

— 3445 —  
PEACHTREE

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# CLASS A OFFICE BUILDING WITH EXCELLENT LOCATION

3445 Peachtree, a 286,997 square foot building, located in the highly sought after Buckhead submarket offers easy access to GA400 as well as walkability to some of the area's best restaurants, retail and hospitality.



## PEACHTREE ADDRESS

Buckhead is a premier location for shopping, dining, and entertainment. Being in the center of this vibrant submarket, 3445 Peachtree attracts a high quality workforce and boasts of consistent employee satisfaction and retention.



## THE BEST WALKABLE EXPERIENCE

3445 Peachtree is within walking distance to Lenox Mall and Phipps Plaza as well as surrounded by numerous hotels, restaurants, shopping and MARTA just a short walk away. With an above average walk score of 88, 3445 Peachtree is the ideal location for the active workforce it attracts.



## QUALITY ASSET

3445 Peachtree offers the best in class finishes in the lobby and common areas coupled with meticulous grounds that provide a strong sense of arrival throughout for a positive tenant and visitor experience.



## LOCATION HIGHLIGHTS

- » Direct access to Peachtree Road
- » Three entry/exit points onto Peachtree Road, Lenox Road/Buckhead Loop, and Oak Valley Rd
- » Across the street from Lenox Mall and Phipps Mall
- » Quick Access to Ga 400 via Buckhead Loop
- » Walkable to Buckhead (Red Line) and Lenox (Gold Line) Marta Stations
- » Walking distance to numerous shops, restaurants and hotels



## PROPERTY HIGHLIGHTS

- » Tenant Lounge with wifi and collaborative seating areas
- » Micro market with grab and go meals, drinks and snacks
- » State of the art fitness facility with locker rooms and showers
- » Plug & Play Conference Facility
- » On site property management
- » Grab and go Café
- » 5 EV Charging Stations
- » 24/7 security





# NEARBY AMENITIES

## HOTELS

- » The Whitley
- » Marriott Buckhead
- » JW Marriott Atlanta Buckhead
- » Westin Buckhead
- » Waldorf Astoria Buckhead
- » AC Hotel by Marriott
- » InterContinental
- » Grand Hyatt Atlanta Buckhead
- » W Hotel Buckhead
- » DoubleTree by Hilton
- » SpringHill Suites by Marriott
- » Courtyard Marriott
- » Residence Inn by Marriott
- » Hampton Inn & Suites

## RESTAURANTS

- » St. Cecilia
- » The Bucket Shop
- » True Food Kitchen
- » Davio's
- » Prime
- » Cheesecake Factory
- » Zinburger
- » California Pizza Kitchen
- » Seven Lamps
- » Café Bistro
- » Del Frisco's
- » Lenox Mall Food Court

## MARTA

- » Bus Stop -  
Peachtree Road @  
Oak Valley: *0.1 mi*  
Peachtree Road @  
3414: *0.3 mi*
- » Rail Stop -  
Lenox Gold Line: *0.4 mi*  
Buckhead Red Line: *0.5 mi*



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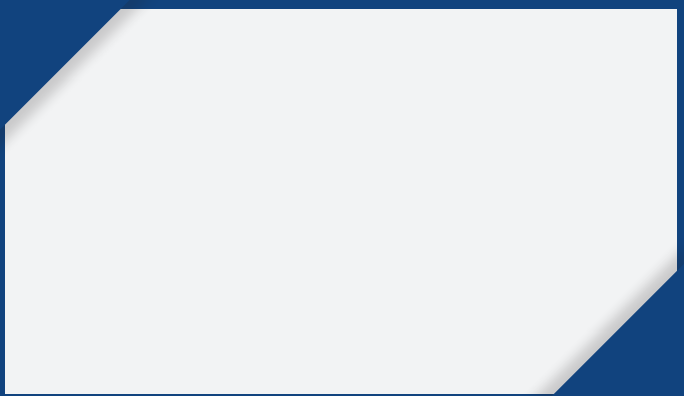




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