



3379

PEACHTREE

BOUTIQUE OFFICE IN THE HEART OF BUCKHEAD

ELEVATING YOUR BUCKHEAD ADDRESS



MODERNIZED
LOBBY



- 9-Story Class A boutique office tower
- 14,000 RSF typical floorplates
- Parking ratio of 2.8/1,000 SF
- Direct elevator service from parking garage to tenant floors
- New building brand with wayfinding signage
- Spectacular skyline views
- Building signage available for 24,000 SF+ user
- On-site property management and security
- Conference facility
- Recently renovated lobby & elevators
- WiredScore Certified



PROMINENT PEACHTREE
ENTRANCE



PRIME ACCESS TO BUCKHEAD AMENITIES



HOTELS:

- 48 Courtyard Atlanta
- 49 Hilton Garden Inn
- 50 Embassy Suites Atlanta
- 51 Grand Hyatt Atlanta
- 52 InterContinental Buckhead
- 53 JW Marriott
- 54 Marriott
- 55 The Westin Buckhead
- 56 The Whitley
- 57 Hotel Colee
- 58 Waldorf Astoria Buckhead

FITNESS:

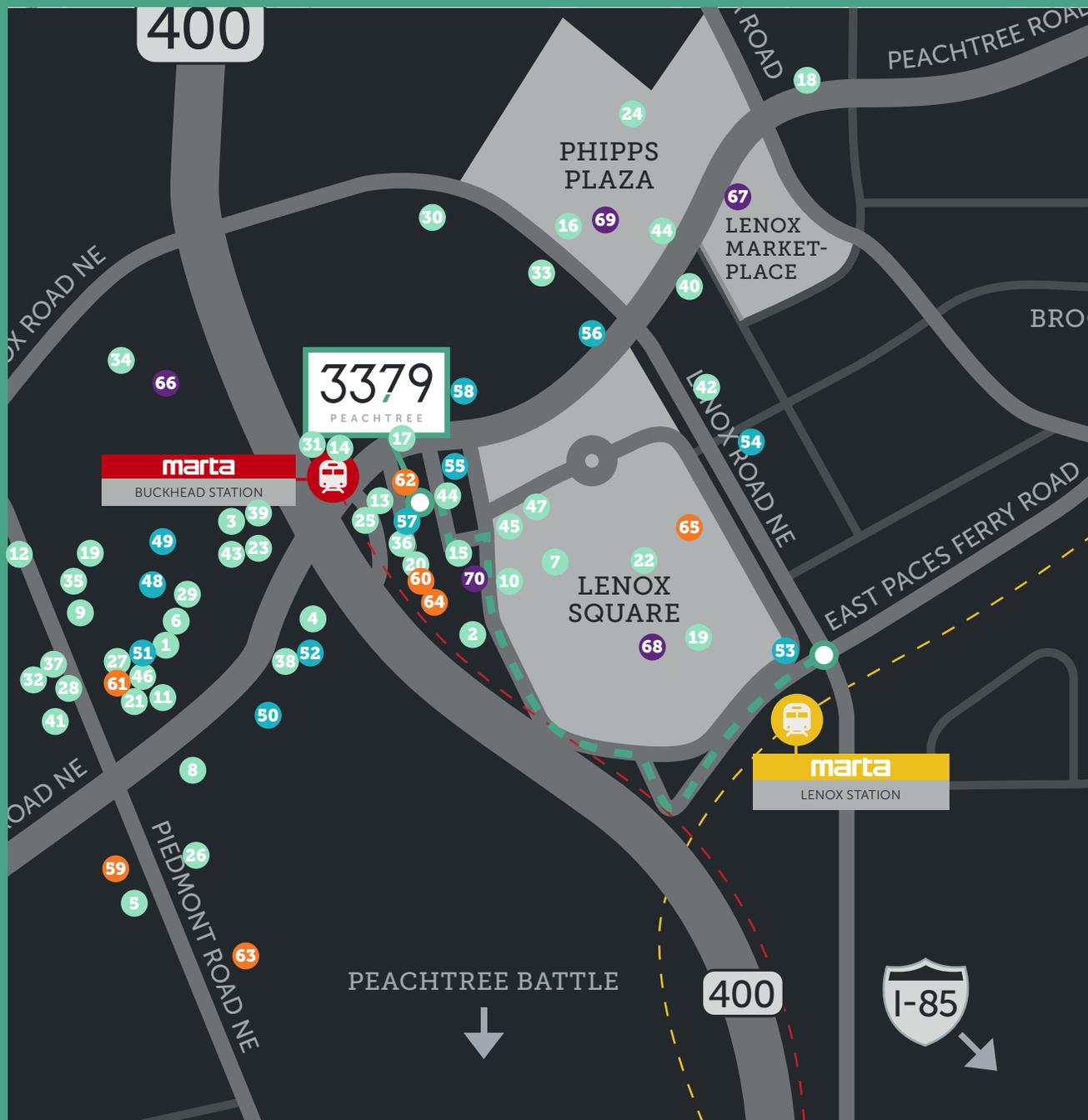
- 59 BTB Fitness
- 60 CorePower Yoga
- 61 Cyclebar
- 62 Fitness IQ
- 63 Orangetheory Fitness
- 64 Soulcycle
- 65 The Forum Athletic Club

