



EXTRAORDINARY DELIVERED

2045 PEACHTREE

Atlanta, Georgia
Investment Sales

OPPORTUNITY

A medical office property strategically located in metro Atlanta's bustling Fulton County. The Property offers flexible tenant lease structure and upside potential with current rent being below market rental and growing occupancy.

SOLUTION

- Highlighted 2045 Peachtree's excellent location with convenient access to I-75, I-85, and GA 400 as well as close proximity to Midtown and Downtown Atlanta.
- Emphasized nearby amenities including Brookwood Square, Shops of Buckhead, Peachtree Square, and several dining options.
- Marketed the Property's exceptional development opportunity with rare Peachtree Road frontage as well as over 2 acres of land located between Buckhead and Midtown.

RESULTS

Transwestern's Southeast Investment Services Group closed the \$18,500,000 sale of 2045 Peachtree. The Property's excellent location and exceptional development opportunity ensure strong performance moving forward.