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Seyfarth Shaw, Boston Consulting Prelease 121,000 SF

First Office Tenants Ink Deals at Phase II 12th & Midtown Office Tower



Law firm Seyfarth Shaw LLP and The Boston Consulting Group Inc. preleased 121,000 square feet at 1075 Peachtree St., a 725,000-square-foot, 38-story office tower under construction in Midtown Atlanta. Seyfarth Shaw will occupy 84,000 square feet and Boston Consulting Group will take 37,000 square feet.

The two firms are the first office tenants to sign leases at phase two of 12th & Midtown, a \$2 billion flagship mixed-use development.

Seyfarth Shaw spent nearly three years searching for office space that met its economic objectives. The firm said it wanted to expand its local branch to a Midtown location on Peachtree Street while reducing costs. Boston Consulting wanted space in a premiere building with panoramic views and access to Atlanta's upscale offerings.

Daniel Corp., Selig Enterprises, MetLife and Canyon-Johnson Urban Funds teamed to develop 12th & Midtown, a 3 million-square-foot project that spans four city blocks at Peachtree and 12th streets in Atlanta's Midtown Mile. When completed it will feature 1.2 million square feet of Class A office space, approximately 600 hotel rooms, about 1,000 residences and more than 200,000 square feet of retail space.

The 1075 Peachtree building is part of a second phase, \$600 million, 1.4 million-square-foot complex featuring the LEED-registered office tower, a 414-room Loews Atlanta Hotel, 52 luxury residences and 60,000 square feet of retail space. Phase two is scheduled to deliver in first quarter 2010.

Phil Barry and Hilton Barry of Grubb & Ellis Co. represented Boston Consulting. Cushman & Wakefield represented Seyfarth Shaw. And Steve Baile and Doug Guedry were the in-house representatives for Daniel.