RETAIL:

- 66 Buckhead Station
- 67 Lenox Marketplace
- 68 Lenox Square Mall
- 69 Phipps Plaza
- 70 The Shops Around Lenox

DINING:

- | | | | | |
|----------------------------|-----------------------|------------------------|------------------|-----------------------|
| 1 Alma Cocina | 10 Cheesecake Factory | 19 Farm Burger | 28 Jason's Deli | 38 Southern Art |
| 2 Bhojanic Tapas | 11 Chick-Fil-A | 20 Flowerchild | 29 Jimmy John's | 39 South City Kitchen |
| 3 Bistro Niko | 12 Chipotle | 21 Flying Biscuit Cafe | 30 Little Alley | 40 St. Cecilia |
| 4 Blue Chip Café | 13 Cook Hall | 22 Food Court | 31 Maggianos | 41 Starbucks |
| 5 Bones Restaurant | 14 Corner Bakery | 23 F20 | 32 Marcos Pizza | 42 The Bucket Shop |
| 6 Buckhead Pizza | 15 Dantanna's | 24 Grand Lux Cafe | 33 NY Prime | 43 The Buckhead Club |
| 7 California Pizza Kitchen | 16 Davios | 25 Highland Bakery | 34 On The Border | 44 The Palm |
| 8 Caribou Coffee | 17 Del Friscos | 26 Kabob Land | 35 Ru Sans | 45 True Food Kitchen |
| 9 Chama Gaucha | 18 ECCO | 27 Jack's New Yorker | 36 Seven Lamps | 46 Wildleaf |
| | | | 37 Smoothie King | 47 Zinburger |





