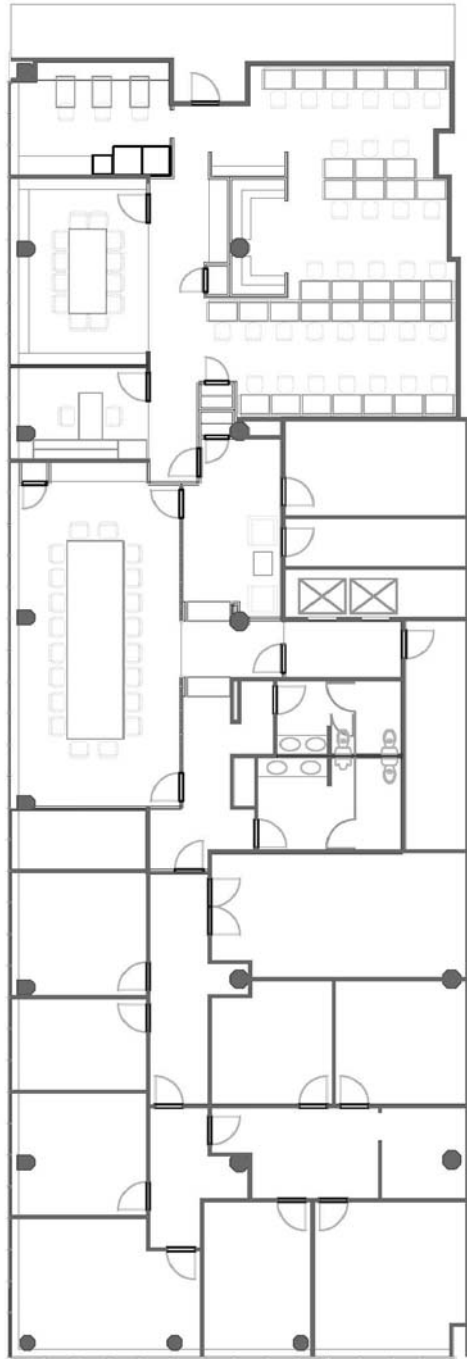
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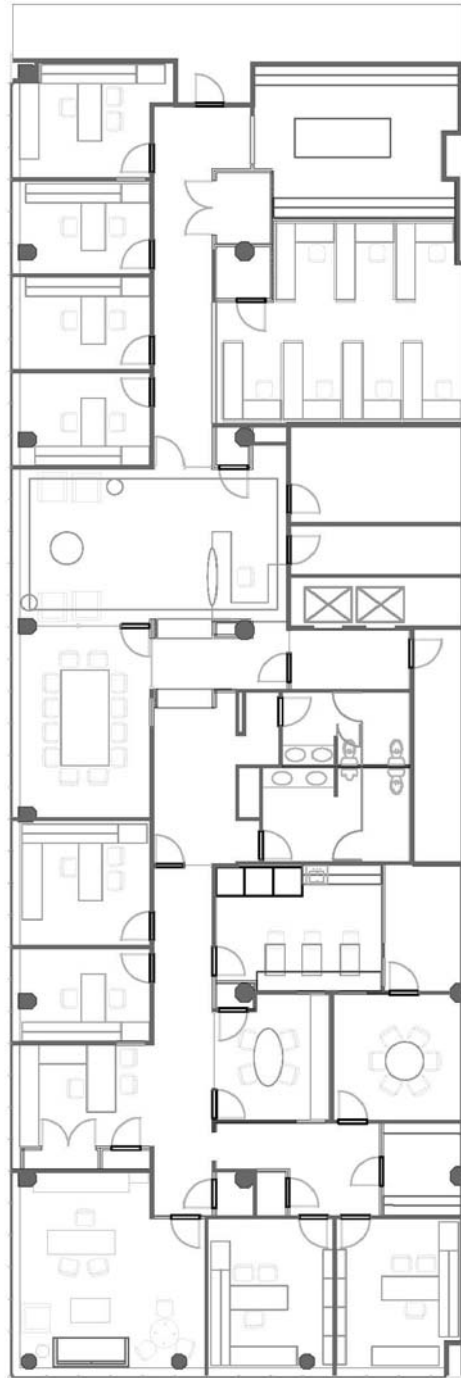


241 Peachtree Street - Level 2

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OFFICE SPACE FOR SALE

SECOND FLOOR & THIRD FLOOR



241 Peachtree Street - Level 3