Eleven Hundred Peachtree

1100 Peachtree Street
Atlanta, Georgia

A 28-story Class A high-rise office tower ideally situated in prominent Midtown Atlanta offering beautiful views and world-class amenities.

Manulife Investment Management

587,079
Total SF

28 Floors

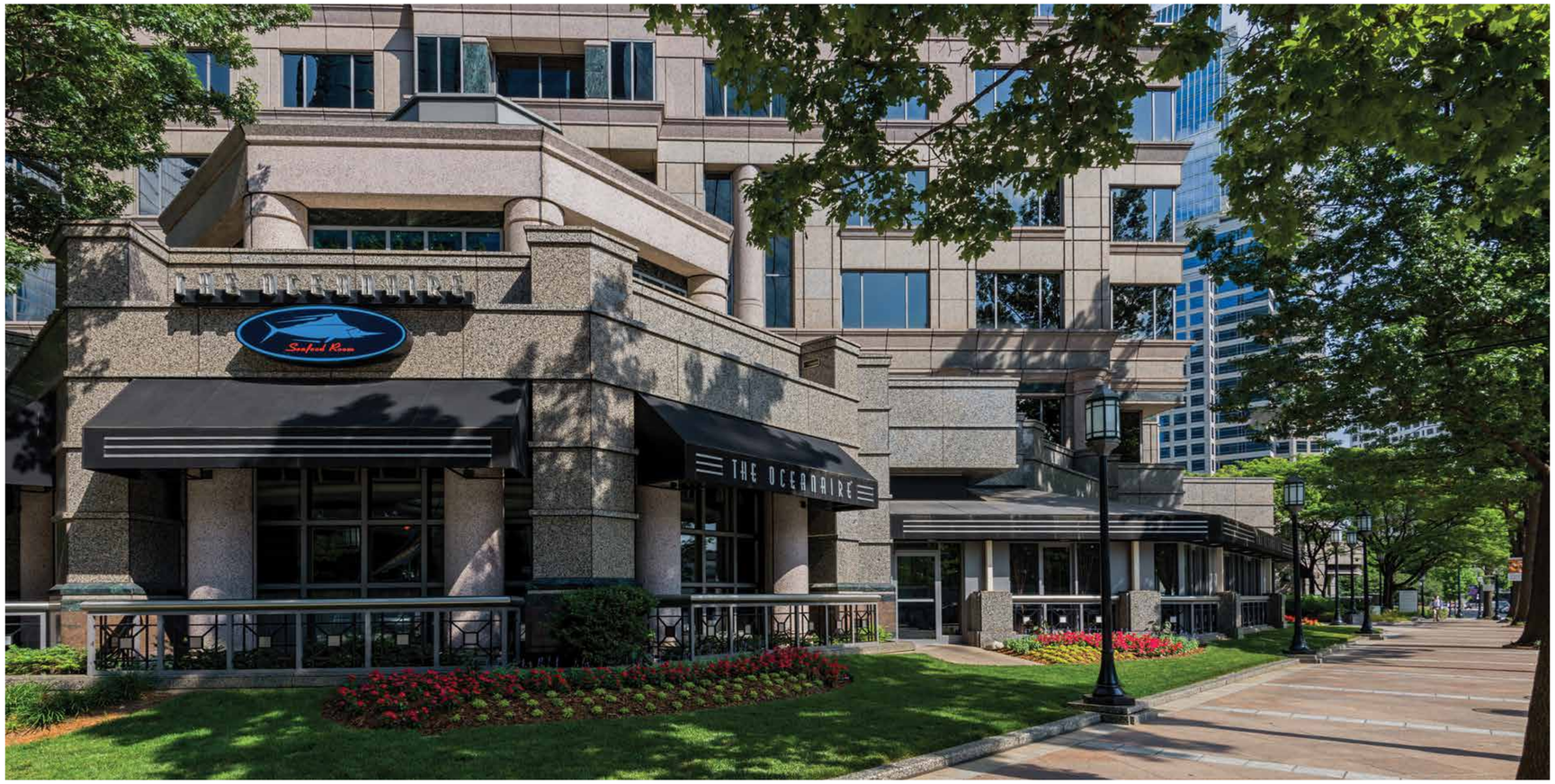
22,500 SF Floorplate

Easy Interstate Access

1 Block from MARTA

Great *features.*

- Multi-room conference center with **175+** person capacity
- Full-service fitness center with locker rooms and shower facilities
- **Joy Café**: farm-to-table café
  The Oceanaire: white tablecloth restaurant
- Parking ratio: **2.1** per 1,000 rsf
- Electric vehicle (**EV**) charging stations and secured bike storage
- Automotive detailing and maintenance services offered on-site
- On-site **concierge** services, property management, and 24/7 manned security
- Dry cleaning services



