

Highly Connected for Success

📍 171 17th Street NW, Atlanta, GA 30363



171 17th Street is a 22-story classically designed, Class A office tower soaring over the Downtown connector.

Located in the heart of Atlantic Station, 171 17th Street offers a dynamic mix of Class A office space, innovative businesses and world-class amenities, all within walking distance.

BUILDING ADDRESS:	171 17th Street NW, Atlanta, GA 30363
OWNER:	KBS
YEAR BUILT/RENOVATED:	2004
BUILDING SIZE:	22 stories; 510,268 rentable square feet
COMMON AREA FACTOR:	Single Tenant: 1.1157 Multi-Tenant: 1.1768
WALK SCORE:	82 (very walkable)
BASE RENTAL RATE:	\$ 30.00/RSF NNN
EXPENSES:	2022 expenses estimated to be \$14.37/RSF
BUILDING HOURS:	Monday - Friday: 8:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m. After-hours HVAC is \$55.00 per hour
PARKING:	2/1,000 overall parking ratio
TELECOMMUNICATIONS:	Wired Score Platinum



171

SEVENTEENTH

a KBS property



FOR LEASING INFORMATION, PLEASE CONTACT:

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 CUSHMAN &
WAKEFIELD

KBS

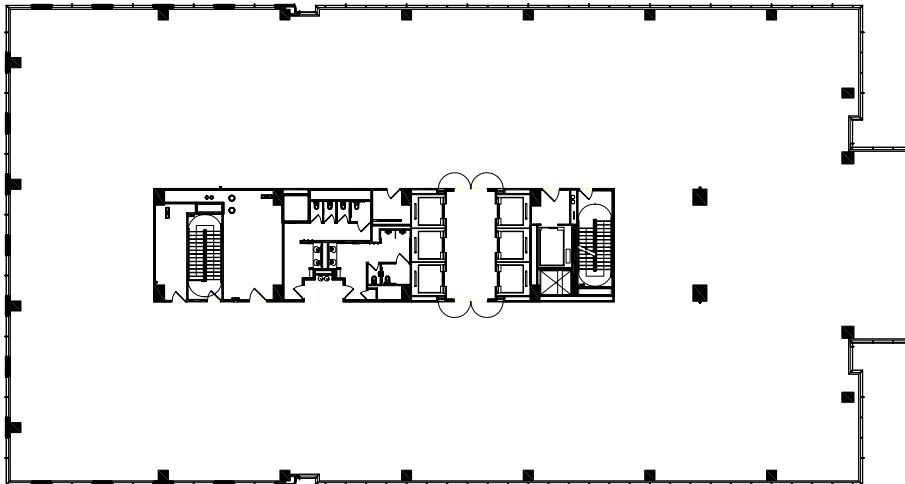
Availabilities

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171 Seventeenth is a 22-story, classically designed office tower soaring over the Downtown connector, capturing unrivaled views to the north, east, and south. This Class A office property is a cornerstone building of Atlanta Station, the Southeast's premier sustainable community with over 1 million square feet of retail and amenities.

CURRENT AVAILABILITIES

FLOOR		SUITE	SQ FT
5TH		Full Floor Spec Suite	24,829 RSF
14TH	(04/01/2023)	Full Floor	25,187 RSF
17TH	(04/01/2023)	Full Floor	25,187 RSF
18TH	(04/01/2023)	Full Floor	25,187 RSF



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