

100

PEACHTREE

SPUR

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A SPECULATIVE OFFICE PROGRAM



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SPUR  
100 PEACHTREE



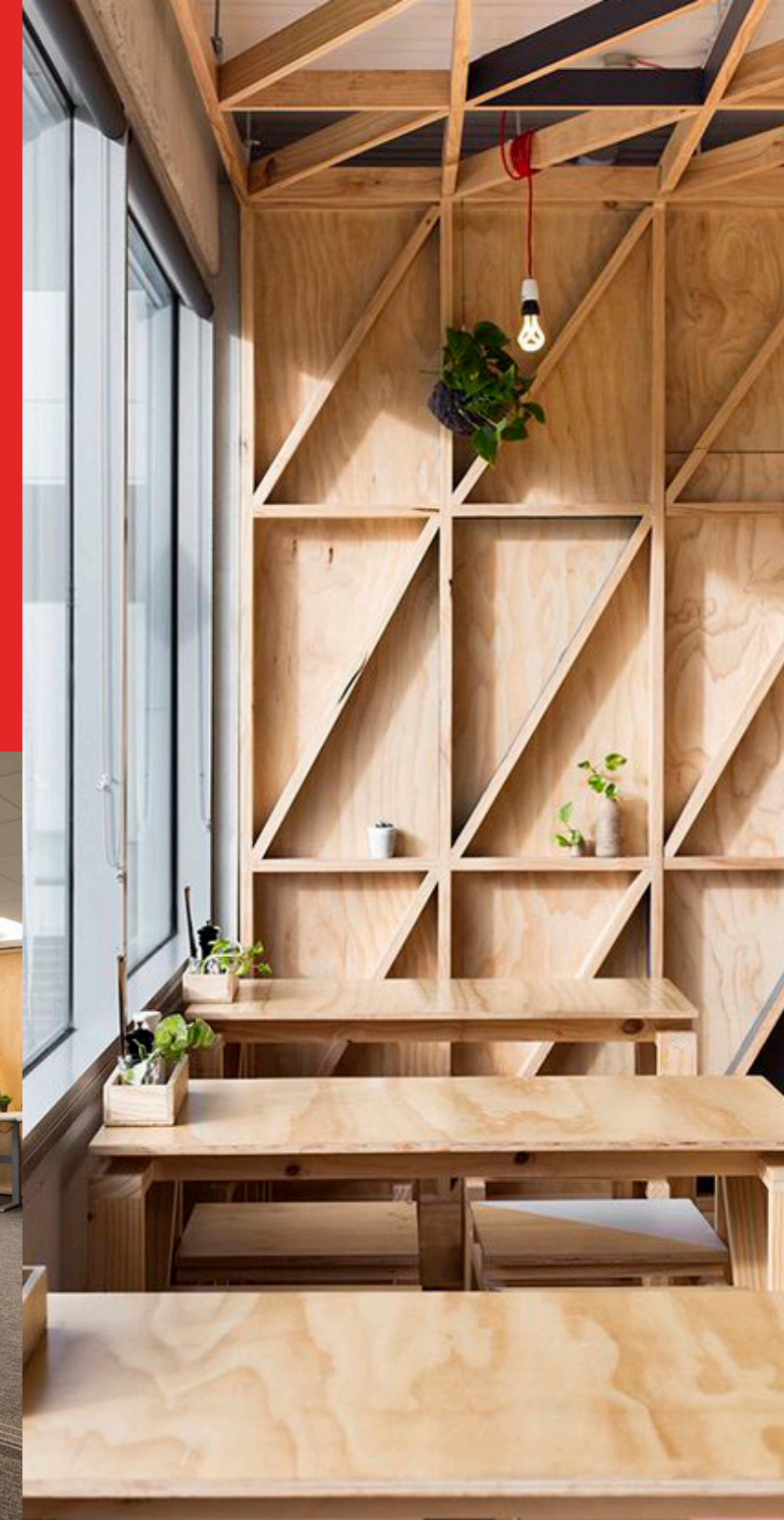


## INSPIRATION

Focusing the internal views to the exterior where we celebrate an iconic building in it's landscape. Legal trends with focus on flexibility and cost per square foot, and emphasizes an open working environment. Breaking from convention, the entry opens into a social gathering space and utilizes inboard office planning which allows for all to experience natural daylight and views.

## PURPOSE

A progressive take on Legal Workplace



# JUDICIAL JUNCTION

SUITE 310

3580 RSF

Designed by Nelson

**NELSON**  
FOCUSED ON CREATION PASSION TO DELIVER

Nelson has partnered with Zeller Realty and JLL to design a suite suited for a legal workplace.

- With legal trends focusing on flexibility and cost psf, the space utilizes open floor space that can be reconfigured as demand and needs require.
- Breaking from convention, entry opens into a social gathering space.
- The finish palette takes a modern approach to traditional materials.
- A small space feels larger by opening up the ceiling, bringing office in board, and creating as much transparency as possible.



## INSPIRATION

Re-urbanization of downtown Atlanta and connecting people to their environment and each other.

## PURPOSE

Tech/Digital/Product Development



# CONNECTIVITY

SUITE 320

3007 RSF

Designed by Planning Interiors, Inc.



Planning Interiors, Inc has partnered with Zeller Realty Group and JLL to design a workplace suited for a technology or digital marketing firm.

- Communal spaces facilitate social interaction and innovation
- High-density space that doesn't include private offices or designated seating
- Open ceilings, an indoor park with synthetic grass, and skyline views create synergy with the natural environment
- Space designed to boost energy and engagement



## INSPIRATION

Re-urbanization of downtown Atlanta and connecting people to their environment and each other.

## PURPOSE

Tech/Digital/Product Development



# CREATIVE CORNER

SUITE 330

2616 RSF

Designed by Warner Summers

**WARNER SUMMERS**  
ARCHITECTURE & INTERIOR DESIGN

Warner Summers has partnered with Zeller Realty Group and JLL to design a space ideal for a growing marketing or advertising agency.

- Space is inspired by Downtown Atlanta's street grid and urban character
- Each element is oriented on an angle parallel to the roads below
- Café space and hubs mimic Atlanta's parks and civic spaces designed to build community
- Three enclosed offices are surrounded by open, collaborative space



## INSPIRATION

As a corner suite in downtown Atlanta with limited views, we created a space that offers elements of the city and its parks within the building walls. Expanding the perceived rentable square footage by visually opening the corridor demising wall and installing a city mural on the opposite core wall, opens the space and offers an alternate view and broader sense of the city from within the suite. Quiet and reflective spaces like the Decomp Room and the Fireplace, provide enticing amenities as well as flexible work opportunities with a rich, organic finish palette.

## PURPOSE

The space was originally designed for a small, disruptive finance firm, but any highly collaborative and flexible team would be attracted to the space.



# FUN INVESTMENTS

SUITE 340

4222 RSF

Designed by BoggsVickers



Boggs Vickers has partnered with Zeller Realty Group and JLL to design a suite to meet the needs of a financial services firm.

- Space challenges stereotypes, acknowledges changing demographics and accommodates mobility
- Finishes are similar to those one often sees in creative office space with a blend of textures
- Suite features floor to ceiling windows, an electrical fireplace, and a reception area dubbed “the porch”
- Two private offices allow for focused work and quiet conversation, while open space offers room for engagement

# 100

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