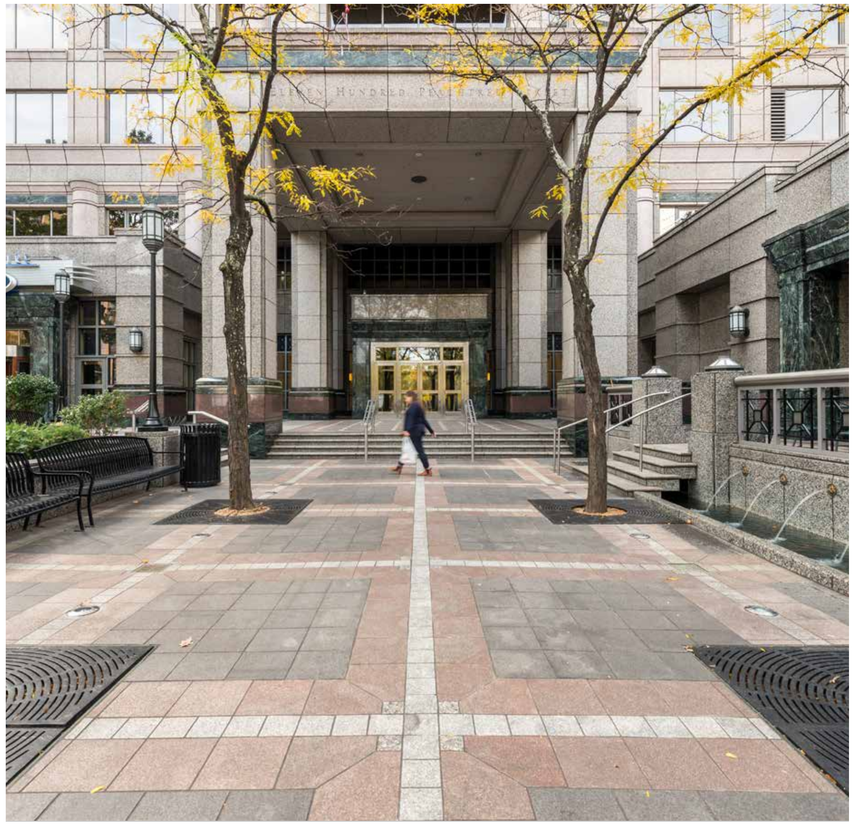
Conferencing Facility

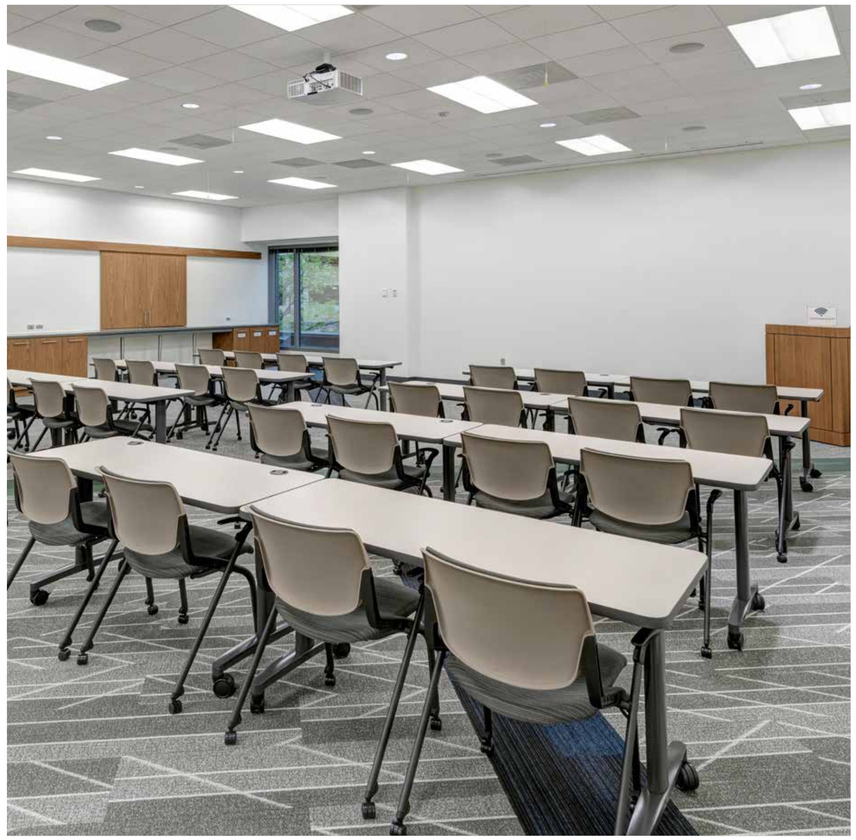
Fitness Center

On-site Dining

Outdoor Area

Instructor-led
Fitness Classes





In the *neighborhood.*

Food

1. Starbucks
2. Chick-fil-A
3. Establishment
4. 5Church Atlanta
5. Sukoshi Atlanta
6. TRACE Atlanta
7. Highland Bakery
8. Subway
9. South City Kitchen
10. Tin Lizzy's Cantina
11. Lava Lounge
12. Lure Seafood
13. Publico
14. Joy Cafe
15. The Oceanaire
16. STK
17. Princi
18. Tabla
19. Bulla Gastrobar
20. Rí Rá Irish Pub
21. The Federal
22. Ra Sushi
