



Monarch Tower

3424 PEACHTREE ROAD

Market: Atlanta

16 AVAILABLE SPACES

Monarch Tower is a premier Class A office building in the center of Atlanta's most conveniently located area, Buckhead. Monarch Tower is located within the Monarch Centre office complex which commands an unparalleled reputation as Atlanta's finest office, retail and hotel property.



Tom Miller

Leasing Agent

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Building Information

General

- SUBMARKET: Buckhead • BUILDING TYPE: Office • BUILDING PARK: Monarch Centre
- BUILDING SF: 527,761 • LEASE TYPE: Full-Service • FLOORS: 25 • YEAR BUILT: 1997
- TELECOM PROVIDER(S): Cogent, Level III, MCImetro


Amenities

- ATM • Café • Cafeteria • Carwash Service • Collaborative Common Space
- Concierge/Guest Service • Conference Center • Dry Cleaning • Express Mail Dropbox
- Fitness Center • Public Transit

Specifications

- Balcony • Covered Parking • Life Safety - Common area Sprinklered
- Life Safety - Emergency Generator • Life Safety - Fully Sprinklered • Loading Dock
- On-Site Maintenance • Security - 24 Hour Card Key Access • Security - After Hours Guard
- Security - Onsite 24 Hours Weekdays • Security - Onsite Weekends • Security - Patrol
- Security - Patrol Weekends • Security - Regular Business Hours • Security - Video Monitoring
- Telecom - Fiber Providers Available • Water Feature • ADA Compatible • Freight Elevator: 1
- Generator • Parking Ratio: 2.7/1000 • Passenger Elevators: 5

Green Features

- 50% parking under cover • Convenient to Shopping • Electric Vehicle Charging Station
 - Energy Management System • ENERGY STAR[®] Certified • Energy Sub Metering • LEED[®] Certified
 - Occupancy Sensors: Common Areas • Occupancy Sensors: Customer Space • Public Transit Access
 - Recycling Program • Structured Parking
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Available Space Listing

Floor 4 *3 Suites Available*

Suite 475	CURRENT 5,501 SF	MIN 5,501 SF	MAX 14,495 SF
Suite 460	CURRENT 3,877 SF	MIN 3,877 SF	MAX 14,495 SF
Suite 450	CURRENT 5,675 SF	MIN 5,675 SF	MAX 14,495 SF

Floor 5 *1 Suites Available*

Suite 575	CURRENT 2,716 SF	MIN 2,716 SF	MAX 2,716 SF
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Floor 7 *1 Suites Available*

Suite 700	CURRENT 23,262 SF	MIN 6,555 SF	MAX 23,262 SF
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Floor 9 *1 Suites Available*

Suite 900	CURRENT 19,223 SF	MIN 19,223 SF	MAX 148,400 SF
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Floor 10 *1 Suites Available*

Suite 1000	CURRENT 23,262 SF	MIN 23,262 SF	MAX 148,400 SF
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Floor 12 *1 Suites Available*

Suite 1200

CURRENT 23,262 SF

MIN 19,225 SF

MAX 148,400 SF

Floor 14 *3 Suites Available*

Suite 1450

CURRENT 5,507 SF

MIN 5,507 SF

MAX 18,755 SF

Suite 1400

CURRENT 7,789 SF

MIN 7,789 SF

MAX 18,755 SF

Suite 1460

CURRENT 5,459 SF

MIN 5,459 SF

MAX 18,755 SF

Floor 16 *1 Suites Available*

Suite 1600

CURRENT 11,109 SF

MIN 11,109 SF

MAX 15,199 SF

Floor 17 *2 Suites Available*

Suite 1780

CURRENT 2,319 SF

MIN 2,319 SF

MAX 2,319 SF

Suite 1710

CURRENT 2,118 SF

MIN 2,118 SF

MAX 2,118 SF

Floor 21 *1 Suites Available*

Suite 2100

CURRENT 7,209 SF

MIN 7,209 SF

MAX 7,209 SF

Floor 22 *1 Suites Available*

Suite 2200

CURRENT 18,775 SF

MIN 18,775 SF

MAX 18,775 SF