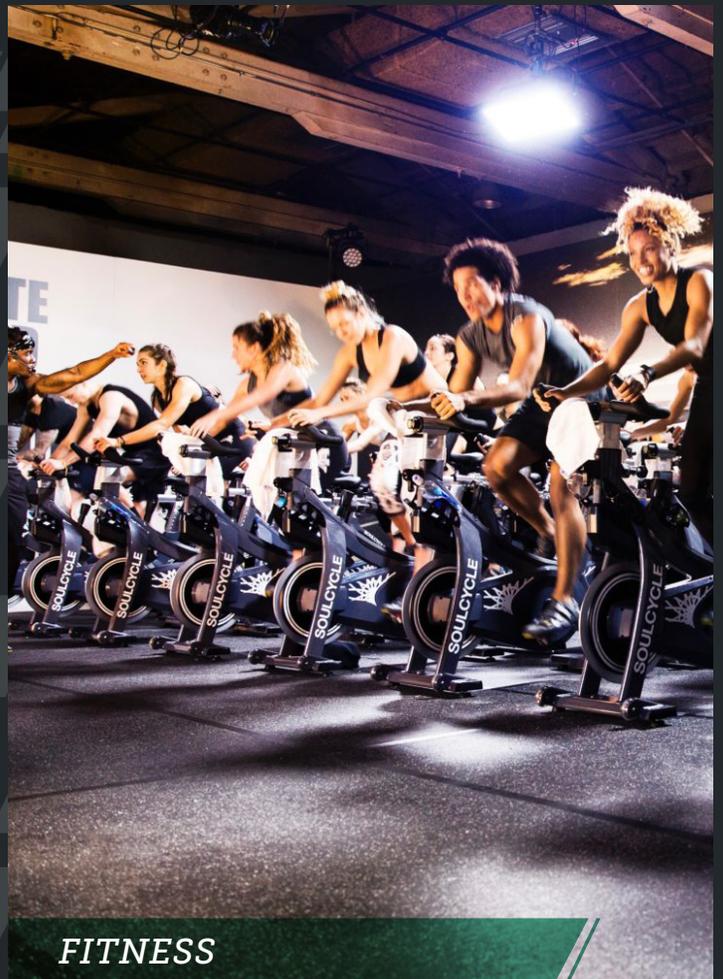
DINING



RETAIL



HOTELS



FITNESS

MULTIPLE POINTS OF INGRESS/EGRESS & MARTA ACCESS

SHOPS
AROUND
LENOX

AROUND LENOX ROAD

THE WESTIN
BUCKHEAD
ATLANTA

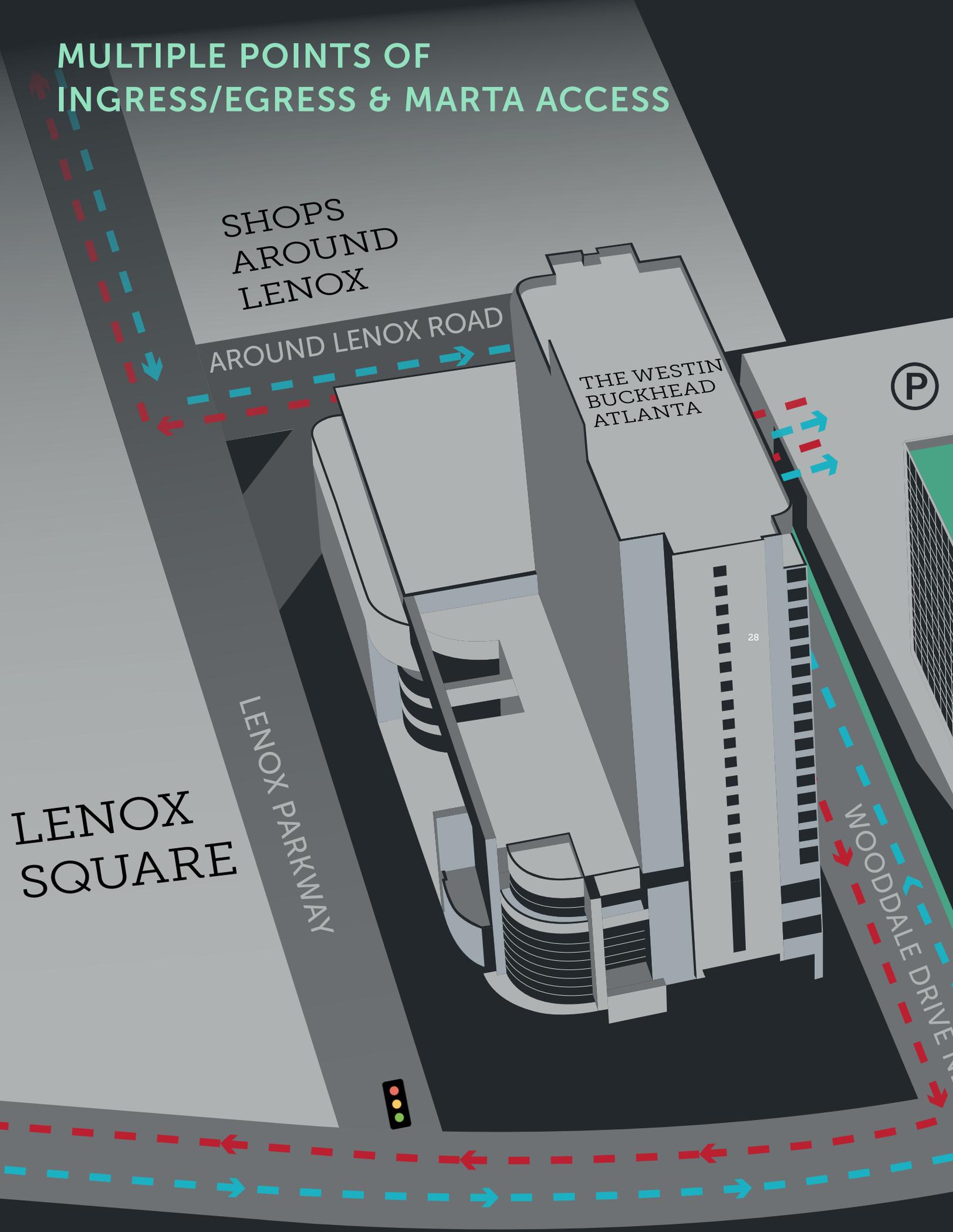


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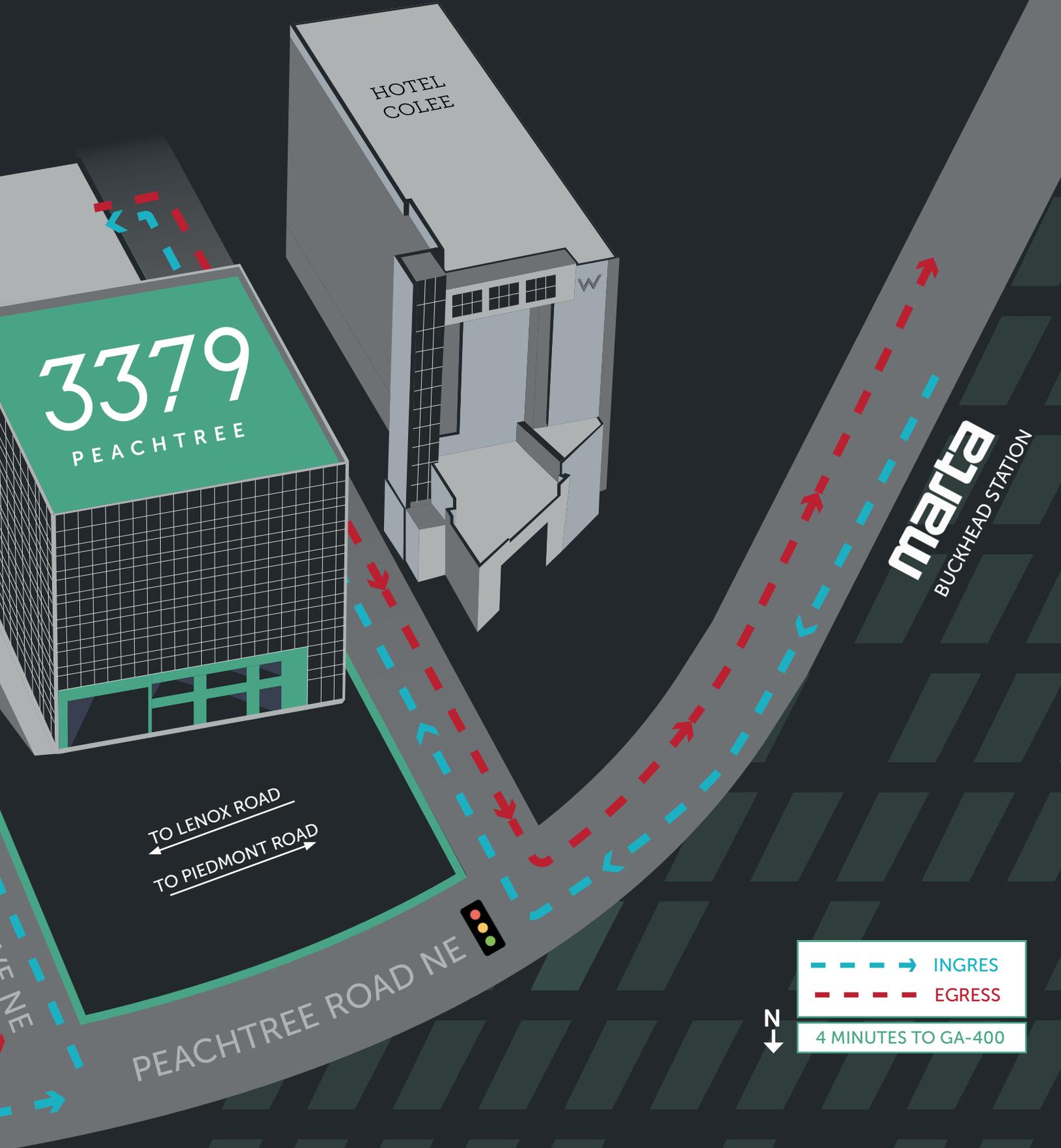
LENOX PARKWAY

LENOX
SQUARE

WOODDALE DRIVE



- 5 minutes to GA-400
- Flanked by three distinguished Buckhead hotels
- Nestled between Shops Around Lenox & Lenox Mall



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FOR LEASING INFORMATION, PLEASE
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