23. Panera Bread
24. The Sugar Factory
25. The Steamhouse Lounge
26. Henry's
27. Caribou Coffee
28. The Flying Biscuit Cafe
29. Jason's Deli
30. Einstein's

Retail

1. Colony Square
2. H. Stockton
3. Whole Foods
4. Flywheel Sports
5. Exhale Mind Body Spa
6. U.S. Post Office
7. The UPS Store
8. Publix Super Market
9. The Plaza Midtown
10. CrossFit Midtown

Services

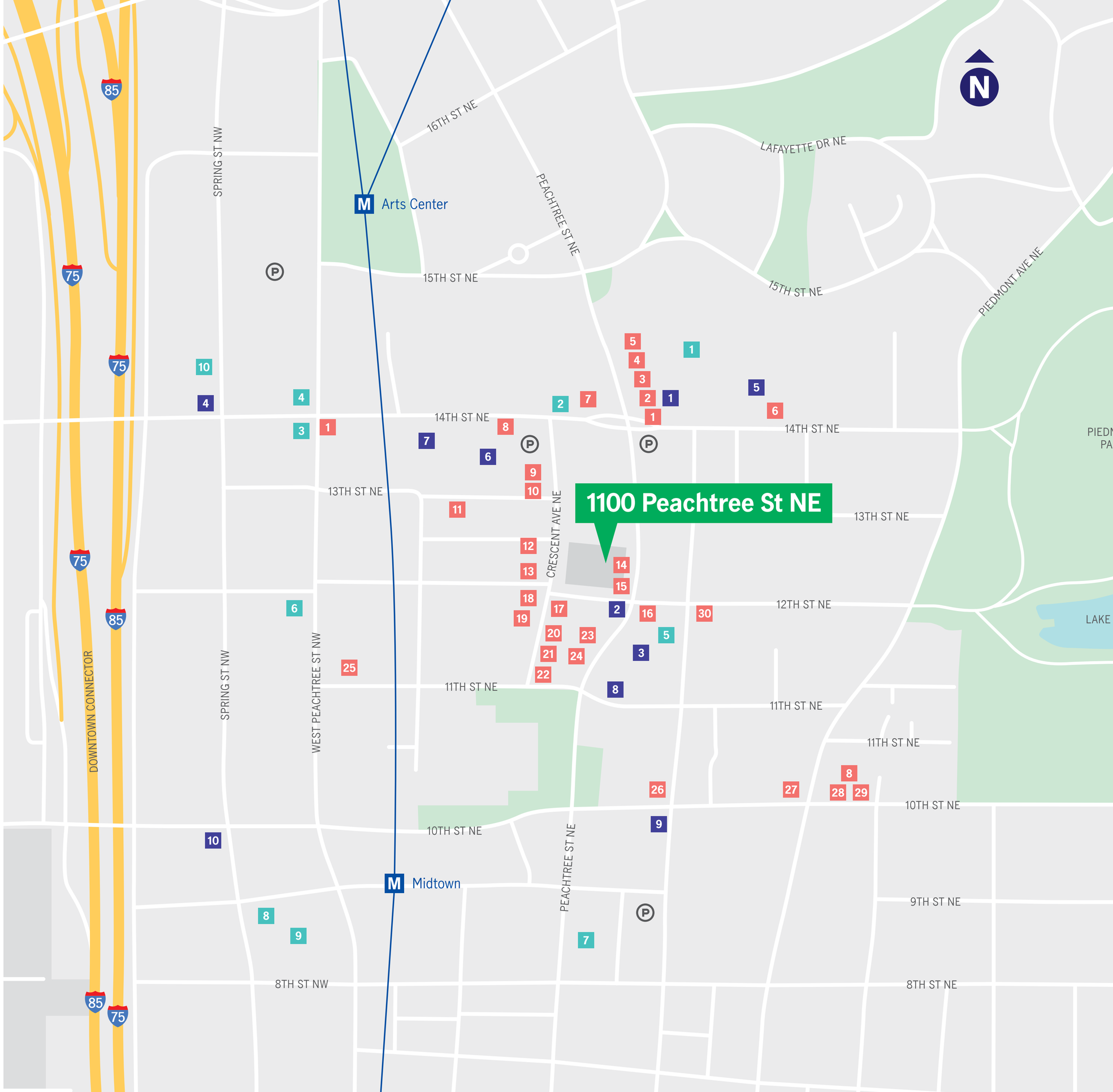
1. SunTrust Bank
2. Bank of America
3. PNC Bank
4. Shell
5. W Atlanta Midtown
6. Four Seasons
7. Atlanta Marriott
8. Loews Atlanta
9. Hyatt Atlanta Midtown
10. Chevron

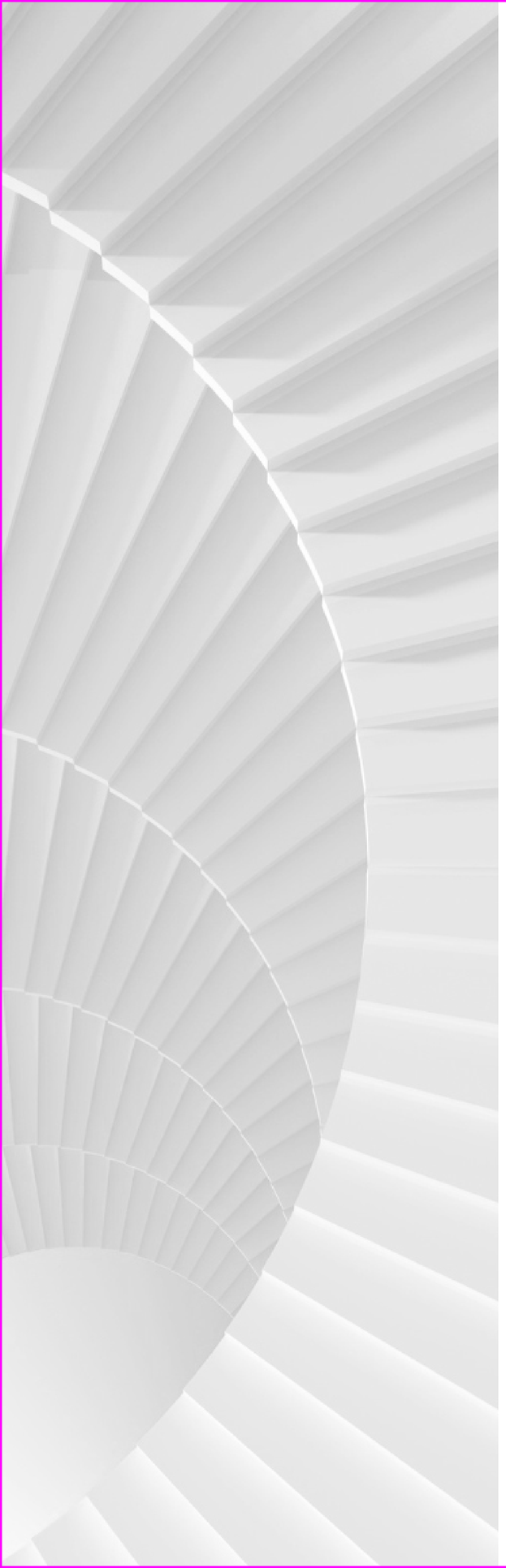
Other

- MARTA Line
- MARTA Station
- Interstate
- Parking

Driving Times

MARTA station	1 min
Atlanta Hartsfield-Jackson Internaional Airport	20 mins





Decisions made *easier.* Lives made *better.*

Our people know that what we do has the ability to change everything for our customers.

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 58 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service.

We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

61M
Total Square Feet

25
Cities

570
Real Estate Professionals

367
Properties

9
Countries

*As at December 31, 2019

In this *together.*

Our vision is to drive leadership in sustainable real estate across our global organization. This is what our impact looks like.

In 2018, we saved:

14,300
MWh of electricity
Equivalent to the electricity used by 1,280 homes per year.

66 million
litres of water
Equivalent to the water needed to fill 26 Olympic swimming pools.

$1.25
million on utility costs

We've made great progress by:

Certifying
over 80% of our portfolio to various green standards

Diverting
53% of waste away from landfills

Purchasing
51 MWh of renewable energy credits
Equivalent to nearly 10% of our total energy consumption.

By 2022, we're aiming for:

65%
waste diversion rate

10%
reduction in energy

7.5%
reduction in water

For more information, visit **manuliferealestate.com/sustainability**

Keep in *touch.*

Real Estate Leasing Team

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on behalf of

Manulife Investment Management